

MICHIGAN DEPARTMENT OF CORRECTIONS

“Committed to Protect, Dedicated to Success”

FY2019 FIVE YEAR ASSESSMENT PLAN SUMMARY

FISCAL YEAR 2019

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).

There 32 open facilities consisting of 1,103 buildings equaling 7.7 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 256 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 252 of 2015, Article V, Part 1:

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MICHIGAN DEPARTMENT OF CORRECTIONS

“Committed to Protect, Dedicated to Success “

MEMORANDUM

Date: August 23, 2017

TO: Warden Bauman

FROM: Christopher Wardowski Physical Plant Supervisor

SUBJECT: Annual Physical Plant Inspection

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

Preventive and routine maintenance are continuously being performed.

ACCOMPLISHMENTS:

1. New hot water heater installed in Aspen Unit Operational.
2. Roof repairs on all Unit roofs completed. (Warranty Issues)
3. New Boilers installed in Cedar Unit.
4. Spruce Unit sidewalk completed.
5. Maple Unit Boiler Installed
6. Pine Unit Boiler Unit Installed
7. All unit officer bubbles painted.

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. Roof warranty repairs completed.

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 floor tile is in good condition. The shower stall tiles are in poor condition. Roof warranty repairs completed.

Housing Unit Cedar General Population

This unit is in good condition overall. The brick and mortar have some deterioration and the caulking around the windows is in poor condition. The floor tile is in good condition. The shower stall tiles are in poor condition. The boilers are installed in Cedar Unit waiting for fire up. Officer Bubbles painted. Roof warranty repairs completed.

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 installed by contractors waiting for fire up. Roof warranty repairs completed.

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 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 installed by contractors waiting for fire up. Roof warranty repairs completed.

Housing Unit Spruce General Population Level II

The unit is in good overall condition. The mortar and brick have some deterioration and the caulking around the windows is in poor condition. There is a stress crack on the northwest corner. The floor tile is in good condition. The shower stalls are in poor condition. The windows and doors are in good condition. Roof warranty repairs completed.

Note: All tiles in the showers for all units need replacing. TRI-Chem is submitting a quote with pricing on an EPOXY System for all showers.

100 Building Administrations

The overall condition of the building is good. The exterior walls, doors, and windows are in overall good condition. The controls of the HVAC system is being switched from pneumatic to a new upgrade automatic system. Roof warranty repairs completed.

200 Building Food Service

The overall condition of this building is good. All windows and doors are in good condition. The interior is in good shape overall. Food Service floor tile being replaced with Epoxy type flooring. (In Progress). Roof warranty repairs completed. A new cooler door and frame will be installed. HVAC system needs to be replaced and upgraded to Automatic system.

200 Building Health Services

The exterior walls, doors, and windows are in good condition. Roof warranty repairs completed.

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 boilers are in poor condition and need to be repaired or replaced. HVAC system needs to be upgraded to an automatic system.

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. This Bldg. Roof and brick and masonry replacement is scheduled to kick off. (8/28/17)

600 Building Pole Barn Storage

All buildings and out buildings are in good condition.

Propane Plant

The propane tank is in good repair. It needs to be sandblasted, inspected, and painted. LMF's propane system is not operational. **MOP # 4680137-17 is approved and waiting further direction.**

Fences Gun Towers and Grounds

The perimeter fence is in good condition. The shaker wire was replaced this year. The tower doors are in poor condition. 1 Post will have windows replaced this year. The grounds are in good condition.

Concrete and Asphalt

The concrete is in fair condition. The sidewalks between the buildings have some holes that need to be repaired and there are some expansion joints raised.

Recreation Yards

The yard equipment is in good condition except for some needed 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 the facility building exterior doors are rusted out and need 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 FY2019

Project No.	Buildiing	Project Description	Reason Description	Quantity & Units	Facility Priority	Cost Estimate
LMF.700.A04 & LMF.900.A01	300 Building	Modular boilers. Replace existing boiler and upgrade HVAC System.	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.	1	1	\$1,423,713
LMF.700.A04 & LMF.900.A01	200 Building	Modular boilers. Replace existing boiler and upgrade HVAC System.	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.	1	2	\$1,423,713
					Total	\$2,847,426

Michigan Department of Corrections

“Committed to Protect, Dedicated to Success”

Memorandum

DATE: June 28, 2017

TO: Dan LeSatz A/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 report for this year by building:

BARAGA CORRECTIONAL FACILITY

Administration - 100 BLDG

- The roof system is in very good condition having been replaced 10 years ago, showing no signs of damage-- only minor leaks that are easily repaired
- Exterior door frames are rusting due to salt/moisture from winter months; these are being repaired as time permits. Door closers, hinges, and locks are maintained or replaced as needed.
- The security systems (cameras, PPDs, Flex zone, stun fence controls, and microwave sensors) all have been updated at the time of this report. All systems function properly and are tested daily.
- Control center is planning a remodel and new carpeting will be installed then.
- The exterior lighting (perimeter and all pole mounted lighting inside the perimeter) have been replaced with new LED fixtures. This provides increased security as well as energy savings.
- Building exterior wall packs are being replaced with LED as needed.
- The heating/cooling systems are functional and are regularly maintained. The pneumatic controls are problematic and need constant adjustments.
- The plumbing system operates properly and normal wear is maintained on a regular basis.
- The electrical system operates properly and is monitored and maintained as needed.

Food Service/Health Service - 200 BLDG

- The roof system has been replaced and no issues to report.
- Exterior of the building is in overall good condition. Maintenance to doors, frames, and locks are done as needed. Joint repair to the brick mortar lines is needed.
- 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 need constant adjustments. Boilers are original, but in good working order.
- Plumbing systems are working, but are in constant use due to the demands of kitchen operations. A new dishwashing machine was purchased and received; plans to install are within the next few weeks. A new grease trap system was installed due to the original failing from rust and corrosion. The 2nd trap is being monitored but will likely need replacing in the future.

Programs - 300 BLDG

- The roof system has been replaced and no issues to report.
- Electrical/security systems function properly and are regularly maintained.
- Plumbing system operates properly and is maintained on a regular basis.
- HVAC systems are regularly maintained and function properly. Pneumatic controls need constant adjustments. The 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.
- Heating system is regularly maintained and functions properly. The rooftop heating units are outdated and are becoming very problematic with repair parts hard to find. Replacement systems will be looked at in the future.

Housing Units 1-7

- The roof systems of housing units 1-5 were completely replaced in 2016 with no issues. 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 and is functioning as designed.
- Cell door food slots are a concern since 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 with the goal of have all the HU wings food slots in working order by the spring of 2018.
- Plumbing system operates properly. Icon electronic valves are being added in problem areas and a recent MOP funded project should provide new Icon valves for all cells in Hus 1-5. HUs 6-7 have a diff plumbing system that is very reliable and won't need replacement any time soon. 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 need constant adjustments and repair. New high efficient boilers were installed in Housing Units 1, 2, 3, 4, and 7. We are also upgrading the venting.
- The ceiling tiles on various wings are falling; high humidity due to showers had an impact. There are no exhaust systems installed to deal directly with this issue. There are wall mounted wing fans that are in the process of being installed that will circulate air in the wings.
- All existing cameras have been replaced with IP cameras providing coverage to needed areas.
- The exterior of the HUs are in overall good condition. A plan is in place to strip and repaint exterior door and frames and replace old worn closers and locks.
- All housing units have a laundry room with gas dryers and commercial washers that are routinely monitored and maintained.

Housing Unit 8

- Roof system is showing signs of wear, any leaking is repaired timely.
- Electrical/security systems function properly and are regularly maintained.
- Plumbing systems operate properly and maintained on a regular basis.
- The domestic hot water system was replaced with high efficiency boilers/water makers and are very reliable.
- HVAC systems are regularly maintained. The electronic control system for the heating system was replaced with a new control systems by Johnson Controls in 2016. All systems are regularly monitored and maintained.

Sewage Lift Station

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

Propane Backup System

- The system has become unreliable and is regularly monitored and maintained. Options for replacement and repair are being considered. Annual inspections are done by IPS Industrial and all necessary corrections are made.

Facility Grounds

- All fencing is in good condition. Any repairs or problems are fixed in a timely manner.
- The perimeter road is in fair condition. New sealing and crack filling was approved and will take place this summer. The parking lot was resealed/stripped and is in good condition. The large amount of salt and plowing to the parking lot is hard on the surface.
- Exterior pole lighting is in good working condition, the bases are rusting but repaired as time allows. All exterior pole light fixtures have been changed out to LED making all areas of the facility well lit, improving security.

- The sidewalks are in overall good condition; a contractor replaced large damaged areas.
- Additional repairs are planned in front of the Administration building.

Security/Safety Systems

- All systems are tested with the start of each shift and any issues are addressed timely.
- The stun fence controls have been replaced with a new and improved system, making it more reliable and user friendly for monitoring and needed repairs.
- A new perimeter fence detection system was installed this year to replace the old E Flex system with Flex Zone. After much time and effort to adapt the new system to the facilities existing systems, it is functioning as designed.
- The monitoring system in control center was replaced with the new Starnet 2 system and is now up to date and reliable. All alarm points will have new transponders as part of this new system. This will greatly improve the overall reliability and operation.
- All fire safety systems are tested, as required, and function properly. Due to the system being outdated, an entirely new fire alarm system is planned for installation starting this summer.
- The PPD system is tested with each shift and operates properly. This system was replaced and is operating as designed.
- The facility PA system is original and problematic. Plans to update the system so that there is the ability to make announcements to all buildings from one location are being considered.
- The new Micro Main system is operational and maintenance staff are working to be sure that all the information is correct for requests and preventative maintenance work orders.

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 and vandalism. Mildew/mold is becoming an increasing problem; otherwise, the overall interior is in fair condition.

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

**BARAGA CORRECTIONAL FACILITY
5-Year Plan FY2019**

Building	Project Description	Reason Description	Quantity & Units	Facility Priority	Cost Estimate
Level One Housing (HU8)	Replace Level 1 security fence detection system	The current system on the perimeter fence is outdated, there are numerous false alarms require constant maintenance.	1	1	\$40,500
Site - Hus 1-7, 100,200, 300 bldg	Replace pneumatics with digital controls	Current system is problematic, and system air lines are contaminated with compressor oil, this requires constant repair.	10	2	\$185,000
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.		3	\$50,000
Administration	Replace Power Sliding Doors	Current sliding doors (5) are original and badly worn and problematic. Doors provide secure access to the inside of the facility and security for all foot traffic	5	4	\$50,000
Support Services	Replace Food Service Grease trap	Current trap is original and very corroded/rusted causing the trap not to function as intended and could cause the drain lines to back up into food service resulting in an unsafe and unsanitary environment.	1 unit	5	\$20,000
Housing Units 1-7	Install Exhaust Fan.	Exhaust fans would decrease humidity levels that are causing problems and uncomfortable condition in the units	7 units	6	\$180,600
Site	Replace Propane back up system	Replace the existing system with a new system. The current system is to provide heat as a back up but it is very problematic and unreliable.	1	7	\$250,000
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	8	\$32,500
Housing Units 4-7	Duct cleaning	The duct have never been cleaned in the housing units. This reduces air flow and air quality.	4	9	\$40,000
Site	Repair/ replace concrete sidewalk in front of the Administration Building	Remove damaged sections of concrete and replace with new. Currently the sidewalk can pose a safety issue	1	10	\$15,000
Level One Housing (HU8)	Addition of a 2nd perimeter fence around level 1 HU8	To provide added security to the existing HU. Currently a single fence system is used. Included would be razor wire and electronic monitoring cable. (no cameras or lights)	1	11	\$364,000
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	12	\$35,000

Housing Units 1-7	Expanded metal screen doors	Screen doors to be installed in the hallway entering the yards to provide security when the exit door is opened for air flow.	7	13	\$10,000
Administration	Control Center Renovations	The control center must be renovated to adequately view and operate the new security systems.	1	14	\$15,000
Level One Housing (HU8)	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.	2	15	\$40,000
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	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 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 2 part epoxy.	Worn out. Damaged. Leading to More Serious Problems. To Eliminate High Maintenance Condition.	600 SF		\$14,241
Housing Unit 1	Misc projects. Install 2 part epoxy 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 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 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. I-con are reliable and efficient	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 2 part epoxy.	Worn out. Damaged. Leading to More Serious Problems. To Eliminate High Maintenance Condition.	600 SF		\$14,241
Housing Unit 2	Misc projects. Install 2 part epoxy 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 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. I-con are reliable and efficient	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
Housing Unit 3	Replace ceramic tile. Replace tile floors in all showers with 2 part epoxy.	Worn out. Damaged. Leading to More Serious Problems. To Eliminate High Maintenance Condition.	600 SF		\$14,241
Housing Unit 3	Misc projects. Install 2 part epoxy 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	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 4	Replace Existing Water Control Valves with ICON Valves	Replace existing cell water fixtures with I-con system. Current fixture are problematic, outdated, and costly to repair. I-con are reliable and efficient	76	in progress	\$54,883
Housing Unit 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
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 2 part epoxy.	Worn out. Damaged. Leading to More Serious Problems. To Eliminate High Maintenance Condition.	600 SF		\$14,241
Housing Unit 4	Misc projects. Install 2 part epoxy 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 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. I-con are reliable and efficient	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
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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 2 part epoxy.	Worn out. Damaged. Leading to More Serious Problems. To Eliminate High Maintenance Condition.	600 SF		\$14,241
Housing Unit 5	Misc projects. Install 2 part epoxy 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

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
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
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	in progress	\$25,000
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 2 part epoxy.	Worn out. Damaged. Leading to More Serious Problems. To Eliminate High Maintenance Condition.	600 SF		\$14,241
Housing Unit 6	Misc projects. Install 2 part epoxy 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	Miscellaneous. Replace existing cell lavatory faucets.	Requirement for other improvements. Maintenance issue.			\$40,703
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 fill with water, grows fungus, tile pops up around edges.			\$2,525

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 2 part epoxy.	Worn out. Damaged. Leading to More Serious Problems. To Eliminate High Maintenance Condition.	600 SF		\$14,241
Housing Unit 7	Misc projects. Install 2 part epoxy 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
Housing Unit 7	Miscellaneous. Replace existing cell lavatory faucets.	Requirement for other improvements. Maintenance issue.			\$40,703
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

Level One Housing (HU8)	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 moisture problems	2 Units		\$15,150
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
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
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
Site	EXTERIOR LIGHTING-Miscellaneous. Repair and repaint exterior light poles.	Appearance. Preventative maintenance.		In progress	\$5,000
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	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. Due to frequent use by heavy/large tr	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. New controls would be required and special	Due to facility request. Existing is undersized. To prevent failure. Long-term/high maintenance issue. Service reliability. To extend life. Existing screw auger device jams frequently and constantly needs to be dismantled to clean the compacted garb	1 Unit		\$981,720
Site	Manhole/Vault, Electric, Remove & Replace. Add (2) new electrical/telecom manholes located east of (2) existing manholes that are located at the bottom of the steep hill behind the Maintenance Building and near Level 1 security	Due to facility request. To prevent failure. To prevent personal injury. Service reliability. Life safety issue. Existing structures fill up with water because they are in a low spot. Maintenance worker runs risk of being electrocuted.	2 Units		\$63,832
Site	Site Improvements I, New, Barbed Wire Chain Link Fence. Install around (2) existing electrical cabinets inside secure perimeter at two locations in the facility. Provide 5' minimum clearance around cabinet and install (1) lockable man gate at	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. Existing building is at bottom of embankment and lower than	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. To extend life. Not quite eno	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
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
Site	Shooting Range	Remove dirt mounds on sw corner of range, and yard marks, level/sq grounds, add top soil, reseed		in progress	\$15,000
Education	Replace entry system - w/ insulated system. Main entry.	Worn out. Damaged. To Eliminate High Maintenance Condition. Need to use roton continuous hinges to prevent entry damage at high--use doors.	80 SF		\$18,180
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
Storage/Hazardous	Replace single exterior door/frame/hardware. Replace rear storage doors.	Damaged. Bottoms rusting out.	2 Units		\$4,141
Housing Unit 1	Replace Existing Water Control Valves with ICON Valves	Replace existing cell water fixtures with I-con system. Current fixture are problematic, outdated, and costly to repair. I-con are reliable and efficient	76	in progress	\$54,883
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 and 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
Support Services	Equipment - New and Replacement. Replace bumpers at loading dock.	Worn out.			\$3,434
Support Services	Recalk/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	Recalk/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 and some points).	None presently installed. Provide better temperature control. Requirement for other improvements. Allows monitoring of the building from a remote location.	16,000 SF		\$40,703
Warehouse	Replace roof top heating units	Current heating units are original and problematic. Parts are hard to find	2		\$30,000
Housing Units 1-3	Provide emergency power to smoke purge systems	Current purge system is not on emergency power. SCBA is needed. To remove SCBA, the purge system needs to be on the facilities emergency generator,	3		\$1,100,000
				Total	\$9,635,680

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

“Committed to Protect, Dedicated to Success”

MEMORANDUM

DATE: 5/31/17
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

Water softener system upgraded
Gym floor replacement and painted
Building 300 carpet replacement
Building 100 carpet replacement and painted
Dorm yard lighting upgraded to LED fixtures

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. Fire alarm system parts are becoming obsolete, investigating upgrade of existing fire alarm panels.

Administration Building 100

The Administration Building is in good condition. The entrance doors and jambs are 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. Roof is in good shape with a few minor leaks being addressed.

Building 300 School

Building 300 is in good condition. Gym floor has been replaced and walls have been painted. HVAC system is in good shape, continuing routine and preventative maintenance. Roof in good shape no leaks at this time. Fire alarm panel parts are obsolete, investigating panel upgrade.

Maintenance Building 500

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

MSI building 400

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

Health Care Building 200

Health Care is in good condition. HVAC system in good shape routine and preventative maintenance is being completed.

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 drain 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 an as need basis. C-unit fire alarm panel obsolete system should be replaced.

Dorm Food Service, Visit room and Chapel

Food service floor replacement is at around 50% complete. Contractor is on schedule for completion date. Roofs over this area are being investigated for replacement at this time.

Dorm Grounds

Grounds are in good shape, LED lightning upgrade is complete. New steam power plant is nearing completion.

Bellamy Grounds

The drives and roads are in fair condition. Asphalt is showing age. The parking lot cracks are patched and filled as needed. Grounds are being mowed and maintained as needed.

Water Treatment

Water softener system upgrade is nearing completion.

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

FY2019

Building	Project Description	Reason Description	Quantity & Units	Facility Priority	Cost Estimate
Food Service	Relining/refurbish buried food service floor drains, including sewer lines, interceptor, etc.	Drains are rusted through, estimated cost \$100.00/ft. reline/refurbish the drains. Assessment was done, not sure if pipes need to be replace or refurbished. Took videos of the drain pipes. Involves installation of the permanent interceptor, sewer lines, grease lines, etc.		1	\$300,000
IBC and Dorm Razor enhancements	Razor ribbon enhancements	facilities need razor ribbon enchancement for IBC and Dorm		2	\$510,000
IBC grounds	Upgrade fire panels in HU 1 through HU 7, bldg 200, MSI and bldg 100.	EST 2 system obsolete parts hard to locate. Upgrade to EST 3		3	\$100,000
Dorm	Fire detection	Upgrade in C unit only. (A and B units are done).		4	\$50,000
Dorm	Update dorm roofs above food service and processing center	Repair roofs - above food service and control center put on fiber coating a temporarily fix. Needs a permanent fix.		5	\$75,000
Dorm	Update roofs on A, B and Cunits	Outlasted it's life expectancy		6	\$75,000
IBC grounds	Grounds Lighting	Energy savings. Replace all exterior lamps with induction lighting-112 fixtures. Upgrading with LED fixtures. (Perimeter will be replaced with camera project.) Note:grounds lighting is separate from camera project.		7	\$99,000
IBC grounds	Resurface parking lot	Resurface parking lot. Approx 6 acres of parking lot and drive. Need to roto mill and replace asphalt.		8	\$600,000
Dorm/IBC perimeter lighting and camera upgrade	Perimeter lighting and camera upgrade	Moved to Capital Outlay-cost estimate \$1,000,000.00			
				Total	\$1,809,000

MICHIGAN DEPARTMENT OF CORRECTIONS

“Committed to Protect, Dedicated to Success”

MEMORANDUM

DATE: May 2017

TO: Warden, Shirlee Harry

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

SUBJECT: 2017 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 2017. 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 employee parking lots are quite deteriorated and will need to be resurfaced; we are in the process of getting this implemented. The parking lots have been upgraded to LED lighting also.

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 we continue to work on these. 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 is going to be replaced. Project in progress.

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 will be replaced with a new unit. Project in progress

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 will be replaced with a new unit. Project in progress.

Chapel building

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

Food Service building

The roof system is new and the exterior of the building in good condition. The brick and mortar, windows and walkways are all good. The interior of the building has a new camera system, new PPD system and a new rounds reader system. The ceilings, walls (paint), floors and glass are all in good condition. The two large older style boilers appear to be in good condition. Currently project in progress to add 2 new cameras in back dock and commissary areas.

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 and is listed in our 5 year spending plan.

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 the cooler and freezer units are all in very good condition with cooler having all new flooring and cooling equipment.

We have completed installation of the new video surveillance lighting and security systems.

Tower-Pinkster has designed a new PPD system (DTMB file number 472/14136.GAF) and the installation has been completed. Currently, we are in a test period on both new systems.

We have installed and are utilizing the new rounds reading system throughout both facilities.

We completed replacing the prisoner desks in Level IV. Currently, we are replacing the desk with a wall mounted writing surface. The old style desk no longer available through MSI.

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. This also remains on our 5 year spending plan.

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 is 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. We continue to address as we go along.

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. This building is in need of insulation in the attic. We continue to address as we go along.

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. We continue to address as we go along.

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. We continue to address as we go along.

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. This has remained on our 5 year spending plan. 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. We will continue to address as we go along.

Chapel building

This building appears to be in good condition inside and outside, 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 we did do some work in this building and will continue as we go along. 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 in 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. The building (trailer) has recently been 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 completed 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 and installed fence gates behind inmate store building for security in that 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. Currently we are working on North end of food service building to remove and replaced rusted out steel.

The entry doors, frames and hardware on all the buildings have been replaced with new units we have also replaced rusted steel in areas as we replace door units.

cc: Dan Smith
Dave Groenhof, Business Manager

E.C. BROOKSCORRECTIONAL FACILITY

West Shore line Correctional Facility

5-Year Plan

FY2019

Building	Project Description	Reason Description	Quantity & Units	Facility Priority	Cost Estimate
MTF School/Chapel	Replace existing roofs per roof asset managemant report prepared by McDonald roofing Co.	The roofs have exceded there life expectancy.This would eliminate high maintenance condition and also eliminate potential for future damage.	2	1	\$200,000
LRF admin./School build.	Replace roof top HVAC systems. Original equipment and these are currently R-22 systems which are obsolete.	Due to the age of the systems R-22 obsolete.minimize high maintenace condition and prevent future failure.	2	2	\$175,000
LRF Site	Replace original pneumatic building controls with Direct Digital controls.(DDC).	Due to the age of the system to prevent future failure and to become more energy effcient.	9	3	\$300,000
MTF Site	Mill and resurface Staff and Visitors parking lots	Due to the age of existing material and a high maintenance condition.	2	4	\$177,500
MTF Site	Install fire sprinkling system in Administration building	New Mandated fire safety regulation for penal systems with holding cells in the administration buildings	1	5	\$360,000.
				Total	\$1,312,000

MICHIGAN DEPARTMENT OF CORRECTIONS

“Committed to Protect, Dedicated to Success”

MEMORANDUM

DATE: April 4, 2017

TO: Daniel Smith
Physical Plant Division, Grandview Plaza

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

SUBJECT: 2017 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:

- Installed a new sprinkler system on the East side.
- Completed H unit Renovation.
- Restored facility power after ground fault. Need to replace 30,000 amp breakers
- Replaced a lift pump at the sewage lift station.
- Rebalanced the power in MSI.
- Repaired a leak in the underground water main outside 800 building.
- Replace 8 perimeter lights after lightning strike.
- Switched over to the new Micro Main work order program.
- Completed the installation of the new microwaves and zones.
- Installed a new water heater in C and D units.
- IPS completed the annual propane plant inspection.

- Completed the annual Physical Plant evaluation.
- Repaired 5 manholes in the parking lots.
- Replaced 12 insulators in the main switch gear.
- Cleaned the switch gear.
- Cleaned all transformers outside each building.
- Replaced the water heater in 900 building.
- Completed the installation of the west shaker system.
- Completed the G unit renovation.
- Replace all 10 MSI heaters.
- Hardened the Sally port.
- Upgraded the 3 kitchen hood systems.
- Completed Arch Flash evaluation.
- Completed the rebuilding of all backflow preventers.
- Completed the installation of the new mechanical siren.
- Installed 27” razor ribbon in all the corners on the perimeter.
- Completed all CSD 1 testing.

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 in the last few years. 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 ware. 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 extended the Shaker System 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 ever 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 to failing 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 have the fastener 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 to failing condition. We had an evaluation done 3 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. We are hoping to have this project completed soon. Seems to be dragging out and we have many cameras waiting to be added to the system.

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
Richard White, Physical Plant Division
Shane Jackson, DRF Warden
Andrew Johnson, DRF Facility Manager
Jeff Niemi, Northern Regional Superintendent
File

CARSON CITY CORRECTIONAL FACILITY
5-Year Plan FY2019

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	2	\$250,000.00
	Replace the fire alarm system.	The current system is 20 years old and obsolete. We can not find parts for the old system and we are having many problems with it.	1	3	\$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.		4	\$80,000.00
200	Up Grading the purge ventilation system to meet specs. As designed and remove the SCBA.	Getting the purge system working as designed will allow us to remove the SCBA which will save the state money and ensure a much safer enviornment.	1	5	\$375,000.00
All Bldgs.	Seal Coat Metal Roofing	All roofs are in need of re-coating	1	6	\$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	7	\$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	8	\$200,000.00
All Housing Units and MSI	Replace steel siding.	Major deterioration exists, beyond useful life. Integral component of building structure.	1	9	\$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	10	\$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 pavement is broken up and un repairable. Service reliability.	1	11	\$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	12	\$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	13	\$163,680.00
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	14	\$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	15	\$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	16	\$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	17	\$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	18	\$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	19	\$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	20	\$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	21	\$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	22	\$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	23	\$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	24	\$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	25	\$32,065.00
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"	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	26	\$32,065.00

Maintenance/Warehouse	Main control panel and front-end direct digital controls (DDC) equipment. One main control panel/computer located on site which will interface with the individual building control panels. The system shall include one outside air sensor which will	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	27	\$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 Standard 4-4139 and 4-4138.	1	28	\$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	29	\$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	30	\$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	31	\$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	32	\$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	33	\$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	34	\$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	35	\$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	36	\$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	37	\$7,260.00
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	38	\$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	39	\$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	40	\$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	41	\$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	42	\$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	43	\$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	44	\$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	45	\$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	46	\$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	47	\$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	48	\$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	49	\$21,344.40
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	50	\$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	51	\$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	52	\$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	53	\$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	54	\$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	55	\$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	Due to age of system. To prevent failure. To fix deteriorated, damaged, failure area. To improve appearance. Service reliability.	1	56	\$128,139.00
Site	Recreation Field/Court, Resurface/Renovate, Basketball. Located north of E/F units. Crack seal existing court and apply 1.5" overlay of bituminous pavement. Provide surface treatment with painted markings.	Due to age of system. To prevent failure. To fix deteriorated, damaged, failure area. To improve appearance. Service reliability.	1	57	\$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	58	\$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	59	\$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	60	\$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	61	\$42,350.00
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	62	\$37,752.00
C/D Housing	Relief hoods. Install new relief air hoods in boiler room roof.	None presently installed. Impairs building operation. There is excessive heat buildup which may cause damage to existing and new electronics or electrical equipment. There is currently no relief available.	1	63	\$5,445.00
C/D Housing	Toilet exhaust fan. Modify existing exhaust ductwork in order to separate the toilet exhaust from the general housing exhaust system. Install new exhaust ductwork, grilles and rooftop exhaust fan for the toilet and shower rooms.	None presently installed. Reduce energy usage. 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	64	\$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	65	\$1,089.00
A/B Housing	Relief hoods. Install new relief air hoods in boiler room roof.	None presently installed. Impairs building operation. There is excessive heat buildup which may cause damage to existing and new electronics or electrical equipment. There is currently no relief available.	1	66	\$5,445.00
A/B Housing	Toilet exhaust fan. Modify existing exhaust ductwork in order to separate the toilet exhaust from the general housing exhaust system. Install new exhaust ductwork, grilles and rooftop exhaust fan for the toilet and shower rooms.	None presently installed. Reduce energy usage. Doesn't meet current ventilation standards. Personal comfort. Grossly inadequate exhaust in the toilet/shower rooms.□ One symptom of this problem is excessive flushing of the toilets in attempt to reduce	1	67	\$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	68	\$10,890.00

G/H Housing	Relief hoods. Install new relief air hoods in boiler room roof.	Not functioning or broken. Impairs building operation. There is excessive heat buildup which may cause damage to existing and new electronics or electrical equipment. There is currently no relief available.	1	69	\$5,445.00
G/H Housing	Toilet exhaust fan. Modify existing exhaust ductwork in order to separate the toilet exhaust from the general housing exhaust system. Install new exhaust ductwork, grilles and rooftop exhaust fan for the toilet and shower rooms.	None presently installed. Reduce energy usage. 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	70	\$21,296.00
E/F Housing	Relief hoods. Install new relief air hoods in boiler room roof.	None presently installed. Impairs building operation. There is excessive heat buildup which may cause damage to existing and new electronics or electrical equipment. There is currently no relief available.	1	71	\$5,445.00
E/F Housing	Toilet exhaust fan. Modify existing exhaust ductwork in order to separate the toilet exhaust from the general housing exhaust system. Install new exhaust ductwork, grilles and rooftop exhaust fan for the toilet and shower rooms.	None presently installed. Reduce energy usage. 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
400	Replace Wheel Chair Lift. 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	73	\$26,000.00
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	74	\$6,050.00
				Total	\$9,989,168

MICHIGAN DEPARTMENT OF CORRECTIONS

“Expecting Excellence Every Day”

MEMORANDUM

DATE: July 11, 2017

TO: Warden L. Gidley

FROM: Brad Shaw, A/Physical Plant Superintendent
Central Michigan Correctional Facility

SUBJECT: Annual Facility Inspection – Central Michigan Correctional Facility

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

Physical Plant Accomplishments

- West side sallyport gates and controls replaced
- Visiting room addition has been completed
- Installation of the Transportation Hub prisoner bathroom
- Perimeter fence test system installed (shaker style)
- Inner divider fence walk-thru gate installed
- Installation of stainless steel tables in the East side card rooms
- Remodeling of the East side kitchen walls, in the dish tank area, completed
- West side water softener piping repaired: new piping, valves, backflow preventer
- Installation of two commercial sized dryers in East quartermaster
- New wiring installed in the East greenhouse per Lyle Harter
- Round reader system installed
- R unit remodeling and security enhancements completed
- Repaired deteriorated cement block on outside of G & H unit card room
- Made accommodations for the “Leader Dog” program we have here at STF

Facility Inspection:

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. The roof is getting a new standing seam steel roof installed later this year. This building also has exterior doors in need of repair or replacement due to rusting. This building did receive wall patching, painting of doors, windows and walls. All heating and Air conditioning equipment was maintained and is in good working condition at this time.

Food Service (East)/East Quartermaster Building

All building infrastructure (roofing, siding, windows, doors, etc.) are in usable condition. Exceptions to this would be the Prisoner entrance foyer is in bad condition and needs to be removed or replaced. Many floor, walls, doors, 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. 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. The dish machine has been rebuilt and is running as it should. Wall repair behind this dish washing machine has been completed.

The quartermaster area had 2 new commercial dryers installed this year.

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 replacement. It needs the skirting replaced and two entry doors replaced.

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 with a ramp 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 windows with bars. The building is in useable condition and the mechanical equipment is in good condition.

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.

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. 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 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. 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. Generator is in good working condition.

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 is getting improvements later this Summer, project has not yet been awarded to a contractor.

Administration Building (West)

All building infrastructure (roofing, siding, windows, doors, etc.) are in good condition. An addition for the visiting room has been completed. A new security equipment room was built and the new PPD system head end was installed. Currently a replacement heating/cooling 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, that was worked on and repaired and inspected this year. 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.

School/Quartermaster/Chapel (West)

All building infrastructure (roofing, siding, windows, doors, etc.) are in good condition. Need to add data drops to a couple of the classrooms.

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. The generator room addition foundation failed and repairs are needed to the foundation and wall.

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

All building infrastructure (roofing, siding, windows, doors, etc.) are in good condition. All boiler systems, both domestic hot water heaters and heating boilers, are currently in good condition in all of these units. Minor repairs are needed to drywall and floor coverings. Entrance doors are still in usable condition as is. Attic insulation repairs have been made in G & H units, E & F units still need insulation repairs, as well as cement block repair on outside wall of the card room. Asphalt roofing is near the end of its lifespan on all units.

Psych Trailer (West)

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

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.

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. Both of the pump motors on this system have been replaced this year. 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. We plan to re-locate the motion sensors for the East sallyport from the current location, to inside the sallyport. We will have one sensor in each corner. The West Sally Port had new chains, controllers, and motors replaced this year. Both gates are working as they should.

Additional Site Information: 5-Year Plan

- West side generator building repairs
- Drainage project behind E&F unit
- West side buildings: asphalt shingle replacement
- East food service freezer upgrade
- Switch gear PM
- Replace asphalt walk behind G&H unit
- Replacement of doors as needed, facility wide
- Administration building sprinkler system upgrade

Cc:Administrative Officer

CENTRAL MICHIGAN CORRECTIONAL FACILITY
5-Year Plan FY2019

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
STF East	STF Window Replacement	Deteriorated Conditions	8 housing units	5	\$150,000
Site	STF Building Attic Insulation	Deteriorated vapor barriers and insulation	Various as needed	6	\$125,000
STF East	Replace siding on facility buildings and add roof drainage	Deteriorated Conditions	STF East buildings	7	\$200,000
Site	Replace Electrical Control Panels in Housing Units	Unwise use of electrical breakers to power on and off	All housing units	8	\$100,000
STF East	East Administration Building	Sprinkler System	Admin Building	9	\$360,000
STF West	West Administration Building	Sprinkler System	Admin Building	10	\$360,000
				Total	\$1,695,000

Michigan Department of Corrections

“Expecting Excellence Every Day”

MEMORANDUM

DATE: June 30, 2017

TO: Connie Horton, Edson Forrester, Gene Page, Ed Vallad and Jeff Niemi

FROM: Charles Gimpel Physical Plant Supervisor
Chippewa Correctional Facility

SUBJECT: 2017 Annual Infrastructure Report - Chippewa Correctional Facility

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

CONCRETE AND CEMENT WORK:

Sidewalks and pathways inside and outside URF East/West have been constructed of either Asphalt or Cement. Most areas are still holding up well. Staff has completed several minor repairs on sidewalks and entryways throughout the facility as requested. We have added a four-foot sidewalk from Steamboat Unit towards 6-shack asphalt area gate. Staff will also replace about 100 feet of sidewalk coming out of the administration building back exit to parking area later this summer.

BRICK, MASONRY AND EXTERIOR METAL SIDING:

URF East Brick and Masonry exteriors are holding up well. There are no major problems at this time to report. We continue to caulk and repair grout lines in the brick buildings as they start to chip and fall out. Masonry at URF West consists of limited areas of concrete block construction for footings and foundations. The metal siding is in good shape except the areas where salt is utilized for ice removal. Due to staff shortage (2) and other projects, these areas still have not been repaired, but we hope to address later this summer.

PLASTER AND DRYWALL:

Interior walls and finishes are in good shape. In the Westside housing units, holes continue to be a problem from residents trying to hide contraband and inmate abuse. Holes in drywall are repaired through our work order program as requested. Painting in the East units is ongoing as housing staff request. West housing units started a painting program on individual cubes and this project is nearing completion.

ROOFING SYSTEMS:

URF East Roofs are in good shape with only a few minor leaks that were repaired as needed. Every summer we check all roofs for further detreating spots, seam separation and tears. URF West metal roofs are in good shape for their age. One area we need to repair is on the West Warehouse, Administration and Food Service building roof valleys. There is damage from ice buildup in these areas and we will need to address as monies become available. 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. Staff added and beefed up catwalks to access tough to get to areas in attics so staff can get to maintenance related equipment and wiring.

WINDOWS:

At URF West, we continue to repair and replace windows as directed. The current windows are obsolete and we can no longer get parts. We will need to order replacement type window when monies become available. Many of the East windows have broken seals. This causes the window to fog internally and leaves water stains. We replace them as directed. We have some replacement panes but will need to order more in the future. Window openers continue to be a problem on the East side and are addressed through the work order system as needed.

FLOORS:

Flooring through out the facility is in good shape. Inmate porters do a good job keeping them clean and waxed. Staff has implemented a cleanest unit of the month program and this has helped even more with the floors and overall appearance of the housing units. We have started to try out Epoxy coatings in several areas to replace vinyl tile. If Epoxy products hold up, we will expand on its use in other areas.

DOORS AND HARDWARE:

All doors and hardware are addressed through the work order system. We have repaired many aluminum doors with new standard hinges and pocket hinges for added support 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 later this summer. We will also need to replace two of the exterior doors on the programs building and two interior doors in Food Service building.

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:

Contractors have updated the security system at URF and all projects are now completed. We now have updated LED lights, cameras, fence security, motion sensors, PPD and fire alarm systems that report to new head end equipment in our control center. All systems are working well with a few needed adjustments. All systems are still under warranty and we continue working with installers as problems pop up. New perimeter fence razor wire enhancements will be installed later this summer. One area we want to upgrade in the near future would be the entry sliding gates to the facility both East-West and the sallyport gates/opener systems.

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 East Housing units. Leaks are addressed as they appear now. This year we had to dig up and repair an underground condensate leak on main return line along M-80. The 1100 mechanical room is still a high problem area and we need to look at replacing or upgrading the whole heating systems here at URF. Performance Contracting might be a good option at our facility for this issue. AC units on buildings 100, 200 and 300 all need to be upgraded and or replaced. The Facility also needs to fill the vacant HVAC maintenance position so we can keep these operating systems running as designed.

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 next year. Underground direct buried electrical wire for the West lights has been 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. These minor power blips cause many problems with electronics throughout the facility.

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 continue to be a very high maintenance area. Having to run short two positions at the facility has put an extra load on our plumbing repairs for such a large facility. Staff is installing ICON water savings equipment on all West housing unit bathroom toilets, sinks, urinals and showers. This should help cut down on some of our maintenance repair load, help save the facility on water consumption and help lower our sewer costs.

REFRIGERATION SYSTEMS:

All refrigeration systems at this time are in working order. We continue to have to try to repair systems by trail and error with no HVAC technician on our staff (vacancy). West Food Service is to receive new outside cooler and inside freezer. East equipment is running but continues to have ice up issues and will have to be checked by an outside contractor.

PARKING LOTS/ROADS/GROUNDS:

Chippewa facility grounds area continues to be maintained very well. Potholes have reappeared and will be filled before winter sets in. The perimeter road is starting to break down on the corners/edge areas and this has been made worse with all of the construction digging, directional boring and heavy equipment used to install new security systems. This road repair will now be included in our five-year plan.

COMMENTS:**2017 Projects**

Paint all lines in parking areas
Plant more evergreen trees along M-80
Complete installation of new ICON flush/shower fixtures Westside
Round showers (ICON Equipment)
Razor wire enhancements
New freezer/cooler in West Food Service
Add 6-10 LED lights where needed
Interior door replacement (Westside)
Metal replacement (door entry areas)
Dish Tank remodel (west)
New PA system facility wide

CHIPPEWA CORRECTIONAL FACILITY

5-Year Plan

FY2019

Building	Project Description	Reason Description	Quantity & Units	Facility Priority	Cost Estimate
Site buildings	Public Address system from Control Center to each staff occupied building.	Provide direct communication to staff and prisoners in buildings during severe weather, disturbance or similar emergency situation. Underground fiber install required to connect old KTF system with URF Control Center	facility wide	1	\$125,000
Sally Port	Replace Sally Port Gate System; 2 gates new tymetal overhead slide system, poles, fencing and razor wire with new gate locking and operating system.	Current system is worn, outdated, parts to maintain operation are not available.	2 each	1	\$200,000
Administration & Annex buildings	Replace east & west bubble foot gates 1, 2, 3 and operator system	Current gate mechanical system are obsolete and no longer manufactured, high maintenance and components not functioning properly.	3 units	1	\$104,100
Site	Replace facility faucets, flush valves and showers with ICON Water Control System.	I-Con energy efficient electronic controlled valves will reduce water usage, sewage cost and simplify parts ordering and replacement cost. Energy and water savings realized payback 1 year. West housing units, Round unit Showers completed.	facility wide	1	\$180,000
Housing units East 1, 3, 5, 6	Housing Hot Water replacements	Boilers are past life expectancies, failure of tubes is expected.	4 units	2	\$30,000
Administration & West Food Service	Replace existing roof	Damaged. To Eliminate High Maintenance.	2 Unit	2	\$73,200
Site	Perimeter Road Pavement	Improve surface for two wheel vehicle low clearance use. Years of pot holes, cold patch cause vehicle damage. Lighting and camera project completed 2016 created additional sand pits from installing light poles	1 Unit	2	\$120,000
Site buildings	Replacement of motor start boxes	Obselote parts for replacement	150	3; on going as fail	\$10,000
Site buildings	Replacement of floor pumps	Obselote parts for replacement	150	3; on going as fail	\$10,000
Site	Replacement of UPS facility wide	Uninterrupted power supply back up system are passed the dependability of operation for critical systems.	150	3; on going as fail	\$10,000
Housing Unit Round & Steamboat	Replace cell doors and hardware.	Worn out. Damaged. To Eliminate High Maintenance Condition.	100 Units	3; on going as fail	\$25,500

Facility Wide Buildings	Replace existing window system - w/ insulated system. New frames and window units with better heavy duty hardware.	Worn out. Damaged. Leading to More Serious Problems. Dangerous or Potentially Life Threatening. To Eliminate High Maintenance Condition. To Cover up Water Damage.	18	3; On going as window fails	\$300,000
West Administration / Education	Replace single exterior door/frame/hardware. With heavy duty frame, door, and hardware.	Damaged.	6 Units	3; on going as funding allows	\$2,200
Administration building 100, Food Service, Health Service, Quarry 200, Programs 300	Replace current HVAC units on building 100 and 300 with 80 ton air conditioners 2-40 ton circuits. Building 200 with a 30 ton AC unit. All are tied into the building air circulating systems.	Systems are old and worn, should be updated before system failure causing emergency purchases.	3 Units	4	\$100,000
Site	Replace Steamlines, condensate return and traps between west conversion room and steam plant.	Replace the underground steam lines, condensate return and traps. Ware over the years has identified leaks causing loss of treated water increasing utility cost.	1	4	\$875,000
East Housing Units	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. Not functioning properly, components failing. Life safety code issue.	5 units	4	\$115,500
West Annex building	Install automatic sprinkler system for tempertory holding cells.	New Penial law 23.1.6.4 with deadline of April 2022.	1 Unit/ 4 cells	5	\$360,000
1100 Maintenance	Replace Emergency Power Switch Box Service	Outdated and potentially dangerous situation when operating power change.	1 each	5	\$155,000
Housing units Round, Quarry & Steamboat	Install automatic smoke purge system for secured cell areas	Remove the SCBA need from secured housing area replace with automatic smoke purge system.	3 units	5	\$750,000
Site	Sanitary Pre-Treatment Mechanism, Bar Screen, Remove & Replace. Located northwest of 400 Unit by Tone Road. Leave existing in-ground bar screen pit, but install automated bar screen mechanism, contained in a building. Existing testing shed near muffin monster.	Due to facility growth. Due to facility request. To prevent failure. To prevent personal injury. Long-term/high maintenance issue. Service reliability. Life safety issue. To extend life. Existing bar screen is raked twice a week by an inmate.	1 Unit	6	\$540,000
Site	Structures I, Grease Trap, New. Located east of the Food Service Building. Add new 1500 gallon grease trap in line with existing and tie into existing sanitary system.	Due to facility growth. Due to facility request. Existing is undersized. To prevent failure. Long-term/high maintenance issue. Service reliability.	1 Unit	6	\$7,600
Site	Structures I, Manhole, Remove & Backfill. Demo 12' diameter manhole that is connected to the Food Service loading dock catch basin as well as the grease trap on the north side of the Food Service.	Due to facility growth. Existing is undersized. Long-term/high maintenance issue. Service reliability. Food Service Building is being demolished and replaced with another.	1 Unit	6	\$5,000
				Total	\$4,098,100

MICHIGAN DEPARTMENT OF CORRECTIONS

“Committed to Protect, Dedicated to Success”

Memorandum

DATE: June 27, 2017

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 complete. The MOP project to install the new PELS system to provide safety to staff and visitors is complete. There is a MOP project to enhance perimeter fence security by adding razor ribbon in between the fences and to the interior fence. This project is in the bid process. There is a MOP project to replace the fire alarm system for the facility. This project is in the bid process.

Housing Units

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 windows need to be replaced on all housing units to enhance energy efficiency. The MOP project to add cameras in all housing units to assist in safety and for security issues is complete. The MOP project for energy conservation is complete. New officers stations have been added in housing units F, G, and A with housing unit B under construction. The domestic hot water boilers and storage tanks need to be replaced in housing units A/B, H/I and J/K. There is a MOP project for replacement of the roof on housing units H/I. This project has a design professional and is being prepared to go out to bid.

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 exterior doors and windows are in need of replacement to enhance energy efficiency.

Modular units

Two of the modular units are currently leased. These units are in the process to be purchased. All of the modular units are in good repair.

Food Service/Gym Building

The exterior doors and windows are in need of replacement to enhance energy efficiency.

Administration Building

The exterior doors and windows are in need of replacement to enhance energy efficiency.

Grounds

The Perimeter road and employee/visitor parking areas need to have cracks and holes repaired and the blacktop sealed. All of the black top road ways and parking areas are coming to the end of their useful life and will need to be resurfaced soon.

Maintenance Building

The maintenance building roof is in need to replacement. The shingles are worn and curling and beyond there useful life. There is a MOP project for replacement of the roof. This project has a design professional and is being prepared to go out to bid.

cc;

Ed Vallad, Physical Plant Manager

Robert Sullivan, Facility Manager

Gene Page, Physical Plant Division

Andrea Stinson, Physical Plant Division

David Albrecht, Regional Physical Plant Supervisor

Eames Groenleer, Regional Administrative Officer

.

JACKSON COOPER STREET CORRECTIONAL FACILITY (JCS)

5-YEAR PLAN

FY 2019

Building	Project Description	Reason Description	Quantity & Units	Facility Priority	Cost Estimate
Site	Construct a multi-purpose building outside of the secure perimeter. This area would be used to strip search gate pass prisoners, store gate pass clothing, provide office space for gate pass supervision, house tether program and record retention. Current space inadequate.	Improve facility security by providing space for equipment and staffing.	7,000 SF	1	\$1,000,000
Site	Addition to Housing Unit E for Programming /Office needs. Current Programming space is 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 temporary trailers that are beyond their useful life.	6,500 SF	2	\$975,000
Housing Units	Update/relocate Housing Unit Officer Stations, C-D-H-I-J-K.	Update Officer Stations to include space for camera monitors.	6 units	3	\$50,000
Site	Parking Lot/Perimeter Road repaving and repair.	Parking lot and perimeter road cracking and breaking up.	TBD	4	\$175,500
Modular Building	Add new fixed color cameras inside.	To watch hidden areas and trouble spots. Add capacity to existing system. None presently installed.	2 Units	5	\$4,000
Site	Fence Food Service Back Dock/Delivery/Yard Area	Increase security to the area, reduce theft from Food Service.	450 Feet	6	\$30,000
Site	Replace roofs on Housing Units A-B-C-D-F-G-J-K, Administration and Food Service buildings.	Current roofs leaking and beyond useful life.	10 Buildings	7	\$3,000,000
Housing Units A-B-C-D	Replace double exterior-interior doors/frame/hardware.	Original doors rusted out and beyond life expectancy.	4 Units	8	\$40,000
Site	Pumps. Add boiler back-up circulating pump for heating systems to all buildings.	None presently installed.	TBD	9	\$10,000
A/B/C/D Unit Housing	Miscellaneous. Replace convactor heaters in all restrooms in Housing Units A-B-C-D.	Worn out.	4 Units	10	\$16,000
Food Service Building	Replace Freezer/Cooler doors and frames.	Doors currently damaged past life expectancy	2 units	11	\$20,000
Site	Replace/Repair facility interior walkways.	Current walkways are deteriorating due to age.	TBD	12	\$50,000

Administration Building	Add power assist doors.	Not to Present Code. Not ADA compliant.	2 Units	13	\$35,500
Food Service Building	Replace quarry tile. With monolithic polymer floor.	To Eliminate High Maintenance Condition and current floor in disrepair.	1,200 SF	14	\$35,000
Food Service Building	Add permanent seating to Food Service	Reduce maintenance and repair costs.	45 units	15	\$150,000
Housing Unit Laundry-11 Units	Add exhaust fans to all Housing Unit laundry rooms.	Better temperature control	11 units	16	\$55,000
Site	Replace exterior windows on all buildings.	Current windows in poor condition, not energy efficient.	TBD	17	\$150,000
				Total	\$5,796,000

MICHIGAN DEPARTMENT OF CORRECTIONS

“Committed to Protect, Dedicated to Success”

MEMORANDUM

DATE: March 3, 2017

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 2016

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:

- Completed the installation of razor wire around all perimeter brick buildings and walls.
- Removed yard electrical equipment that has heaved from weather
- Changed umbrella lights to LED
- Converted parking lot lights to LED
- Repaired old prisoner store
- Installed warning shot target for yard tower
- Repaired collapsing drain outside the sally port entrance
- Removed metal posts on the brick structures
- Installed 12 water heaters throughout the facility
- Installed stainless steel tables in segregation housing unit
- Repaired 300 building elevator
- Installed 300 building HVAC system
- Installed 300 building roof
- Installed lighting and camera system
- Replaced glass in guard shacks to safety type
- Installed new grill in food tech.
- Added Deaf blue lights to specific units
- Did preventative maintenance on half of the substation breakers
- Replaced Food service Kettles in both chow halls
- Cleaned and Replaced half of Cotton kitchen grout
- Installed UPS unit for radio repeater and control center security equipment
- Installed Deaf paging system
- Replaced areas on perimeter road with crushed asphalt
- Repaired drain near zone 9A under perimeter road

- Added two fixed cameras to the sally port
- Repaired internal plumbing leaks in walls of I & J unit
- Replaced L unit back door
- Removed 4 foot buffer fence from big yards
- Swapped Records and Retention rooms
- Added Shaker and Razor to fence sections (zones 8a and 6a) connecting to A fence
- Converted law library to computerized
- Added pedestrian gates to big yard fences
- J unit exam room
- Added perimeter light pole and lights (pump house area)
- Installed Guard One system
- Replaced rubber mats in Temp weight pits
- Tethered all padlocks in facility
- Installed second Siren source
- Cleaned and installed cotton serving line grout
- Replace two of TF units knee walls
- Micromain upgrade implementation
- Rekey all yard gates to EX cores
- Install fencing/Razor wire/Shaker above custody muster yard wall
- Repaired ramp to L unit back door
- Moved visit room officer station
- Changed Custody Security Screen to have google earth view
- Installed Jackson College training room
- Installed Key box and added keys near Inspectors office
- Replaced shower lights in 400 and 700 building showers
- Installed maintenance access gate to custody muster yard
- Added circuit for 2nd microwave in visiting room
- Health care reorganize/structure
- Arsenal exhaust fan
- Installed MSI strip search area
- Installed single beds in I unit (44 units)
- MSI school LAN and power drops for computers
- Installed Metal detector in T100 building
- Relocated MSI Fork lift charger\
- QM gate moved and installed eyewash station
- Replaced dishwasher vent in Cotton food service
- Created and installed bars to cover temp housing windows
- Installed razor wire on pond fencing
- Replaced old store loading dock
- Repaired Cotton food service ramp
- Installed concrete at the transportation entrance
- Installed photo eyes on perimeter lighting and consolidated turn on/off locations

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, painting and roofs.

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

- 1) They are not usable and over the past several years have become a major security concern in regards to asphalt and fence heaving in the change of seasons.
- 2) Concrete wear and asphalt problems have been 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 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. Half of the switch gear has had preventative maintenance done, the other half is being scheduled for this spring. The transformer is still leaking and DTMB is working on it. 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.

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

8. K Unit - Unit is showing its age. The boilers are requiring regular maintenance. Hot water heaters need to be replaced with boilers.

Annual Facility Report
March 3, 2017
Page # 3

9. L Unit – Unit is showing its age. Hot water heaters need to be replaced with boilers.

10. 100 Building – This building continues to need roof repairs.

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 -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 building is 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 Thirty 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. Concrete/Asphalt Repair/Replacement throughout facility.**
- 2. Rebuild Masonry Wall in 300 Building.**
- 3. Rebuild Masonry Wall in Maintenance garage**
- 4. Food Service Floor replacement.**

G ROBERT COTTON CORRECTIONAL FACILITY
5-Year Plan FY2019

Building	Project Description	Reason Description	Quantity & Units	Facility Priority	Cost Estimate
100 Building	Roof replacement	Rubber roof leaks in visiting room and many other areas of building, beyond years	Each/1	1	\$450,000
300 Building	Rebuild masonry wall.	Damaged. Leading to More Serious Problems.	1/Each	2	\$225,000
300 Building	Redesign the basement	Adding Classroom space	Each/1	3	\$150,000
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	4	\$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	5	\$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	6	\$400,000
Site	Mower - Batwing	Need to replace the existing 8 year old mower	Each/1	7	\$30,000
Site	Replace all building roofs (200,500,700,400,600,800) - 600 building priority	Roofs are beyond years	Each/7	8	\$3,500,000
300 Building	Replace carpet.	Worn out. Damaged.	Each/1	9	\$26,200
Facility Wide	Tuck-point brick. Recaulk/Reseal building joints.	Damaged. Leading to More Serious Problems.	Each/1	12	\$10,000
Facility Wide	Replace existing window system - w/ insulated system.	Damaged, Worn out or Insulated seal broken.	Each/1	10	\$155,000
Facility Wide	Replace acoustic ceiling system.	Worn out. Damaged.	Each/1	11	\$200,000

200 Building	ELECTRICAL DISTRIBUTION SYSTEM-Miscellaneous. Replace internal panels and rewire food serving lines.	Existing equipment has become a safety problem. Personal safety.	Each/30	12	\$6,500
300 Building	ELECTRICAL DISTRIBUTION SYSTEM-Miscellaneous. Replace feeder and main distribution panel to building.	Provides for future growth. Increase system capacity.	Each/1	13	\$159,600
200 Building	EMERG. ELEC. DIST. SYSTEM-Miscellaneous. Replace transfer switch, feeder, and distribution panel.	Existing equipment at full capacity. Service reliability. Increase system capacity.	Each/1	14	\$67,200
200 Building	Replace pneumatic with direct digital controls (DDC).	Provide better temperature control.	Each/1	15	\$135,000
200 Building	Misc projects. Medical waiting area needs 1,000 SF more space.	Damage Due To Facility Growth.	Sq Ft/1000	16	\$134,400
200 Building	Misc projects. Dental area needs 2,000 SF more space.	Damage Due To Facility Growth.	Sq Ft/2000	17	\$268,800
100 Building	Misc projects. Visiting room needs 300 SF more space.	Due To Facility Growth.	Sq Ft/300	18	\$40,300
Temp side housing	Automatic Shower control	constant handle replacement, broken or stolen.	Each/6	19	\$36,000
200 Building	Misc projects. Segregation needs 20 more Barrier Free cells.	Damage Due To Facility Growth.	Each/20	20	\$600,000
				Total	\$6,994,000

MICHIGAN DEPARTMENT OF CORRECTIONS

“Committed to Protect, Dedicated to Success”

MEMORANDUM

Date: June 27th, 2017

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

From: Kotzian, Kevin; Physical Plant Superintendent

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

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

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 more FTE’s 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 key box has been installed.

Annual review of Physical Plant

Housing Unit 500.

The housing unit is where all DPD arrestees 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 500 bldg was

submitted and approved. Instructions to check with the Physical Plant Division are ongoing.

Housing Units 200, 400 and 700

The housing units are in good structural condition. Buildings are currently CLOSED. Buildings are heated in the winter. Repairs are made as needed. The roofs are in need of replacement, per roofing survey. I have obtained quotes and added them to the 5 year plan. Roof repairs are being contracted out to vendors as needed.

Administration 100 building

The Administration Building is structurally in good condition. DPD and MDOC staff take pride in this area. Repairs are made as needed, the AC unit is in need of replacement and I have attached the price in my 5 year plan. I also requested to have a building automated controls installed to make the 2 buildings more energy efficient.

Food Service 800 building

The Food Service Building is in good condition. Building is currently CLOSED. Roof is in fair shape. The building remains heated in the winter and repairs are made as necessary. Stainless steel tables were removed by regional maintenance.

Grounds

All drives and roads need patching and crack repair annually. 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 during the past winter forcing us to drain the system until the repairs were made. The building remains heated during the winter months.

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 being used for storage of Wayne County jail fixtures.

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.

Repairs are made as necessary.

Security systems

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

Boilers

Heating boilers are in fair condition. Boilers are being attended too properly. Being the buildings are closed, winter has caused pipes to freeze and break. Maintenance is aware of this problem as some parts were procured and dropped off. I am scheduling repairs this summer. Many feed pumps and circulating pumps are in need of seal repair kits.

CC.

Deputy Warden Tellez

Frank Konieczki

Daniel Smith

Detroit Detention Center CORRECTIONAL FACILITY
5-Year Plan FY2019

Building	Project Description	Reason Description	Quantity & Units	Facility Priority	Cost Estimate
500	Add air conditioning.	Currently no air conditioning.	1	1	\$357,000
100	Replace air conditioning system	Unit is 30 years old, parts are obsolete. Controls need to be replaced too.	1	2	\$150,000
Site	Install building automated controls for heat and AC, in 100 and 500 bldg. Tying into the existing system at DRC.	Too better monitor and handle adjustments from 1 common location.	1	3	\$100,000
400	Replace roof	Current roof was not replaced, past its life expectancy.	1	4	\$210,000
200	Replace roof	Current roof was not replaced, past its life expectancy.	1	5	\$183,000
700	Replace roof	Current roof was not replaced, past its life expectancy.	1	6	\$210,000
				Total	\$1,210,000

MICHIGAN DEPARTMENT OF CORRECTIONS

“Committed to Protect, Dedicated to Success”

MEMORANDUM

Date: June 27th, 2017

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 it in writing to the facility Warden.

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

Entry way asphalt replacement.

Pass through gates have been installed.

Razor mesh was installed over climb threats.

Nevada gate controls were wired through the Warehouse.

New dish tank in food service

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 walls and epoxy floors will be used in showers. New heater vent covers have been installed. Washers and dryers are installed and running smoothly. When breakdowns occur, we repair or schedule repairs with a vendor.

Warehouse 900 building

The Warehouse Building is structurally in good condition. Refrigeration equipment needs upgrading. 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/Duress system in the process of being replaced. The PELS system will be online shortly. The AC unit needs to be replaced, I have added it to the five year plan. The unit is original and is 30 years old, every year it is costing us more and more money to repair.

Maintenance 900 building

Maintenance Building is in good condition. Roof needs to be replaced included on the 5 year plan. The MOP funds to replace will happen this year. The project is scheduled to start in October of 2017.

Propane blender

The propane blender is in good condition. Painting the tanks is done as needed. All repairs are done by a licensed contractor. Required preventative maintenance is done quarterly.

Food Service 800 building

The Food Service Building is in good condition. Painting and routine maintenance is ongoing. The tile floor has been very problematic and needs to be repaired quarterly. Air handling equipment needs to be upgraded and is on my five year plan. The dish tank was just replaced and is functioning properly.

Grounds

All drives and roads need patching and crack repair annually. Both Administration and facility parking lots need asphalt replaced and cracks repaired quarterly. The exit way

asphalt will be replaced this month. Security zone sensor wiring is addressed as problems arise. The facilities "B" zone is being replaced this year with MOP funds, and should be completed this July. Grass and weeds are being attended to weekly. The grass to the South by the railroad tracks gets sprayed annually to keep the weeds and grasses in check.

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. The gym is in good shape.

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. Unit F is running and is able to house up to 17 female offenders, maintenance related tasks are done as needed.

Deputy Suite 100 building

The Deputy Suite is in good condition. Some areas need to be re carpeted. Offices are in good condition. All repairs are done as needed in this area.

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. The roof will be replaced this October as part of MOP funds. MIOSHA CET has been onsite as requested by the MDOC to check into a Carbon Monoxide exposure in this building.

Dialysis unit 200 building

The chemicals used in dialysis cause damage to the drains which need constant maintenance, problems are getting to be fewer now that we have changed the type of drain pipe used. Maintenance is completed as issues arise, aside from quarterly PM's.

Quartermaster 200 building

Structurally in good shape. New washers and dryers are installed and run great. The drain lines back up only when both washers drain at the same time. When operation is staggered, there are no issues with draining.

Roofs

The roofs were replaced 5 years ago, roof survey showed some needs, which are being addressed by MOP funds. The 2 roofs being replaced this year are 900 and 600 building.

Security systems

PPD/duress system is in the process of being replaced. 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 in early FY18. Zones are all functional and we have the sally port microwaves online.

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 in FY18.

CC.

Deputy Nagy
Frank Konieczki
Daniel Smith

Detroit Reentry Center CORRECTIONAL FACILITY
5-Year Plan FY2019

Building	Project Description	Reason Description	Quantity & Units	Facility Priority	Cost Estimate
100 ADM	Replace air conditioning unit and all controls.	unit is over 30 years old, parts are becoming obsolete, more energy efficient unit is needed, along with updated controls.	1	1	\$150,000
800 bldg F/S	Replace quadrupole exterior doors/frames and hardware.	Worn out, rusting.	1	2	\$22,000
Site	Phase1 and Phase2 of camera project.	Adding cameras to areas for more coverage.	1	3	250,000
300 bldg	Replace double exterior doors/frames and hardware.	Due to age, rusting out.	3	4	\$22,000
Site	Replace/repave both parking lots. (visitor and staff)	Pavement is deteriorating.	1	5	\$600,000
Site	Sidewalk by front entrance of Administration.	Concrete needs to be leveled.	1	6	\$65,000
Site	Asphalt on roadways and perimeter roads.	Cracking, and bracking. Patching way to often.	1	7	\$1,250,000
Site	Frame and cover grate/catch basins.	Pavement is deteriorating.	1	8	\$20,000
100 Adm bldg	Replace acoustic ceiling tiles.	Worn out/dis-colored.	1	9	\$10,000
100 ADM bldg	Recaulk/Reseal windows.	Worn out.	1000 SF	10	\$10,000
800 bldg HC	Recaulk/Reseal windows.	Worn out.	600 SF	11	\$6,000
800 bldg F/S	Replace dishwasher exhaust fan.	Parts are obsolete.	1	12	\$5,000
Big Yard	Soil Stabilization/Grading.	To improve drainage and fix grade.	1	13	\$60,000
				Total	\$2,470,000

MICHIGAN DEPARTMENT OF CORRECTIONS

“Committed to Protect, Dedicated to Success”

MEMORANDUM

DATE: June 14, 2017

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

Perimeter camera and lights project complete

Control Center remodel complete

School and Library switch complete

Warden’s office area paint and carpet complete

Noresco installed new lights and ballasts throughout facility, replaced cold water lines in 1-2 block, installed I-Con fixtures in 1-2-3 blocks, replaced all of C-Units light fixtures and replaced the chiller on Bldg. 142

3N 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 windows are in need of repair.

Housing Unit 2

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

Housing Unit 3

The overall condition of this unit is good. The windows are in need of replacement.

C-Unit

The overall condition of this unit is good. The roof needs to be replaced as there continues to be leaks PPC submitted and approved.

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. PPC submitted and approved for HVAC system.

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. PPC has been submitted and approved for heating system.

Building 142

This building is in all around good shape.

Sally Ports

Intake sally port is in great working order. Main sally port gates and operators are currently being replaced. 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. PPC submitted and approved for new sidewalks and walkways

CC

File

Mike Baker

Daniel Smith

EGELER CORRECTIONAL FACILITY

5-Year Plan FY2019

Building	Project Description	Reason Description	Quantity & Units	Facility Priority	Cost Estimate
1,2,3 Blocks	Replace the existing windows	Numerous windows are broken or missing, no longer efficient thus housing units are drafty. Replacement would save energy and make the ambient air temperature in the blocks more consistent.		5	\$500,000
Food Service	Food Service Tiles and Ceiling	Food service is in need of Flooring, wall and ceiling tile replacement in the near future. This is becoming a health and safety / sanitation concern.		9	\$250,000
1,2,3. Block	Replace existing roof.	Currently has numerous leaks, attempts to repair were unsuccessful when McDonald Roofing Co. submitted a roof assessment. The entire roof is in need of replacement.		6	\$800,000
1-2 Block	Replace/New piping/Hot water supply.	The hot water supply line needs to be replaced because of the constant leaks due to the age of the pipes. Health Requirement for housing inmates, adequate water supply.		10	\$350,000
DWH	Replace existing Chiller	Unit does not function adequately to cool building.	1ea	1	\$700,000
DWH	Replace existing Call-light system on 3rd and 4th floors.	Existing system is non functional and parts are obsolete, no longer available.	1ea	3	\$400,000
DWH	Update controls and valves on negative pressure in patient rooms.	Existing system is obsolete, no longer reliable which triggers frequent alarms.	1ea	4	\$150,000
DWH	Hardening of 9 prisoner cells.	Upgrading of 9 prisoner cells to allow safe holding of higher security level prisoners.	9ea.	7	\$70,000
DWH	Update oxygen system	Existing system needs to be down sized and reconfigured.		2	\$250,000
DWH	Replace waste drains throughout building	The waste drains need to be replaced due to constant leaks.		8	\$250,000
DWH	Replace the main roof	The roof has reached its life expectancy.		11	\$250,000
DWH	Laundry	Discontinuation of Regional Laundry services.		12	\$300,000
				Total	\$4,270,000

Michigan Department of Corrections

Memorandum

“Committed to Protect, Dedicated to Success”

DATE: August 9, 2017

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

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

SUBJECT: Annual Physical Plant Inspection

Another year has passed and we continue to effectively maintain the Facility with our excellent Maintenance Staff here at MTU. Many upgrades have been made in the last year thanks to our Energy Performance Project but there are still many other upgrades needed. I will continue my efforts to improve and maintain an efficient Building Envelope and to prevent any building deterioration. I believe we have most of the bugs worked out of our new Camera and Security Systems and hope to have a better Heating Season than in the past. I will do my best to make MTU a safe and secure Facility.

Housing Unit A / Healthcare

We moved the Med Room and Med Lines in Healthcare which should make things run smoother and more efficient. One shower in A Unit has been redone. Upgrades to the water, lighting, heat and heating controls should make the building run more efficient. The roof, fascia, brick and block on the exterior of the building are in good condition with exception of the sky lights which should be replaced in the near future. The windows are old and drafty and should be considered for replacement. We are working at replacing any bad doors throughout the building and of course the Electrical System and the domestic hot and cold water lines are old and in fair to poor condition and should be considered for upgrades in the future.

Housing Unit B

Upgrades to the water, lighting, heat and heating controls should make the building run more efficient. Upper and lower showers have been refinished. The roof on B-Unit is one of three we have on our five-year plan to have replaced, the exterior block and brick are in good shape. We are working at replacing bad doors throughout the building and the windows are old and drafty and should be considered for replacement. We have replaced several sky lights in the unit and have an ongoing project to replace all sky lights

in the Housing Units. The Electrical System and the domestic hot and cold water lines are old and in fair to poor condition and should be considered for upgrades in the future.

Housing Unit C

C-Unit is also on our five-year plan to have the roof and sky lights replaced, the exterior block and brick are in good condition. The windows are old and drafty and should be considered for replacement. We are looking into sound proofing the card room because this unit is much louder than any of the other Housing Units. Both upper and lower showers have been refinished and we are working on replacing any bad doors throughout the building. The Electrical System and the domestic hot and cold water lines are in fair to poor condition and should be considered for upgrades in the future. With our Energy Performance Project, the water, lighting, heat and heating controls have all been upgraded and should make this building run much more efficient.

Housing Unit D

D-Unit is our third and worst roof and sky lights on our five-year plan and hope to get it replaced in the near future. The interior floors and block walls are in good condition and we are working on replacing any bad doors throughout the building. The exterior block and brick are in good condition and the windows are old and drafty and should be considered for replacement. This building should run much more efficient with the new upgrades to the Lighting, Water, and Heating System. The domestic hot and cold water lines and the Electrical System are old and in fair to poor condition and should be considered for upgrades in the future.

Housing Unit E

The roof, fascia, brick, and block on the exterior of the building are in good condition with exception of the sky lights which is an ongoing project to replace on all Housing Units. The interior floors and block walls are in good condition and the windows are old and drafty and should be considered for replacement in the future. The water and electrical distribution systems are old and in fair to poor condition and should be considered for upgrades in the future. This building should run much more efficient with the upgrades to the Lighting, Water, and Heating System. Same as the other buildings we are working at replacing bad doors throughout the building.

Housing Unit F

The water, lighting and heating system upgrades will make this building run more efficient. The roof, fascia, block, and brick on the exterior of the building are in good condition. The windows are old and drafty and should be replaced in the future. The interior floors and walls are in good condition and we are working on replacing bad doors throughout the building. The Electrical and Water distribution systems are old and in fair condition and should be considered for upgrades in the future.

Field House

The roof, fascia, block and brick on the exterior of the building are in good condition. The interior floors and walls are in good condition. The main entrance doors to the gym and a few others throughout the building are in bad condition and need to be replaced.

Recreation Building

The roof and fascia are in good condition. The interior and exterior block and brick are in good condition.

Activity Building

We have a plan to run a new gas line to this building and to install two new furnaces to keep this building heated and prevent any further deterioration. The exterior of this building is steel and the roof needs to be coated or painted along with the siding. The Fire Suppression System needs repairs to bring up to code for future use.

School Building

The roof, fascia and brick on the exterior of the building are in good condition. The floors, ceilings and walls on the interior of the building are in good condition. We are working on replacing any bad doors throughout the building. Hopefully with the new upgrades to our heating system we can keep the school temperatures more consistent throughout the building.

Food Service Building

The roof is less than a year old, the fascia and brick on the exterior of the building are in good condition. The floors, walls and ceilings are in good condition with exception of the steel panels below the windows where they meet the floor are rusted and in need of repair or replacement. The front entrance doors and partitions are in poor condition and need to be replaced. We are working on replacing many bad doors throughout the building. The floor in the dry goods storage room is in poor condition and should be refinished and we continue to have issues with broken tile in the production area which is an ongoing job to repair.

Administration Building

The roof, fascia, block, and brick on the exterior of the building are in good condition. The wood siding on parts of the Administration Building needs to be painted. The interior floors, ceilings, and walls on the interior of the building are in good condition and we are working on replacing any bad doors throughout the building. With the upgrades to our heating system we hope to control the temperatures throughout the building better.

Fence, Lighting, Towers, Grounds and Sally Port

The guard towers are in fair condition and need to be painted. Our exterior perimeter fence is in good condition and our interior perimeter fence is in fair to poor condition and is being considered for replacement by Central Office. The security systems on both inside and outside fences and our perimeter lighting and cameras are fairly new and working well now that we have most of the bugs worked out of them. Our outside grounds are in good condition with exception of our parking lots and perimeter road which are in fair to poor condition and should be considered for resurfacing.

Maintenance Area Buildings

Our emergency generator building is in good condition both inside and out including our underground diesel tank which is inspected yearly. With the addition of our new boiler room to our maintenance building the roof, fascia, block, and brick on the exterior of the building are in good condition. The floors, ceilings, and walls on the interior of the building are in good condition. Our MTU/ICF sewer bar screen is old and manually run and should be replaced with an automated system. Like the rest of the facility our electrical and water distribution systems are old and in fair to poor condition and should be considered for upgrading in the future. We have three pole building that we use to store equipment and supplies which are in good condition.

Gun Range Building

The roof and exterior walls are in fair condition. A couple of the exterior doors are in poor condition and need to be replaced. The exterior of the building needs to be painted.

CC; Stephen Card-A/Facility Manager

Handlon Correctional Facility
5-Year Plan FY2019

Project No.	Building	Project Description	Reason Description	Quantity & Units	Facility Priority	Cost Estimate
MTU.00	B,C & D Units	replace roof	Beyond its usefull life and fails constantly.		1	\$540,000
MTU.00	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	\$450,000
MTU.00	Perimeter Road	Repave perimeter road including unpaved section.	Pot holes and unpaved section make it unsafe to respond quickly with chase vehicle.		3	\$250,000
MTU.00	Fence	Replace our very old security fence system with new poles, 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 razor are needed on the inside of the outer fence to make it more difficult to escape.	14,000 ft	4	\$2,000,000
MTU.00	Food Service	Replace Food Service entry door system.	The door and glass panels are all in bad shape and the metal frame work is all rusted and rotted out in areas.		5	\$26,000
MTU.00	Activities Building	Coat metal roof, repair spinkler system, replace two furnaces and run gas line to building.	Make repairs to building to prevent further deterioration.		6	\$18,000
MTU.00	Food Service	Replace steel walls.	Replace the steel walls that have rusted out throughout Food Service.	500ft	7	\$490,000
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	8	\$1,000,000
MTU.00	Facility Water	Replace 60 plus year old water distribution system.	The current system is failing in all areas almost daily.		9	\$4,000,000
MTU.00	Facility Electrical	Facility Electrical Study	Most of our electrical system is 60 years old, maxed out on load and no room for expansion. We would like to do a study to determine the cost to upgrade our electrical system.	1study	10	\$100,000
					Total	\$8,874,000

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 FY2019

Building	Project Description	Reason Description	Quantity & Units	Facility Priority	Cost Estimate
H/U 3	Replace Housing Unit Heating Boiler	Current system is over twenty years old and is beyond usefulness.	1 System	1	\$120,000
North/South Side	Replace North & South Fire Alarm Systems	Current systems are aged and replacement parts are becoming hard to procure. Continually have alarm troubles with the systems that requires hours of troubleshooting to bring system back online.	2 Systems	2	\$900,000
Administration	Refurbish Doors to Secure Level I and II Entrances	The current mechanical and electrical controls are worn and continually fail. The electronic and mechanical mechanism of the door systems need to be refurbished.	5 Sets	3	\$200,000
Site	Install Sewage Auger Screen System	The current sewage grinder system is old and not effective in grinding up foreign matter in the sewer lines. The local drain commission is suggesting that an auger screening system be installed.	1 System	4	\$100,000
Site	Replace Existing Interior Yard Lighting - North Side	Current high-pressure sodium lighting fixtures are aged and costly to operate. Replace with LED fixtures that are less costly and require less maintenance. Replacing this light will also enhance security and visibility.	32 Each	5	\$40,000
Site	Replace PA System on North and South Sides	The current PA system is old and operates sporatically. A new system would provide concise and clear announcements facility wide. This will greatly improve communications for both staff and inmates.	2 Systems	6	\$95,000
300	Replace Air Conditioning Unit and controls in North Programs Building	Current unit is becoming costly to maintain and requires a very costly refrigerant to operate. Also replace the pneumatic controls with electronic controls. The pneumatic controls are old and need continually be calibrated to ensure system operates correctly.	1 System	7	\$650,000
300 / Gym	Install Energy Efficient Lighting	Current lighting fixtures are outdated and not energy efficient. Replace with existing fixtures with a LED retro-fit kit that will reduce energy consumption to operate the lights when gym is in use.	96 Each	8	\$20,000
North/South 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.	2880 Each	9	\$80,000
Site	Repair Propane Back-up Heating System	Current system is in need of updates. Per the inspection, there were areas noted that will improve the operation of the system. The back-up system is vital in providing heat and hot water if there was an interruption in natural gas service.	1 Each	10	\$75,000
South Side Administration	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; causes visit cancellations.	900 SF	11	\$250,000
				Total	\$2,530,000

MICHIGAN DEPARTMENT OF CORRECTIONS

“Committed to Protect, Dedicated to Success”

MEMORANDUM

DATE: June 22, 2017

TO: Warden Smith

FROM: Donald Dine, Physical Plant Superintendent
Ionia Correctional Facility

SUBJECT: Annual Physical Plant Report 2017

Facility Overview:

Facility asphalt main driveways and main parking lots are in good condition having been replaced in 2016. Facility maintenance parking lot and perimeter road is in very poor condition and in need of replacing. Sidewalks are generally in fair to poor condition and several areas are in need of replacement. Roofs are in good condition with repairs and replacements having been performed in 2016. Some minor leaking still is being reported. Repairs are handled on an as-needed basis.

Facility key and lock system is being looked at to upgrade to the BEST lock system.

Facility has had new boilers installed in housing units 1-5, and the 300 bld.

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

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

The Fire Alarm System is in poor condition and scheduled for replacement in 2017.

The Duress System (PPD) is in good condition.

Security fencing is in good condition.

Building 100: Administration

The new monitor room is an ongoing project that has seen significant progress and should be completed by 8/1/17. It has been an ongoing problem trying to control the temperature in the building. The performance contractors are working to complete the energy savings project and we should have full control of the building temperature at that time. Plumbing is in good condition. The electrical system is in good condition. The security system is in good condition. Interior finishes such as carpet are beyond the useful life expectancy and will need to be replaced.

Building 200: Support Services

The roof was covered in the overview. The HVAC system is generally in good condition. Plumbing is generally in good condition. The electrical system is in good condition. General equipment repairs

are high as kettles/ovens/mixers are in need of constant repairs due to abuse and improper operation. New dish machine was installed in 2017. Food Service is generally in good condition. Health Care area is in good condition.

Building: 200: Maintenance, Warehouse and Electrical Generator Room

The HVAC system is generally in good condition. The plumbing system is generally in good condition. The electrical system is in good condition. The building is in a general good state with some exterior brick repair needed. Generator has needed a few minor repairs throughout the year. Several standalone ac units are in place and should be upgraded to multi zone mini split units in the future.

Building 300: Education

The roofs were covered in the overview. The HVAC system is generally in good condition. The plumbing system is in good condition. The electrical system is in good condition. Several entry doors are showing signs of deterioration. The elevator in building 300 was repaired in 2016. Building 300 is in good general repair. Several standalone ac units are in place and should be upgraded to multi zone mini split units in the future.

Building: 200: Maintenance, Warehouse and Electrical Generator Room

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

Units 1-5

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. Unit 3 is in the process of converting areas to accommodate the ICP program.

Units 6-7

The roofs for 6 and 7 were replaced in 2016-2017 and are showing no signs of leaks. The HVAC systems are in very poor conditions and are scheduled for replacement in 2017. The plumbing systems are generally in good condition; Icon water regulating systems are functioning well. The electrical systems are in good condition. The courtyard concrete is heaving and very uneven. Concrete will need to be replaced in the near future.

Pole Building:

Pole building is in good condition.

Guard Towers:

All towers are in good condition and can be manned when needed.

Cc: Phyllis Clement
Dave Albrecht
Eames Groenleer

Ionia Correctional Facility

5-Year Plan

FY2019

Building	Project Description	Reason Description	Quantity & Units	Facility Priority	Cost Estimate
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	1	\$550,000
All Buildings	Camera Additions	Project shall consist of the addition of 43 Fixed, PTZ and 360 degree cameras, 2 monitoring stations, 1 new server and storage, and 1 new exterior pole to accommodate a PTZ camera. All work including installation, design, permits, licensing and programming to be performed by outside contractor.	1/Lot	2	\$312,375.00
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.	1/Lot	3	\$1,300,000.00
Interior Grounds	Interior Concrete Replacement	Replace interior concrete drives and walkways.	1/Lot	4	\$565,000.00
Exterior Grounds	Perimeter Road- Maintenance Lot Replacement	Project shall consist of the pulverizing of asphalt on perimeter road and maintenance parking lot, grading and preparation of ground areas, the application of 3.0 inches of asphalt to be installed in 2 lifts, remarking of existing pavement markers.	1/Lot	5	\$280,000.00
				Total	\$3,007,375

MICHIGAN DEPARTMENT OF CORRECTIONS

“Committed to Protect, Dedicated to Success”

MEMORANDUM

Date: 06/26/17

To: Warden Duncan MacLaren, KCF

From: Bruce Johnson, A/ 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 28 yrs. old.
- * 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 28 yrs. 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.
- * Sprinkler system needs to be installed

Education/Programs Building

- * Existing roof needs to be replaced with standing seam metal roof.
- * All windows are 28 yrs. old and need to be replaced.
- * 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.

Food Service

- * All windows are 28 yrs. old and need to be replaced.
- * 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 trazal 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.
- * K-unit Kitchen is in need of new doors as well as the admin building.

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

- * There are issues with microwaves.

Housing Units

- * Each housing unit needs to have existing roof replaced.
- * Need all existing windows replaced, since they are 28yrs old.
- * 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.
- * K-unit, all doors are in need of replacing.

- * 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 of 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.
- * Install two new insulated garage doors.

New Maintenance Storage

We have been contacted by Lansing and have been told there are funds available for projects to spend down before November. They inquired about additional maintenance storage/garage and I've requested \$150,000.

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)

- * Foot Gates for Yard Fence (4/13/16) – Completed
- * Alert Vehicle Carport (6/7/16) – Completed.
- * Build Tool Crib in Maintenance Bldg. (6/7/16) – Completed
- * Move Greenhouse from Old KCF (7/27/16) – In Progress
- * Healthcare AC from Old KCF (7/15/16) – waiting for regional staff to bring over.
- * Install Cameras in K-Unit VR (7/26/16) – Completed
- * Add Door/Wall to Video Room (8/9/16) – Completed
- * Hot water Dispenser Project (8/10/16) – Completed
- * Buffer Fence Relocation (8/10/16) – Completed
- * Build an office for the Librarian (8/10/16) –Waiting for regional staff to schedule
- * Install window cages on housing units (01/27/17) – regional staff is in progress of building
- * Install a door access control system(04/20/17) – Material ordered
- * Request for tilt grill from old KCF (05/03/17) Completed
- * Install an airlock door by control center (05/28/17) Material ordered
- * Install a hand sink behind the serving line in the kitchen (06/09/17) Not started

Projects without a PPC

Install Housing Unit Security Mirrors – In progress
Evaluate Housing Unit Ventilation – In progress
Install window Velcro screens - Scheduled
Secure housing unit roofs - Install new screws
Install Housing Unit Wall Fans and Exit Lights - fans are ordered, exit lights are here
Install carpet in former chair repair room – carpet ordered
Continue to install new housing unit roof fans – In progress
Improve ventilation in the holding cells
Install sod on each side of Admin. Entryway – need to kill grubs first, product ordered
Complete a door replacement plan for level II & K Unit
Evaluate Trash Compactor (Keep or lease)
Install window in K unit QM door – Work order issued

DMB Projects

Installation of mobile welding trailer- PPC Approved 3/22/17 – In progress
Installation of additional interior yard lights- PPC Approved 1/3/17
Replace Food Service Roof – In Progress
Enhancing perimeter fence with mounted razor ribbon – In progress
HVAC & Boiler Upgrades/Replacements

KINROSS CORRECTIONAL FACILITY

5-Year Plan

FY2019

Building	Project Description	Reason Description	Quantity & Units	Facility Priority	Cost Estimate
Site	Roof Replacement of four housing unit buildings, maintenance building, pavillion, programs building and administration building. Replace all purlins that are damaged and install a standing seam metal roof.	Damaged. Leading to More Serious Problems. To Eliminate High Maintenance Condition. To Cover up Water Damage.		Major Project Request	\$2,400,000
K Unit	Boiler	The current boiler in K unit is over 20 years old and is in need of replacement.		1	\$85,000
Administration	Replace secure perimeter pedestrian gates and controllers (Gates 1 and 2)	The gates require frequent repairs and parts are obsolete.		2	\$105,000
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.		3	\$140,000
K Unit	Replace the lift station	The current lift station is old and in need of frequent repairs		4	\$25,000
Housing Unit AB/QTRM	Add 1 Heating and 1 Domestic Hot Water boiler per building.	Doesn't provide adequate heating. Provide better temperature control and reduce energy use. Future major expense. Impairs building operation. Personal comfort.		5	\$100,000
Housing Unit CD	Add 1 Heating and 1 Domestic Hot Water boiler per building.	Doesn't provide adequate heating. Provide better temperature control and reduce energy use. Future major expense. Impairs building operation. Personal comfort.		5	\$100,000
Housing Unit EF	Add 1 Heating and 1 Domestic Hot Water boiler per building.	Doesn't provide adequate heating. Provide better temperature control and reduce energy use. Future major expense. Impairs building operation. Personal comfort.		5	\$100,000
Housing Unit GH	Add 1 Heating and 1 Domestic Hot Water boiler per building.	Doesn't provide adequate heating. Provide better temperature control and reduce energy use. Future major expense. Impairs building operation. Personal comfort.		5	\$100,000
Food Service	Add 1 Heating and 1 Domestic Hot Water boiler per building.	Doesn't provide adequate heating. Provide better temperature control and reduce energy use. Future major expense. Impairs building operation. Personal comfort.		5	\$100,000
Education/Library/Programs	Add 1 Heating and 1 Domestic Hot Water boiler per building.	Doesn't provide adequate heating. Provide better temperature control and reduce energy use. Future major expense. Impairs building operation. Personal comfort.		5	\$100,000
Administration	Add 1 Heating and 1 Domestic Hot Water boiler per building.	Doesn't provide adequate heating. Provide better temperature control and reduce energy use. Future major expense. Impairs building operation. Personal comfort.		5	\$100,000

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.		6	\$ 92,000
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.		6	\$ 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.		6	\$ 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.		6	\$ 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.		6	\$ 25,000
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.		6	\$ 50,000
Around the existing perimeter	Buffer Fence	Continue to add additional buffer fence around the perimeter to limit public access from adjoining properties.		7	\$250,000
Site	ELECTRICAL DISTRIBUTION SYSTEM-Replace Feeder, <600V. Replace existing direct burial building electrical service feeders. Install new underground electrical service feeders to each building and yard light fixtures in PVC.	Existing equipment has become a high maintenance problem. Existing equipment has become a security problem. Service reliability, security lights. Owner request. Numerous cable faults over the past years due to stones and buried debris.		8	\$415,000
Sallyport	Replace sallyport motion detectors	Current system has frequent supervisory alarms		9	\$68,000
Administration	Provide fully automatic sprinkler system throughout the Administration building	This is required due to new penal rules effective 4/27/17. This project needs to be completed and operational by 4/27/22.		10	\$360,000
Maintenance/ Greenhouse	Misc projects. Provide 3200 SF polebarn addition to Maintenance/Grounds Building.	Damage Due To Facility Growth.		11	\$50,000
Site	Site drainage study for the facility	To determine where drainage improvements need to be made so water drains away from structures.		12	\$50,000
				Total	\$5,091,000

Michigan Department of Corrections

“Committed to Protect, Dedicated to Success”

Memorandum

DATE: June 27, 2017

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:

- Completed new electronic fence detection security system on the interior and exterior perimeter fences.
- Completed renovation of facility inspection pit.
- Completed installation of new sally port gates and new sally port gate operators.
- Installed crushed limestone around the exterior perimeter to reduce staff injuries.
- Installed crushed limestone around interior perimeter fence to reduce staff injuries.
- Installed kitchen sinks in units in E and F buildings to aid inmates in washing of dishes.
- Removed interior walls in quartermaster and re-modeled quartermaster.
- Repaired water main leak and improved the water distribution pipe underneath the facility water tower.
- Re-piped and repaired water distribution pipe that supplies water to the State Police Post.
- Replaced security walk through gates #1 and #2.
- Replaced existing lights on housing units with high efficiency LED wall packs.
- Installed reinforced security entrance doors in proximity of Control Center.
- Installed new security walk through gates along control fences on the Southwest side of the facility.
- Installed new walk through gate and sidewalk for East side inmates to access the food service building.
- Replaced aged roofs on the cooler and freezer at LCF.

- Replaced aged roofs on the cooler and freezer at ACF.
- Installed mini split AC units in the school principals' office, the segregation officer's station, the RUM's office, and the school librarian's office.
- Installed new LED service building lights on the poles in the vicinity of the warehouse.
- Installed new LED lights on the entrance road to the facility.
- Constructed new offices for the counselors in E and F buildings.
- Repaired several leaks in the main condensate return pipe in the half tunnel inside of the facility.
- Installed mini split AC units in the classification office and the group rooms in "D" building.
- Replaced underground condensate receiving tank at the power house.
- Replaced main electrical distribution lines into building #29.
- Replaced main electrical distribution lines in building #46.
- Replaced main distribution lines into building #47.
- Replaced electrical service panels in building #29.
- Replaced electrical building transformer in building #47.
- Replaced boiler controls on all three boilers at power plant.
- Replaced three entrance doors to building #29.
- Replaced entrance doors to building #51.
- Replaced entrance doors to building #52.
- Replaced sidewalk from parking lots to the facility's main entrance.
- Replaced sidewalk and loading ramp entrance into B-5.
- Replaced asphalt in all facility parking lots.
- Expanded parking area for employees.
- Re-striped parking lots.
- Facility perimeter road was re-asphalted.
- Added storm drainage to northeast corner of the facility.
- Replaced hot water heating pumps for floor heating system.
- Replaced roof on maintenance building.
- Replaced roof on power plant.
- Installed double walled diesel fuel back up tank for well #2.
- Installed concrete pad for dumpster between buildings 71 and 70.
- Replaced security door and put bars on the windows of the administrative segregation unit.
- Re-carpeted and repainted the hearings office in segregation.
- Installed basketball courts in central location for inmates to use.
- Installed security see through cage door where food service tools are stored.
- Installed security see through door in food service commissary.
- Repainted entire food service ceiling.
- Installed new PA system in facility.
- Installed speakers connected to the facility's PA system in buildings 19, 70, 71, and the power plant.
- Installed new hot water tube bundle for the facility in the power plant.
- Replaced deteriorated insulation on main high pressure steam pipes in the power plant.

- New 1200# door security magnets were installed on the entrance doors and interior door adjacent to the Control Center.

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. The building has been placed on the demolition list.

Building 12 (CDW): This building has been closed. No heat or water. Minimal power is on. The building has been placed on the demolition list.

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. All buildings have been placed on the demolition list.

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 17 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. The segregation shower area needs to be re-modeled.

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 thirteen 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 last year. Mechanical systems are in good condition but updated controls are needed to improve energy savings and environmental conditions. The building has had many of the entrance doors replaced with reinforced security doors. New locking door magnets were installed. New security walk through gates were installed on two of the three doors.

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

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

Buildings 44 & 45 (ACF): All buildings closed. Minimal heat is maintained during the winter months. The exterior of the building is maintained. Both buildings are on the demolition list.

Building 46 (LCF): Housing. Building is in fair condition. Roof is less than 17 years old and has no problems. The concrete sidewalk and loading ramp to B-recreation were 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 primary lines were replaced this year. The interior electrical distribution system needs to be updated.

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 last summer. 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. The building has been put on the complex demolition list.

Buildings 51 & 52 (LCF): Housing. Buildings are 21 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. New offices for the facility counseling staff were created and air conditioning was installed in these offices.

Building 53 (LCF): School and Programs. This building is pole barn construction and is 21 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 library and Pastor's office.

Building 54 (LCF): Food Service. This building is pole barn construction and is 21 years old with metal roof and siding. Some leakage has occurred with ice build up on the eaves and gutters. More freezer and cooler space is needed. An MOP is partially funded to address this issue.

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 last 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. Both buildings are on the facility demolition list

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 facility training center and ERT offices will be moved into this building in the future. Building infrastructure and mechanical systems are in fair condition. Windows and doors need replacing and some minor roof repairs are needed. The drive/parking lots need to be paved.

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 were replaced and updated last year. 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 was replaced on the upper and lower levels last year. The hot water tube bundle was updated last year. The underground condensate return tank was replaced with an above ground unit that is more efficient and does not leak.

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 last 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. Future plans are to hook up to the City of Coldwater's forced sewer main and replace the sewage lift station.

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 last summer. The doors and windows need to be replaced with energy efficient ones.

Complex Infrastructure: Roads, Tunnels, Piping Systems, Electrical Distribution, Water Distribution and Storage. Roads throughout the closed prison and Camp are in poor condition

and need to be replaced. The perimeter road and parking lots for LCF were replaced and re-stripped this year. The interior roads inside of LCF are all recently new and in great shape.

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 last year.

Building 47 electrical transformer was replaced last year.

The road lights by the warehouse and along the side of the main entrance road to the facility were upgraded this year.

Primary electrical feeders to A Building were replaced last year.

Building 29 electrical transformer was replaced last spring.

Primary electrical feeds to C Building were replaced last spring.

Perimeter Fence and Security System: The fence security system was upgraded last year. The perimeter lights are currently being upgraded to LED lights. The perimeter cameras, as well as several interior cameras, are being replaced and/or added.

CC:
Patricia Popoff
Daniel Smith

LAKELAND CORRECTIONAL FACILITY
5-Year Plan FY2019

Building	Project Description	Reason Description	Quantity & Units	Facility Priority	Cost Estimate
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 Units	1	\$1,000,000
LCF Food Service	Misc projects. Addition of 2500 SF to kitchen prep area.	Damage Due To Facility Growth. Request of Facilities Maintenance. Double number of meals compared to original design capacity.	2,500 SF	2	\$440,000
LCF 'B & C' Housing	Replace drop ceilings with drywall ceilings	Provide more security for institution.	21,500 SF	3	\$946,000
LCF Food Service	Add additional freezer and cooler space to facility.	Current system is too small for the current population at LCF	1 Units	4	\$255,000
ACF Site	Replace asphalt on the road from State Street in a northern direction ending at First Street.	Existing asphalt is past its' useful life.	1 Units	5	\$500,000
LCF Warehouse	Replace existing single pane windows with energy efficient windows.	Worn out. Damaged. Future site for ERT & Training.	30 Units	6	\$500,000
A,B,C,D,E,F,G,H	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.	212,900 SF	7	\$132,000
Power Plant	Replace existing window system - w/ insulated system.	Worn out. Damaged. To Cover up Water Damage.	1,550 SF	8	\$110,000
LCF School D Housing B, C, E, F, G, weight pit	Add new pan & tilt color cameras inside.	To watch hidden areas and trouble spots. To watch areas where critical tools are used. None presently installed. For staff safety.	58 Units	9	\$500,000
LCF Site	Upgrade/replace lighting outside secure perimeter.	Increase visibility for staff and cameras outside perimeter road.	1 Units	10	\$500,000
LCF Site	Upgrade/replace lighting inside secure perimeter.	Increase visibility for staff and cameras around buildings and yard.	1 Units	11	\$220,000
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 Units	12	\$45,870

ACF Site - All	Building demolition.	Damaged. Request of Facilities Maintenance.	328,940 SF	13	\$500,000
CDW Site - All	Building demolition.	Damaged. Request of Facilities Maintenance.	655,950 SF	14	\$500,000
LCF Weight Pit	Add new pan & tilt color cameras inside.	Dangerous or potentially life threatening. For staff safety. To watch hidden areas and trouble spots.	4 Units	15	\$57,200
LCF Admin./A; Housing	Add automatic sprinklers to holding cells across from Control Center.	Needed to bring into compliance with industry standards.	3 Units	16	\$20,000
LCF 'D; Housing	Turn Program area into Housing.	This would allow the facility to house more inmates.	1 Units	17	\$200,000
LCF Admin./'A' Housing	Add new horn strobes. Add smoke detectors outside dining room.	Life safety code issue.	1 Units	18	\$13,750
LCF Admin./'A & B' Housing	Replace horns with horn strobes.	Code issue. None presently installed.	27 Units	19	\$41,250
LCF 'A, B & C' Housing	Replace existing roofs.	Roofs are worn and needs replacing.	142,100 SF	20	\$330,000
LCF 'A, B, C & D' School	Replace/new steam to hot water converter system - 800 GPM. Replace heat exchange (150 GPM approx.).	Worn out.	4 Units	21	\$159,500
LCF Site	Pavement/Driveway/Perimeter Road, Bituminous, Remove & Replace Full Depth. Interior drives from C Bldg. north to delivery area at 'B' housing.	Due to age of system. Due to facility request. To prevent failure. To fix deteriorated, damaged, failure area. To improve appearance. Long-term/high maintenance issue. Drives (fire route) have reached their life expectancy and have cracked and are broken.	30,000 SF	22	\$220,000
LCF 'B & C' Housing	Pavement/Driveway/Perimeter Road, Bituminous, Mill & Resurface. Courtyard area of building.	Due to age of system. To fix deteriorated, damaged, failure area. To improve appearance. Long-term/high maintenance issue. To extend life. Courtyard is beginning to deteriorate with cracking and settling and is causing trip hazards.	4 Units	23	\$88,000
LCF 'B' Building	Upgrade the main distribution lines and service panels.	Current service is too small and outdated.	1 Units	24	\$150,000
LCF 'D' School	Air handling Units heating only. Replace steam heating air handling Units in segregation area.	Not functioning or broken. Future major expense.	3,000 SF	25	\$26,400
LCF Maintenance Storage	Replace/new fire protection system.	None presently installed.	2,400 SF	26	\$47,300

Grounds	Replace existing window system - w/ insulated system.	Worn out. To Cover up Water Damage.	840 SF	27	\$55,000
Power Plant	Site Improvements III, new, above ground tank	Upgrade above ground generator fuel tank to include overflow protection.	2 Units	28	\$17,600
LCF Site	Replace electronic detection cable on inside and outside perimeter fence.	Current system is outdated and requires frequent repairs. Needs to be replaced for security reasons.	2 Units	29	\$275,000
CDW Site	Replace Pavement/Curb & Gutter, South, east, west sides of Maintenance Building, Grounds Building, Power Plant and Warehouse.	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.	25,195 SF	30	\$47,740
Maintenance	Replace pneumatic with direct digital controls (DDC).	Beyond useful life. Not functioning or broken.	17,530 SF	31	\$35,200
LCF Generator Building	Site Improvements III, new, above ground tank	Upgrade above ground generator fuel tank to include overflow protection.	1 Units	32	\$11,000
LCF Admin 'A' Housing and 'B & C' Housing	Fintube radiation. Only in housing Units.	None presently installed. Doesn't provide adequate heating. Underflow heating system is not working.	109,000 SF	33	\$417,230
Bldg 71 Maintenance	Replace existing window system - w/ insulated system.	Worn out. To Eliminate High Maintenance Condition. Request of Facilities Maintenance.	1,500 SF	34	\$110,000
				Total	\$8,471,040

MICHIGAN DEPARTMENT OF CORRECTIONS

“Committed to Protect, Dedicated to Success”

MEMORANDUM

DATE: June 19, 2017

TO: Randall Haas, Warden
Macomb Correctional Facility

FROM: James McDonald, Physical Plant Supervisor

SUBJECT: Annual Physical Inspection 2017 - MRF

Administration Building

Deficiencies noted:

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

Findings/Observations:

The building is very sound structural wise. The elevator, windows, and interior 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. The PEL's project is in progress and is scheduled to be completed by August 31, 2017. Funding has been appropriated to replace security gates; DTMB is currently in the design process of this project. The roof is also scheduled to be replaced; DTMB is currently in the bid process of the roof project.

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. Wheelchair lifts are in poor condition. Door control panels in hu#4 and hu#5 are beginning to fail more frequently and maintenance staff is finding some repair parts are becoming obsolete.

cont. Housing Units 1 – 7

Finding/Observations:

Housing units are in good condition. Floors, walls, ceiling 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. I-CON has been installed in all housing units and has been functioning well. Handicap elevators in housing units are in constant need of maintenance. MOP funding has been approved with hopes of replacing the wheelchair lifts in HU#3 and HU#4. DTMB is currently in the design phase of the wheelchair lift replacement project. The roof is also scheduled to be replaced; DTMB is currently in the bid process of the roof project. 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:

Front entrance doors are in poor condition and in need of replacement. Tiles in the cart wash area are in need of replacement. A roof assessment was completed and many deficiencies were 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 side doors to food service are operable; weather tight, and in good condition. The roof is also scheduled to be replaced; DTMB is currently in the bid process of the roof project. Two hot water heaters have been replaced and some warranty issues have surfaced which is being handled by the contractor and DTMB.

Building 300 School

Deficiencies noted:

A roof assessment was completed and many deficiencies were noted. Entrance doors are in poor condition and will be replaced when funding is available.

Findings/Observations:

Mechanical, plumbing, and electrical systems are in good working order. Building is very clean. A/C unit was replaced last year and two new hot water heaters were installed this year. The central laundry project has been completed and all laundry for the facility, with the exception of two housing units, is being completed in Bldg. 300. The roof is also scheduled to be replaced; DTMB is currently in the bid process of the roof project.

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. The building A/C unit was replaced last year as well as a heating boiler.

Segregation

Deficiencies noted:

Findings/Observations:

Area is clean and well illuminated.

Intake Area/Sallyport

Deficiencies noted:

Sallyport shack is rusted badly and in poor condition.

Findings/Observations:

Area is clean and well illuminated. Sallyport pit is in very good condition; however the officer's

cont. Intake Area/Sallyport

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:

Findings/Observations:

Plumbing, heating, and electrical have been well maintained. Window screens are in need of replacement.

Fences, Zones, Fire Protection Systems, and Grounds

Deficiencies noted:

Some of the zones require replacement shaker wire as this is an ongoing maintenance issue. All asphalt at the facility is in need of replacement.

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. Additional white limestone has been added between the “a” and “b” perimeter fences. The asphalt entrance to the facility requires replacement as well as interior walks/roadway, and parking lots. Light poles, lighting elements, and stanchions are sound and water tight. Facility has had all the perimeter lighting and cameras replaced last year.

Secondary Energy Plants, Generators and Propane Converter

Secondary Energy Plants are tested monthly, well maintained and are in working order.

Water Tower

Water Tower is clean and in good condition.

Summary:

A roof assessment was completed for all facility buildings in January 2014; any “remaining life with maintenance” has expired. Roof project is currently in progress with intentions of replacing all roofs.

DTMB is in the process of bidding asphalt replacement and is scheduled to replace as much asphalt as funding permits. 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

FY2019

Building	Project Description	Reason Description	Quantity & Units	Facility Priority	Cost Estimate
Housing Units 4, 6, 7	Wheelchair Lift	Age of system; parts availability; eliminate high maintenance costs and system failures;	3 units	1	\$378,000
Housing 1, 2, 3, 4, 5, 6	Replace lockers-HU#1-6, Writing Surface-HU#4, 5 (HU#3, 6 Wheelchair rooms); Stools-HU#4, 5	Replace cell furnishings that are in very poor and unsafe condition	1224 units	2	\$600,000
Housing Units 4, 5, 7	Replace Door Controls	Age of system (24yrs), replacement parts are not available, failure to operate increases.	3 units	3	\$420,000
Housing Units 1, 2, 4, 5	Replace Hot Water Heater	Age of system; parts availability; eliminate high maintenance costs and system failures; increase efficiency;	4 units	4	\$121,480
Housing Units 2, 3, 4, 5, 6	Replace PK Heating Boiler	Age of system; parts availability; eliminate high maintenance costs and system failures; increase efficiency;	5 units	5	\$125,000
	Shaker Wire	Age of system; parts availability; eliminate high maintenance costs and system failures; increase efficiency;	4000ft	6	\$40,000
				Total 6	\$1,684,480

MICHIGAN DEPARTMENT OF CORRECTIONS

“Expecting Excellence Every Day”

MEMORANDUM

DATE: 5/18/2017

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 2nd and 3rd floor of former warden’s residence to include required floor-to-floor separation. Interior finish to meet “Class C” requirements.
- Repair/replace rear exit steps on main floor in the lunch room.
-

Rotunda (Building 2)

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

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.

Service Building – Central Kitchen/Gymnasium (Building 9)

- Concrete walks need repair.
- Repair two of the stair cases

ERT Building (Building 12)

- Repair eve.
- Exterior requires painting.

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

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.

O Dorm (Building 28)

- Remove and replace 4" thick concrete walk between dorm O (bldg. #28) and existing concrete wall on southeast corner of building.
- Replace shower ventilation because it is inadequate for the number of prisoners being housed in this dorm.
- 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.
- 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 repainting, lead based paint currently.
- 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 need to be replaced.

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)
- Remodel shower/bathroom areas. The tiles, flooring, ventilation and some of the plumbing are high maintenance areas and are in need of a complete remodel.
- N dorm roof has about 3 years of life expectancy left.

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

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

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.

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

- Parking Lots north and west of cell block B - Seal cracks and place 1.5" bituminous pavement overlay over existing bituminous pavement on parking lots.
- Drive between lot north of cell block B and lot west of cell block C down to Post 4 - Remove and replace full depth of bituminous pavement. Enlarge radius around curves and widen drive.
- State vehicle parking lot - Seal existing cracks and overlay with 1 1/2" bituminous pavement northeast of the Brooks Center. Add gravel shoulder to the northeast edge of the pavement.
- Replace broken and cracked sidewalks and handball court in Level V. Sidewalks are heaving and are a safety and security concern.
- Replace water main from main gate to the ERT Building. The water main continually breaks every year along this area and is in need of replacing with new lines and fill.

MANGUM FARM

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

Service Building (Building 52)

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

Cattle Barn (Building 53)

- Exterior needs painting.

Farm Storage – Tools/Quonset (Building 54)

- Exterior needs painting.

Horse Barn (Building 55)

- Exterior needs painting.

Feed Storage Barn (Building 58)

- Exterior needs painting.

Cc: Don Hurrell, Administrative Officer
Daniel Smith
Jeff Niemi

Marquette Branch Prison

5-Year Plan

FY2019

Building	Project Description	Reason Description	Quantity & Units	Facility Priority	Cost Estimate
Power Plant	Remove 55 year old boilers and related equipment and install two new boilers.	The two existing power plant boilers are 55 years old and a high maintenance issue. MBP would like to replace them with more efficient boilers with economizers and also replace the plants Deaerator, condensate tank and the blowdown separator.	2 Units	1	\$2,940,000
Warehouse	Construct Warehouse Building outside secure perimeter	Reduce vehicle traffic within the secure perimeter and the introduction of contraband.	18,000 SF	2	\$1,100,000
site	Replace the PPD system at MBP	The existing PPD system at MBP is obsolete and parts are hard to come by.	1 system	3	\$975,000
O,N,P & 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. Would also like to install I-Con water saving systems for the sinks, toilets and showers.	55340 SF	4	\$89,500
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	\$25,000
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	6	\$925,300
Kitchen (Trustee)	Replace existing high-maintenance window system with energy-efficient insulated system.	ENERGY SAVINGS	1,000 SF	7	\$41,000
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	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	9	\$198,400
Trustee division kitchen	Dishwasher replacement	The dishwasher in the trustee 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. 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.	1 Unit	10	\$85,000
Cell Block C,D,andE	ELECTRICAL DISTRIBUTION SYSTEM-Remove existing distribution equipment. Relocate existing distribution panels to a non-resident accessible area.		9 Units total	11	\$90,000
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	12	\$180,000

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	13	\$95,000
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	14	\$110,000
site	MBP condensate line replacement	Replace the condensate lines from the power plant through the tunnel as the current lines are at least 45 years old with corroded fittings and joints and the existing lines continually leaks and is a high maintenance issue.	All units	15	\$35,000
Rotunda	Rotunda window replacement	Replace the existing window system in the rotunda. The existing metal framed windows are a low energy type and should be replaced with a high efficiency type replacement.	All units	16	\$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	17	\$25,400
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	18	\$61,900
Kitchen (Trustee)	The trustee kitchen roof is in need of replacement. It is an EPDM mechanically attached system and is beyond its life expectancy.	The trustee kitchen roof is in need of replacement it is an EPDM mechanically attached system and is beyond its life expectancy.	1 Unit	19	\$125,000
Site	Parking Lot, Bituminous, Overlay Existing with Bituminous. Seal cracks and place 2.0" bituminous pavement overlay over existing bituminous pavement on parking lots north and west of cell block B.	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	20	\$264,800
Hog Barn	Hog Barn Demolition	The Hog Barn is no longer utilized and is in poor condition and needs to be demoed	4,600 SQ FT	21	\$700,000
Hog Barn boiler room	Hog Barn boiler room Demolition	The Hog Barn boiler room is no longer utilized and is in poor condition and needs to be demoed	360 sq ft	22	\$15,000
				Total	\$8,170,000

MICHIGAN DEPARTMENT OF CORRECTIONS

“Committed to Protect, Dedicated to Success”

MEMORANDUM

DATE: July 5, 2017

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

FROM: Paul Tefft Physical Plant Supervisor

SUBJECT: 2017 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 until 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 basis. 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 buildings.

**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 until 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 are 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 until 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

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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 they are 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 until 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 is in fair condition. The roof is in poor condition with roof life to be estimated lasting until 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 until 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 until 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 until 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 the only posts being utilized at this time. These posts are in good working order. The remaining posts are in varying condition; however all are winterized.

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

This building is a wood constructed building which was built originally as a Deputy Warden's residence. It is one story with a full basement. The building is in good condition and has a newer electrical service, the plumbing was replaced in 2002 and the roof was installed in 2000 with roof life to be estimated lasting until 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.)**

The 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

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

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 in 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.

Attached spread sheet shows the roofing status of the Michigan Reformatory, this survey was completed in 2013 showing the life expectancy of the roof systems.

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Facility	Section Name	Roof Type	Roof Conc	Mfg.	Age	Remaining life with m	Square Feet	Recomm	Like System Replace
Mich Refor	Admin 3	EPDMF	VP	Firestone	20	0	1,800	LS	\$36,000.00
Mich Refor	Admin 5	EPDMF	VP	Firestone	23	0	100	OR	\$5,000.00
Mich Refor	Barn	Shingles	VP	N/A	30	0	9,000	LS	\$135,000.00
Mich Refor	Detention 1 TB	BUR CTP	VP	N/A	30	0	3,400	AR	\$102,000.00
Mich Refor	Detnetion 2 TB	BUR CTP	VP	N/A	30	0	500	AR	\$20,000.00
Mich Refor	Poultry House	Shingles	VP	N/A	30	0	3,800	LS	\$30,400.00
Mich Refor	Sew Pump 1	BUR CTP	VP	N/A	25	0	400	AR	\$16,000.00
Mich Refor	Sew Pump 2	BUR CTP	VP	N/A	25	0	200	AR	\$14,000.00
Mich Refor	Slaughter H	Shingles	VP	N/A	30	0	5,300	LS	\$42,400.00
Mich Refor	Yard Storage	BUR CTP	VP	N/A	25	0	900	AR	\$40,500.00
Mich Refor	F&B Ward	Shingles	VP	N/A	25	0	10,300	LS	\$103,000.00
Mich Refor	Outside Wall	SBS MOD	P	N/A	25	0	25,500	AR	\$0.00
Mich Refor	Admin 1	EPDMF	VP	Firestone	23	1	5,100	LS	\$91,800.00
Mich Refor	Admin Rotundr	BUR	P	N/A	20	1	7,500	AR	\$187,500.00
Mich Refor	Main. 1	EPDMF	VP	Firestone	25	1	2,600	LS	\$52,000.00
Mich Refor	Main. 2	EPDMF	VP	Firestone	25	1	2,800	LS	\$56,000.00
Mich Refor	Admin 2	EPDMF	P	Firestone	20	3	1,700	LS	\$34,000.00
Mich Refor	Power Plant 1	EPDMF	P	Versico	21	3	1,600	OR	\$40,000.00
Mich Refor	Power Plant 2	EPDMF	P	Versico	21	3	1,600	OR	\$40,000.00
Mich Refor	Power Plant 3	EPDMF	P	Versico	21	3	1,600	OR	\$40,000.00
Mich Refor	Power Plant 4	EPDMF	P	Versico	21	3	4,300	OR	\$90,300.00
Mich Refor	Food Serv. 4	EPDMF	P	Firestone	23	3.1	1,300	OR	\$26,000.00
Mich Refor	Food Serv. 3	SBS MOD	P	N/A	20	3.3	6,500	OR	\$143,000.00
Mich Refor	Garage 1	EPDMF	F-P	Versico	21	3.4	2,800	OR	\$50,400.00
Mich Refor	Garage 2	EPDMF	F-P	Versico	21	3.4	3,500	OR	\$63,000.00
Mich Refor	Library 1	EPDMF	F-P	Firestone	23	3.4	7,500	OR	\$112,500.00
Mich Refor	Library 2	EPDMF	F-P	Firestone	23	3.4	650	OR	\$16,250.00
Mich Refor	Entr. Rotundra	EPDMF	F	N/A	20	5	900	OR	\$22,500.00
Mich Refor	Chapel 2	Shingles	F	N/A	15	5	4,600	OR	\$36,800.00
Mich Refor	Food Serv. 1	EPDMF	F	Firestone	23	5	5,700	OR	\$102,600.00
Mich Refor	Cell Block "J"	EPDMB	P	N/A	20	5	18,500	AR	\$203,500.00
Mich Refor	Food Serv. 2	EPDMF	F-P	Firestone	23	5.3	5,200	OR	\$93,600.00
Mich Refor	Garage 3	Shingles	F	N/A	12	7	1,100	LS	\$8,800.00
Mich Refor	Cell Block "I" 1	SBS MOD	F	Firestone	15	7	19,500	AR	\$487,500.00
Mich Refor	E&A Ward	Shingles	F	N/A	15	7	10,900	LS	\$109,000.00
Mich Refor	H&D Ward	Shingles	F	N/A	15	7	8,600	LS	\$86,000.00
Mich Refor	Chapel 1	SBS MOD	G	Firestone	15	10	600	OR	\$9,000.00
Mich Refor	Training	Shingles	F	GAF	10	10	2,900	LS	\$23,200.00
Mich Refor	Cell Block "I" 2	EPDMF	F	Firestone	10	10	200	OR	\$6,000.00
Mich Refor	G&C Ward	Shingles	G	N/A	12	10	10,300	LS	\$103,000.00
Mich Refor	Equip Storage	Metal	F-P	N/A	20	15	4,200	OR	\$75,600.00
Mich Refor	Garage 4	Metal	G	N/A	8	15	300	LS	\$7,500.00
Mich Refor	Main. 3	Metal	G	Steelox	20	15	8,100	OR	\$162,000.00
Mich Refor	Warehouse 1	BUR CTP	G	N/A	10	15	34,000	AR	\$782,000.00
Mich Refor	Warehouse 2	BUR CTP	G	N/A	10	15	800	AR	\$32,000.00
Mich Refor	Admin 4	SSM	F	N/A	10	20	250	OR	\$15,000.00
Mich Refor	Guard Shack 4	Metal Sean	F	N/A	30	10	2,500	OR	\$37,500.00
Totals							251,400		\$3,990,150.00

Michigan Reformatory
5-Year Plan FY2019

Building	Project Description	Reason Description	Quantity & Units	Facility Priority	Cost Estimate
Administration	Gate controls and operators replacement	update for security	3	1	\$55,000
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
Perimeter Wall	Repair/Reseal the interior and exterior of RMI's Perimeter Wall	Wall was painted and sealed several years ago. The paint/sealer is peeling away. The top of the wall needs caping to stop water damage.	6,000 sq.ft.	3	\$225,000
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	4	\$315,800
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.	5	\$185,000
Dish Machine	Replace existing machine	Due to the age and condition of the Dish machine, constant repairs are made and the machine is becoming obsolete to find repair parts.	1	6	\$55,000
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.	7	\$103,000
Maintenance Build	Repair/Replace Roof and Insulation	Survey from McDonald Roofing Company gives this roof a zero life expectancy.	5400 sq.ft.	8	\$108,000
Food Service	Replace 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.	1	9	\$85,000
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.	10	\$133,700
Administration	Replace existing window system-w/insulated system. Replace all single glazed, wood framed windows.	Worn out. Damaged. To eliminate hight maintenance conditions. To provide consistent comfortable temperature for visitors and staff.	Numerous	11	\$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	12	\$22,000
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	13	\$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 inmates. There is no plan to use this building. McDonald Roofing Company estimated the cost of this building roof to be \$122,000. (2104)	1	14	\$150,000
			Total		\$2,113,800

MICHIGAN DEPARTMENT OF CORRECTIONS

“Committed to Protect, Dedicated to Success”

MEMORANDUM

Date: June 23, 2017

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 2017. 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.

We have completed several repairs to the MCF Parking Lot but continue to be plagued with reoccurring potholes. MCF's parking lot does need to be completely repaved in the near future.

All building roofs with the exception of Food Service (replaced 2008) are in need of repairs due to leaks. The LTA/School building needs a new roof.

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

Overview of Physical Plant accomplishments

MCF

Energy efficient LED bulbs were installed in count lights in housing units 2 & 3

Water saving faucets were installed in the school building restrooms

Installed new LED lights on housing unit roofs

New lights were installed in the Administration building

New security zones and fence wire system installed

New monitors installed in control center

Painted unit 6 and food service

Installed new tile in food service and unit 6

Installed new entry doors and brick in LTA entryway

Replaced plumbing in food service by steam kettles

Replaced water line unit 2

Replaced drain line in food service

Replaced DVR for recording video

Installed new doors and frames in unit 5 and 6

Replaced door to freezer in food service

Installing new boilers in powerhouse

Installing new PPD system

Installing new video surveillance and lighting systems

Guard 1 round reading system installed

New chairs in administration waiting area

Exhaust fan in 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 doors each year as funds allow. Plumbing pipes are showing signs of deterioration and are being replaced when applicable. Buried steam line needs to be replaced.

Warehouse/ Maintenance Building

The Warehouse/ Maintenance Building is 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 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. Need to remove several trees and repair the grounds. Control center needs to be remodeled with the installation of the new camera system.

Power Plant

The Power Plant is structurally in good condition. Routine maintenance and improvements are on going. The two Erie city boilers have been removed and is being replaced with two new Johnstone boilers. One of the chillers has a bad compressor; two are functional, a new system is being looked into. 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. This is also being looked into as part of the boiler project savings. Water softener rejuvenator needs to be replaced this is being looked into also. We are going to install new chemical feed pumps to improve water quality in the boiler and less handling of chemicals.

Pole Barn

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

Trailers

We have one trailer that is in good condition, but needs work on siding and windows.

Food Service

The Food Service Building is in good condition. Routine maintenance is ongoing with the equipment. The freezers and cooler have been operating well. The two roof top exhaust fans have been replaced. The tile flooring has many bad spots that need to be replaced. The tile on the walls is being redone in some areas. The hot water bundle and storage tanks need to be replaced due to leaking.

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 leaks and 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. The program has requested additional booths which are being looked into.

Health Care

Health Care is in good condition. The roof has some leaks. A new air conditioning unit was installed on the end. The chiller coil and air handling unit is being assessed as part of the chiller project. Dental clinic has a new window air conditioner installed.

/dk

cc: Gene Page
Don Spaulding

Ed Vallad
Jeff Niemi

MUSKEGON CORRECTIONAL FACILITY
5-Year Plan FY2019

Building	Project Description	Reason Description	Quantity & Units	Facility Priority	Cost Estimate
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.		1	\$700,000
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	2	\$130,000
Foodservice/ 2 unit	New heat exchanger and water storage tank	Tank is beyond useful life. Tank and bundle are leaking		3	\$75,000
LTA/ unit	Repair or replace roofs	Roofs are leaking and beyond useful life.		4	\$750,000
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
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	13	\$250,000
Site	Fire alarm system	System is beyond its useful life. Parts are no longer made.		9	\$120,000
Food service	We currently have 4&6 man steel tables with plastic seats and laminate tops that are high maintenance and difficult to clean. We would like to replace these with 4 man stainless steel tables that are lower	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
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
Site	Fire alarm system	System is beyond its useful life. Parts are no longer made.		6	\$120,000
Food service	We currently have 4&6 man steel tables with plastic seats and laminate tops that are high maintenance and difficult to clean. We would like to replace these with 4 man stainless steel tables that are lower	Sanitary reasons, tables are worn and difficult to clean. Chairs are starting to break and we are unable to find replacements.		7	\$150,000
Fence	Replace old fence along power lines	Install new fence along power lines to help control unlawful entry.	2,500 LF	8	\$50,000
Fence	Replace some of the fencing around the facility	Fencing is past its useful life. Replace rusted fence	1,000 LF	9	\$50,000
				Total	\$2,810,000

MICHIGAN DEPARTMENT OF CORRECTIONS

“Expecting Excellence Everyday”

MEMORANDUM

Date: June 26, 2017
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

A new cage was constructed around the food service stairway leading into the basement for improved security.

Installation of new PELS system completed and in testing phase seems to be lots of issues with the accuracy.

New camera and perimeter lighting project underway.

Zone 11A shaker wire replaced.

Rebuilt the heating units on serving lines

Blaxely mixer replaced with a Hobart unit including bowl Guard

Several areas had new carpet installed and walls painted.

Tile replaced in NW corner of dining hall

All preventive maintenance on air handlers completed.

Annual CSD1 and inspections completed on boiler 1 and 4.

Continued to convert yard lighting to LED.

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

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. 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. Cameras will be added in this area with the new system being installed. 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. 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 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 # 56The Fire Hall Building is in fair condition. Roofing is in poor condition and should be replaced. The old entrance doors need to be replaced with an insulated roll up door. The windows need to be replaced. Exterior trim needs painting. Existing steam unit heater needs to be upgraded to energy efficient types.

Garage Building #48

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

Truck Garage #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 removed. Many of the video cameras are reaching the end of their service lives and need to be updated.

CC.

George Sevarns
Ed Vallad
Jeff Niemi

NEWBERRY CORRECTIONAL FACILITY

5-Year Plan

FY2019

Building	Project Description	Reason Description	Quantity & Units	Facility Priority	Cost Estimate
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	1	\$20,000
All housing units	Remove existing carpeting and replace with new.	Carpet is in very poor condition. Sanitation issue.	32,000 sq ft		\$40,000
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	2	\$1,250,000
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	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	3	\$75,000
Kitchen	Misc projects. Increase size of loading dock and install flip ramp.	Damaged. Damage Due To Facility Growth.	1 unit		\$33,600
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
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
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
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
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. Personal comfort.	25,000 sq ft		\$556,900
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
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

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
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
Health Care, Depu	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. Personal comfort.	40,000 sq ft		\$1,108,000
Site	Pavement Areas/Driveways/Roadways, Bituminous, Remove & Reseed. Existing bituminous driveways around Buildings 34, 95, 96 and along front of the old hospital, including tennis courts and basketball courts.	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
site	Miscellaneous piped utilities project, New. 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	5	\$54,000
Service Building	INTERIOR LIGHTING-Replace interior light fixture(s), Industrial. Basement light fixtures.	Existing equipment is old and has reached the end of its useful life. Increase equipment efficiency. Increase lighting levels. Appearance. Provides a cost and energy savings.	15,000 sq ft		\$81,000
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. Personal comfort.	7000 sq ft		\$194,000
Health Care and D	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
Site	Recreation Field/Court, Resurface/Renovate, Basketball. Located north of Q Unit and the Health Service Building, include re-striping 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
Site	Distribution Pipe, Water, New. Provide 1050 LF of 6" ductile iron water main pipe as a dedicated supply line from Pump House No. 5 and 6. Begin pipe at existing 6" line coming from Buildings 75 - 79 area, under the RR tracks, southeast of	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
Site	Steam Distribution System, Tunnel, Demo/Remove. 350 LF of 4' x 4' tunnel from Building 14, northeast to Campbell Avenue. 100 LF of 4' x 4' tunnel from under Campbell Avenue to Building 34. Concrete seal tunnel at both ends under	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
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	4	\$121,500
Site	Pipe, Sanitary, Remove & Backfill. Located along north face of the old demolished hospital, along the west side of the hospital and leading into and past Buildings 95, 96 and 34. At miscellaneous areas between buildings to be demolished on	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
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	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

Site	Pavement Areas/Driveways/Roadways, Bituminous, Mill & Resurface. Mill 2" off existing bituminous pavement and replace with 3" of new bituminous pavement. Areas include main access road off Campbell Avenue to the prison parking	Due to age of system. To prevent failure. To fix deteriorated, damaged, failure area. To improve appearance. To improve vehicle traffic flow. Long-term/high maintenance issue. Service reliability. Due to frequent use by heavy/large trucks. To exte	60,000 SF		\$64,800
Site	Distribution Pipe, Water, New. Provide 1650 LF of 8" ductile iron water main pipe from new water tower to the "community" water lines located north of Building 32 across Campbell Avenue. Begin at new water tower and pipe it along the west	Due to facility growth. Existing is undersized. To prevent failure. To improve fire water flow. To improve domestic water flow. Long-term/high maintenance issue. Service reliability. Prevent winter freezing hazard. To extend life. Must maintain w	1,700 LF		\$80,300
Site	Distribution Pipe, Water, Remove & Backfill. Existing water service lines serving the old hospital and surrounding Service Buildings and Houses need removed. Coordinate with other water projects.	Due to facility growth. To prevent failure. To improve fire water flow. To improve domestic water flow. Long-term/high maintenance issue. Service reliability. Due to facility construction. Existing hospital and multiple surrounding buildings and ho	10,000 LF		\$270,000
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. City	1 Unit		\$945,000
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	Due to age of system. Due to facility growth. Due to facility request. To improve drainage. To prevent failure. To fix deteriorated, damaged, failure area. To improve appearance. To improve pedestrian traffic flow. Soil erosion issue. Long-term/h	40,000 SF		\$436,800
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
Ferguson Hospital	Building demolition. Demolish entire structure.	Request of Facilities Maintenance. Building no longer used or usable.	68,800 SF		\$1,500,000
Truck Garage	Provide pre-engineered building. Replace existing building with new.	Request of Facilities Maintenance.	6,000 SF	6	\$324,000
Truck Garage	Building demolition. Demolish entire structure.	Request of Facilities Maintenance. Building is no longer usable.	6,000 SF		\$56,700
Cottage O - Male	Building demolition. Demolish entire structure.	Request of Facilities Maintenance. Building is no longer used or usable.	23,160 SF		\$328,300
Cottage P - Male	Building demolition. Demolish entire structure.	Request of Facilities Maintenance. Building no longer used or usable.	12,280 SF		\$174,100
Cottage Q - Male	Building demolition. Demolish entire structure.	Request of Facilities Maintenance. Building is no longer used or usable.	10,480 SF		\$148,600
Cottage R - Male	Building demolition. Demolish entire structure.	Request of Facilities Maintenance. Building is no longer used or usable.	10,480 SF		\$148,600
Cottage S - Male	Building demolition. Demolish entire structure.	Request of Facilities Maintenance. Building is no longer used or usable.	10,480 SF		\$148,600

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
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. Personal comfort.	2,500 SF		\$55,700
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
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
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
Power House	Miscellaneous. Remove abandoned turbines.	Not functioning or broken.	3 units		\$148,500
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
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
Cottage D - Female	Building demolition. Demolish entire structure.	Request of Facilities Maintenance. Building no longer used or usable.	17,800 SF		\$252,300
Cottage E - Female	Building demolition. Demolish entire structure.	Request of Facilities Maintenance. Building no longer used or usable.	16,980 SF		\$240,700
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. To Cover up Water Damage.	8,000 SF		\$215,000
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. Personal comfort.	7,000 SF		\$194,000
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
Cottage F - Female	Building demolition. Demolish entire structure.	Request of Facilities Maintenance. Building is no longer used or usable.	12,240 SF		\$173,500

Kitchen	Replace quarry tile. With monolithic polymer floor, all kitchens and dining areas.	Damaged. Leading to More Serious Problems. To Eliminate High Maintenance Condition. To Cover up Water Damage.	9,000 SF		\$151,200
Kitchen	Misc projects. Remove/cut concrete cornices, replace with vertical metal fascia and rebuild entrance to hall.	Damaged. Leading to More Serious Problems. Cosmetically Necessary or Aesthetically Poor. To Eliminate High Maintenance Condition. To Cover up Water Damage.	1 unit		\$201,600
Kitchen	ELECTRICAL DISTRIBUTION SYSTEM-Remove existing distribution equipment. Replace existing 400A disconnect switches located in the Kitchen, School and Infirmary basements. Six total.	Existing equipment has become a safety problem. Personal safety. Owner request. Existing disconnect switches are not dead-front.	6 Units		\$50,400
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
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
Storage	Provide pre-engineered building. Replace existing building with new structure.	Request of Facilities Maintenance.	3,000 SF		\$162,000
Lumber & Maintenance Storage	Building demolition.	Worn out. Cosmetically Necessary or Aesthetically Poor. To Eliminate High Maintenance Condition.	5,100 SF		\$50,400
Site	INTERIOR LIGHTING-Replace interior light fixture(s), Industrial. Provide new lighting in existing Pump House No. 4, 5, and 6.	Existing equipment is old and has reached the end of its useful life. Increase lighting levels. Owner request.	500 SF		\$2,700
Site	Add new equipment. Add intercom from Sally Port to Control Center.	Add capacity to existing system. None presently installed.	1 unit		\$2,900
Kitchen	Equipment - New and Replacement. Replace ovens.	Worn out. To Eliminate High Maintenance Condition.	4 units		\$60,000
Site	INTERIOR LIGHTING-Replace interior light fixture(s), Industrial. Install new light fixtures, switches and wiring in existing tunnels.	Existing equipment is old and has reached the end of its useful life. Existing equipment is obsolete. Increase lighting levels. Security light. Service reliability. Owner request.	2,500 SF		\$16,800
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

Site	EXTERIOR LIGHTING-Install Pole with Fixture. Provide additional roadway lighting from Power House Building to Administration Building.	Increase lighting levels. Owner request.	15 Units		\$36,500
Site	EXTERIOR LIGHTING-Miscellaneous. Relocate fusing in existing exterior light pole fixtures to pole base.	Existing equipment has become a high maintenance problem. Existing equipment has become a security problem. Service reliability. Owner request. Existing light poles have not strain relief for interior wiring, causing fusing in fixture head to ground-o	55 units		\$25,200
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
Site	EXTERIOR LIGHTING-Miscellaneous. Rewire existing exterior wall-pak fixtures and security fixtures together. Provide one central control station with timeclock, photo cell and contactor controlled panel(s).	Increase equipment efficiency. Security light. Service reliability. Owner request.	48 units		\$16,800
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
Site	Distribution Pipe, Water, New. Extend existing 6" water supply line from Well 4 to the new water tower. Begin just west of 100 Building and pipe it directly north to the tower and avoid any service taps off this dedicated supply line. Include	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 6" sup	225 LF		\$10,600
Site	Distribution Pipe, Water, New. Located along the east side of Building 72. Begin at 8" coming into the prison on the north side and tie into the water line that serves Buildings 67, 68 and 72 from the south main prison feed. Include necessary	To prevent failure. To improve fire water flow. To improve domestic water flow. Long-term/high maintenance issue. Service reliability. This installation will complete a water line loop around the east portion of the secure prison area. Better control	400 LF		\$23,500
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
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. Will help allow sanitary flows from the prison to be diverted to a bar screen mechanism before it passes any city residential la	700 LF		\$37,800
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
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
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
Site	Pavement Areas/Driveways/Roadways, Bituminous, New Full Depth. Small driveway leading from old Well #2, past the existing brine tanks and down to the lower level. Also pave the perimeter road along the perimeter fence at the southwest	To prevent failure. To fix deteriorated, damaged, failure area. To improve appearance. To improve vehicle traffic flow. Long-term/high maintenance issue. Service reliability. Due to frequent use by heavy/large trucks. To extend life. Existing is e	8,000 SF		\$24,300
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

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
Nurses Residence	Building demolition. Demolish entire structure.	Request of Facilities Maintenance. Building is no longer used or usable.	17,054 SF		\$295,000
Paint Shop	Building demolition. Demolish entire structure.	Request of Facilities Maintenance. Building is no longer used or usable.	1,630 SF		\$15,400
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
Storm Windows Storage(potato barn)	Building demolition. Demolish entire structure.	Request of Facilities Maintenance. Building is no longer used or usable.	1,560 SF		\$14,700
Maintenance Storage	Building demolition. Demolish entire structure.	Request of Facilities Maintenance. Building is no longer used or usable.	420 SF		\$4,000
Pump House #2	Building demolition. Demolish entire structure.	Request of Facilities Maintenance. Building is no longer used or usable.	290 SF		\$2,700
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
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. Damage Due To Facility Growth. To Cover up Water Damage.	600 SF		\$14,100
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. Owner request.	1 unit		\$8,400
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
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. Owner request.	1 unit		\$8,400
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
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. Owner request.	3 units		\$16,800

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
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. Owner request.	3 units		\$16,800
Housing Unit 2	Replace ceramic tile. With monolithic polymer floor. Typical as with all 10 Wards.	Damaged. Leading to More Serious Problems. Cosmetically Necessary or Aesthetically Poor. To Eliminate High Maintenance Condition. Damage Due To Facility Growth. To Cover up Water Damage.	600 SF		\$14,100
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. Owner request.	1 unit		\$8,400
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
Housing Unit 1	Replace ceramic tile. With monolithic polymer floor. Typical as with all 10 Wards.	Damaged. Leading to More Serious Problems. Cosmetically Necessary or Aesthetically Poor. To Eliminate High Maintenance Condition. Damage Due To Facility Growth. To Cover up Water Damage.	600 SF		\$14,100
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
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. Owner request.	1 unit		\$8,400
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
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
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
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. Owner request.	3 units		\$25,200
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
Medical Superintendent Residence	Building demolition. Demolish entire structure.	Request of Facilities Maintenance. Building is no longer used or usable.	4,400 SF		\$41,600

Storage	Building demolition. Demolish entire structure.	Request of Facilities Maintenance. Building is no longer usable.	2,880 SF		\$27,200
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
NA	Install gates to access unit 11 yard with welding trailer	More secure location	1	7	\$100,000
Amusement Hall Bldg #14	Building demolition. Demolish entire structure.	Request of Facilities Maintenance. Building no longer usable.	14,500 SF		\$245,000

MICHIGAN DEPARTMENT OF CORRECTIONS

“Committed to Protect, Dedicated To Success”

To: Warden Tom Mackie

From: Jeff Zenner, Physical Plant Supervisor
Oaks Correctional Facility, ECF

Date: 6/2/17

Subject: Annual facility inspection

Facility Overview:

Asphalt driveways and parking lots are in fair condition. Some pothole patching, and over band crack seal was performed in 2016, we also had bad areas removed and replaced along with repairs to the perimeter road and some drives. Sidewalks are generally in fair to good condition except for the areas surrounding 6 and 7 blocks. New sidewalks need to be added due to changes in prisoner and staff duties. Roofs on housing units 1-7 are all in the process of being replaced. The roofs on the other 4 main buildings need to be replaced as they have reached their useful life cycle also.

Entrance doors and frames throughout the facility are in fair condition and in need of lower frame repair. The 100 building boiler room to roof doors need to be replaced along with the 300 building back entrance. These doors are in poor condition and are very hard to secure.

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. Housing unit 6 and 7 has issues on the upper Parapet wall. Roofing contractor to investigate with help of mason

The Fire Alarm System is in good working condition.

The Duress System (PPD) is in good condition.

Security fencing is in good condition. Need to look at replacing stun fence controls
Parts are no longer available.

Building 100: Administration

The roof has had new coating applied and is currently leak free. The HVAC system is scheduled for replacement this summer. Precise temperature control in some areas can be problematic but is being addressed. Plumbing is in good condition. The electrical system is in good condition. The security system is in good condition. Several entry doors are showing signs of deterioration.

Building 200: Support Services

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

Building: 500: Maintenance, Warehouse and Electrical Generator Room

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

Units 1-7

The roof problems were covered in the overview. The HVAC systems are generally in good condition. The plumbing systems are generally in good condition; Icon water regulating systems are functioning well. The electrical systems are in good condition. Several entry doors are showing signs of deterioration. Units 6 and 7 all cell doors are showing signs of wear and repairs /welding are problematic with constant repairs needed.

Water Tower:

Water tower is in good condition. Interior and exterior was painted in 2015. Booster pump and motor was replaced in 2016

Pole Building:

Pole building is in good condition.

MICHIGAN DEPARTMENT OF CORRECTIONS

“Committed to Protect, Dedicated to Success”

Memorandum

DATE: May 16, 2017

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, 2017. 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 2017**

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. Roof bids were received for replacement of this roof with a standing seam metal roof. This project is on hold at this time.

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. Window seals and gaskets are in poor condition on operable windows.

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: Roof needs to be replaced. The windows on the secure side of the Admin. building need to be repaired or replaced.

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

Building Structure: Very good condition

Roof: Poor condition. 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: Fair condition. 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: Very good condition. All fifteen furnaces in A, B, and C-Units were replaced in 2016.

Specific Areas of Improvement: Roofs on all three buildings need to be replaced. 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.

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

Building Structure: Good condition

Roof: Poor condition. Three tab shingles are in very poor condition.

Windows, doors: Good condition.

Electrical: Good condition.

Plumbing: Good condition.

Mechanical, Heating: Good condition.

Specific Areas of Improvement: Roof needs to be replaced on Buildings 500 and 600.

Food Service (Bldg. 700)

Building Structure: Good condition.

Roof: Three tab shingle roof is in poor condition. Roof has leaked when snow and ice created ice dams. Bids were received for the replacement of this roof with a standing seam metal roof. This project is on hold at this time.

Windows, doors: Good condition.

Electrical: Good condition.

Plumbing: Good condition.

Mechanical, Heating and Cooling: Good condition.

Exhaust, make up air, and kitchen hood: 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: Roof needs to be replaced. Food service equipment are all seventeen + 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: Poor condition. 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: Roof needs to be replaced. Furnace for the school office area is scheduled to be replaced in the summer of 2017

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 very 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 12 years. 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. The system does not have smoke or heat detectors.

Weight Pit Pavilion (Bldg. 900A)

Building Structure: Very good condition.

Roof: Very good condition.

Note: Building was built in 2016 and paid for by the Prisoner Benefit Fund. It is a 62' X 62' roof on steel columns with no side walls.

Maintenance/Warehouse (Bldg. 1000)

Building Structure: Good condition.

Roof: Poor condition. 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: Roof needs to be replaced.

ERT / (Bldg. 1100)

Building Structure: Good condition. The sheet metal on the exterior walls are in poor condition due to age and patching the areas where there was old overhead door and window openings.

Roof: Poor condition. 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 12 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 12 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 12 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 12 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 12 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 7 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 7 years. Gas treatment room finishes are deteriorated due to the highly caustic chemicals used to clean aeration lines.

Sallyport (Bldg. 2000)

Building Structure: Good condition.

Roof, windows, doors: Good condition.

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 September 20, 2016. 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. Bids for the addition of razor wire are due on May 31, 2017.
- A 12' high buffer fence with a single row of razor wire was installed to enclose the area between the sally port and the Food Service Building.
- Sally port is in good condition. Gates are in good operating condition. Sally port Pit is in good condition and still utilized.
- PPD system is obsolete and repair parts are no longer available. The system was upgraded and the head end was replaced on 3/27/2014. The system is scheduled to be replaced in 2017. This project is on hold 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. Shaker cable was added to the buffer fence that encloses the sally port and the food service building in May 2017.
- Fire alarm system is in good condition. Smoke detectors in all buildings have been replaced since 2015. 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. Perimeter lighting was upgraded to LED during the Perimeter Security Upgrade in 2016. All lights outside of the perimeter have been upgraded to LED. Yard lights inside the perimeter are high pressure sodium fixtures.
- Camera system is in very good condition. The system was replaced during the Perimeter Security Upgrade 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 very 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 water tower is in good condition. It was last inspected by Nelson Tank Company in September of 2016. 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.
- 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. A study, by U. P. Engineers and Architects, was completed in 2016 to determine the solution to treatment process. U.P.E.A. recommended replacing the aeration system in lagoons 5, 6, 7, and 8. They also recommended installing a new liner in lagoon #1 to give the facility more storage capacity and more flexibility in storage and management of waste water. This project went from a study to a design and construction phase and is on hold at this time.

Facility assessment completed by Robert Kleimola, Physical Plant Supervisor.

OJIBWAY CORRECTIONAL FACILITY
5-Year Plan FY2019

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 17 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 17 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	Total Fire Alarm System Upgrade 10 buildings (included upgrade of Fire Alarm System in the Gym/Property Building)	Security and Safety concerns and high maintenance condition.		4	\$800,000.00
Site	Standing Seam Metal replacement of entire facility's roofs except for Food Service and Administration which are scheduled for FY18	In August of 2013, McDonald Roofing Company evaluated the facility's roofs and recommended replacing existing roofs in five years	145,800 SF	5	\$1,931,950.00
Administrative Building	Install sprinklers in the Administrative Building	The new Penal rules definition changed to include temporary segregation cells.		6	\$360,000.00
Gymnasium/Property - 900	Remove and replace existing gymnasium flooring.	Remove existing wood gymnasium flooring. Install new rubberized gymnasium flooring. Existing flooring is improperly vented and is worn out from 36 years of use.	130000 Allowance	7	\$110,453.00
Water Storage Tank	Repaint exterior water storage tank and install cathodic protection system	Vendor recommended repainting exterior water storage tank and installing a cathodic protection system from their inspection done 10/11/2016.		8	\$95,000.00
Site	Parking Lot seal cracks	Existing Parking lot is 17 years old and in need of repair		9	\$50,000.00
Administrative Building	Replacement windows in the Secured side of the Administration building	Existing windows are 25+ years old and weather stripping is gone and hinges are rusty		10	\$31,658.58
Food Service and 2 Housing units	Replacement of 3 Commercial Domestic Water Boilers	Existing boilers are 17 years old and will need to be replaced in the next 5 years.		11	\$35,030.89
				Total	\$3,709,453.47

MICHIGAN DEPARTMENT OF CORRECTION
MEMORANDUM

“Committed to Protect, Dedicated to Success”

DATE: August 18, 2017

TO: Melinda Braman, Warden
Parnall Correctional Facility

FROM: Rebecca Vermeulen, Account Tech
Brad Zimmerman, Physical Plant Supervisor
Parnall Correctional Facility

SUBJECT: Annual Facility Report 2017

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

92-Administration Building – Observations: This building is in good condition. Mail Room needs to be expanded. Heating boiler is old and needs to be replaced. Small repairs to the ceiling and the floor are needed. Upgrade to security and fire alarm system has just been approved.

57-Warden’s Suite and Physical Training Center – Observations: This building is in very good condition. New heating boiler is needed. Rooftop was replaced this year.

80-Healthcare, Creamery, Quartermaster, Property, Intake – Observations: The two roof top heating/HVAC units are 5 – 6 years old. Cooling/refrigeration system is in good condition. Plumbing and electrical are in good condition. Old Creamery needs new roof. Staff restrooms as well as inmate restrooms in Intake need to be updated. Overall good condition.

79-Food Service – This building was re-roofed in 2016. Building is in good condition. Most doors have been replaced. All new cooling controls, EVAP and conduit. Freezer is in good shape. Electrical and plumbing are in good condition, including a new water softener. Epoxy floor project was completed. Single pane windows need to be replaced. New grease trap is needed.

61-Old Traffic Building – This building is no longer being used and has been vacated. Should be added to the demo list.

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.

200-School – This building is in fair condition. Security and fire alarm system will be updated soon. Electrical and plumbing are in fair condition. Two electrical furnaces need to be replaced. Building needs new boiler. Carpet needs replacement. Roof needs to be replaced.

201-Modular School Offices – This building is in fair condition considering its age. New carpet or flooring is needed.

219-Gym – Building structure is in good condition, but several things are in poor condition. Concrete areas need replacement. Roof top HVAC needs to be replaced. Roof is in need of repair or replacement. Pool table/music room needs new flooring. Gym floor is in good condition. Plumbing and electrical are in good condition.

198-Programs – This building is in very good condition. Security and fire alarm system update is coming. Two program rooms are being added. Library is in good condition. Plumbing and electrical are in good shape. Roof is in good condition.

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. Roof is in poor condition. 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 outdated pipes by today's standards and needs to be upgraded to copper and PVC.

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 and in poor condition. New exterior doors were installed. The original 1930's plumbing system has outdated pipes by today's standards and needs to be upgraded to copper and PVC.

16-Block-Housing – This building is in very good condition. Exercise area needs cracks filled. Overall good condition.

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 replacement is coming soon. Prisoner showers are being updated. Epoxy floors are currently being installed in inmate restrooms. Plumbing and electrical are in good condition.

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 replacement is coming soon. Prisoner showers are being updated. Epoxy floors are being installed in inmate restrooms. Plumbing and electrical are in good condition.

32-Factory – Currently on the demo list.

31-Factory – This building is in fair condition. Windows need replacing throughout. This is the current location for Vocational Village.

124-204-Horticulture – This building has been vacated and the horticulture program is no longer at the facility.

53-Chapel – This building is in good condition considering its age. Roof is in fair condition and will possibly need replacement. Furnace is 20 years old and may need replacement. Plumbing and electrical are in good condition.

Sally port – This one room structure houses the sally port office and requires updating. Interior painting needed. Roof needs replacement.

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 complete, 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 to Senstar.
5. Refurbish 8-Block former housing unit.
6. Reconfigure front parking lot entrance and parking.
7. Replace underground, under-sized waste water/sewage/drain pipes.
8. Heating boilers in Bldg 52 and 92 need replacement.

PARNALL CORRECTIONAL FACILITY (SMT)

5-Year Plan

FY2019

Building	Project Description	Reason Description	Quantity & Units	Facility Priority	Cost Estimate
9 & 10 BLOCK	COLD WATER SUPPLY TO BE REPLACED FROM MAIN TO BASE. SEWER LINES TO BE REPLACED FROM MAIN TO FIXTURES.	HEALTH AND SAFETY ISSUE	N/A	1	\$150,000
9 & 10 BLOCK	ROOF REPLACEMENT	ROOF IS LEAKING AND CAUSING CEILING DAMAGE. SAFETY CONCERN.	N/A	2	\$200,000
BLDG 92	RAZOR RIBBON - CONTROL	SECURITY UPGRADE. BUILDING 92 IS PART OF OUR EXISTING PERIMETER.	N/A	3	\$100,000
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
BLDG 79	PERIMETER SHAKER SYSTEM REPLACEMENT SENSTAR/FLEX ZONE	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	5	\$125,000
BLDG 31, 9 & 10 BLOCK	ADDITIONAL CAMERAS (VOC VILLAGE, 9&10 BLOCK, EXTERIOR 7 BLOCK PERIMETER)	ADDITIONAL CAMERAS NEEDED IN THIS YEAR'S 2017 CAMERA PROJECT.	N/A	6	\$20,000
FACILITY WIDE	EXPAND PUBLIC AND STAFF PARKING LOTS; PAVEMENT, DRIVEWAY, PERIMETER ROAD - 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 PER PRISONERS WHO WERE DOUBLE BUNKED IN A&B UNITS, 16 BLOCK.	15,050 SQ FT	7	\$250,000
FACILITY WIDE	LAUNDRY MOVE - CENTRALIZE LAUNDRY FROM OUTSIDE PERIMETER AND HOUSING UNITS.	OUR CURRENT CENTRAL LAUNDRY IS OUTSIDE THE PERIMETER. WE WOULD LIKE TO MOVE IT INSIDE FOR SECURITY PURPOSES AND TO REDUCE INMATE MOVEMENT. ALSO TO CENTRALIZE HOUSING UNIT LAUNDRY INTO ONE CENTRAL LAUNDRY AREA.	N/A	8	\$75,000
BLDG 31 EXT	INSTALL NEW WINDOWS (BLOCK IN TO STANDARD SIZE)	OUR CURRENT WINDOWS ARE OUTDATED, LEAK AIR AND WATER, AND THEY POSE A THREAT TO SECURITY FOR STAFF AND INMATES.	N/A	9	\$200,000
FOOD SERVICE	FOOD SERVICE WINDOW REPLACEMENTS - REPLACE NON-ENERGY EFFICIENT WINDOWS WITH ENERGY EFFICIENT WINDOWS AND BLOCK UP SOME WINDOWS.	ENERGY CONSERVATION MEASURE TO ELIMINATE NON-ENERGY EFFICIENT WINDOWS AND REPLACE WITH ENERGY EFFICIENT WINDOWS FOR BETTER VENTILATION AND CIRCULATION. BLOCK IN SOME WINDOWS.	20 WINDOWS	10	\$100,000
9 & 10 HOUSING UNITS	HOUSING UNIT PRISONER SHOWERS - REPLACE UNSANITARY GANG SHOWERS WITH INDIVIDUAL STALLS INCLUDING SHOWER CHAIRS AND HANDICAP ACCESS.	WORN OUT. LEAKING. UNSANITARY, CRACKED FLOORS. LEAKING SEWAGE. HEALTH AND SAFETY ISSUE.	12 SHOWER AREAS	11	\$70,000
BLDG 219	REDO CONCRETE IN FRONT OF GYM	DANGEROUS / UNSAFE	N/A	12	\$20,000

SITE	DOOR REPLACEMENT	MULTIPLE DOORS ARE CORRODED, RUSTED THROUGH AND DAMAGED, POSING A CONCERN TO THE SECURITY OF STAFF AND INMATES.	20	13	\$10,000
BLDG 31	VOCATIONAL VILLAGE FUTURE SPACE	NEEDED TO EXPAND ON EDUCATIONAL AND SKILL TRADE PROGRAMMING.	N/A	14	\$25,000
BLDG 91	LEVIN SCHOOL CARPET	CARPET IS OUTDATED, TORN AND DAMP, CAUSING MILDEW. NEEDS REPLACING.	N/A	15	\$10,000
SITE	ARSENAL: IF SMT BECOMES SECURE 1	IN THE EVENT THAT PARNALL CORRECTIONAL BECOMES A SECURE 1 FACILITY, WE WILL THEN NEED AN ARSENAL. THIS REQUEST IS CONTINGENT UPON THE RESULT OF THAT DECISION.	N/A	16	\$25,000
				Total	\$1,500,000

MICHIGAN DEPARTMENT OF CORRECTIONS

“Committed to Protect, Dedicated to Success”

MEMORANDUM

DATE: 5/30/17

TO: Daniel Smith

FROM: Ed LaPlant, Physical Plant Superintendent
Saginaw Correctional Facility

SUBJECT: Annual Physical Plant Report 2017

Facility Overview:

This year the Saginaw Correctional Facility has again received many 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.

Our Security Enhancement project is now complete. The new camera system is a great improvement over our old system, and the new LED perimeter lighting has proven to produce significant energy savings.

Asphalt driveways and parking lot replacement started last fall and has resumed this spring. We will have all asphalt surfaces resurfaced or replaced once complete. All sidewalk trip hazards are now removed and have been brought up to compliance with ADA codes.

Entrance doors and frames throughout the facility are in poor condition and in need of replacement. The facility has funded a MOP and a professional review of this project has begun.

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. The facility has funded replacement of sensors and our staff is in the process of installing new equipment.

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. 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. The sliding security gates have become more of an issue this year. Finding parts for these gates has become difficult. 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.

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. 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 FY2019

Building	Project Description	Reason Description	Quantity & Units	Facility Priority	Cost Estimate
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	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
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

SAGINAW CORRECTIONAL FACILITY

5-Year Plan

FY2019

Building	Project Description	Reason Description	Quantity & Units	Facility Priority	Cost Estimate
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	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	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
Support Services 200	Replace single exterior door/frame/hardware.	Worn out. Damaged. To Cover up Water Damage.	4 Units	2	\$10,100
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
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 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 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 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 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

SAGINAW CORRECTIONAL FACILITY

5-Year Plan

FY2019

Building	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	\$18,000
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	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	Soil Stabilization/Grading, Add/Regrade Drainage Swale/Lawn Area. Ditch outside of perimeter fence running southeast from the northeast corner of the site.	Due to age of system. Due to facility request. To fix deteriorated, damaged, failure area. To improve appearance. Due to site/soil characteristics. Property below to facility, ditch does not drain and cattails are growing. Forces water back to Perime	7,500 SF		\$50,400
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
Site	Upgrade fence sensors.	More cost effective to replace soon. To eliminate potential for future damage. Not functioning properly, components failing. For officer safety. For public safety.	8,200 LF		\$323,700
Administration 100	Misc projects. Seal exterior brick with commercial sealant.	Worn out. Damaged. Leading to More Serious Problems. To Cover up Water Damage.	Lump Sum		\$25,200

SAGINAW CORRECTIONAL FACILITY
5-Year Plan FY2019

Building	Project Description	Reason Description	Quantity & Units	Facility Priority	Cost Estimate
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		\$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		\$69,200
Administration 100	Replace condensing units	existing system has reached it maximum life expectancy	MOP		\$75,000
Support Services 200	Equipment - New and Replacement. Replace (3) dental chair control arms.	Damaged. Request of Facilities Maintenance.	Lump Sum		\$4,200
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		\$25,200
Support Services 200	Modular boilers.	Worn out. Future major expense.	2 Units		\$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

SAGINAW CORRECTIONAL FACILITY
5-Year Plan FY2019

Building	Project Description	Reason Description	Quantity & Units	Facility Priority	Cost Estimate
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	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		\$4,200
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		\$12,600
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		\$25,200

SAGINAW CORRECTIONAL FACILITY
5-Year Plan FY2019

Building	Project Description	Reason Description	Quantity & Units	Facility Priority	Cost Estimate
Housing Unit 800 - L2	Recaulk/Reseal window system.	Worn out. Leading to More Serious Problems.	1,500 SF		\$12,600
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		\$25,200
Housing Unit 800 - L2	Modular boilers.	Worn out. Future major expense.	1 Unit		\$17,600
Housing Unit 900 - L2	Recaulk/Reseal window system.	Worn out. Leading to More Serious Problems.	1,500 SF		\$12,600
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		\$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		\$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		\$10,100
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

SAGINAW CORRECTIONAL FACILITY
5-Year Plan FY2019

Building	Project Description	Reason Description	Quantity & Units	Facility Priority	Cost Estimate
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
Housing Unit 500 - L4	Modular boilers.	Worn out. Future major expense.	1 Unit		\$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	Recalk/Reseal window system.	Worn out. Leading to More Serious Problems.	1,200 SF		\$10,100
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		\$29,400
Housing Unit 1200 - L4	Miscellaneous. Replace (92) faucets.	Not functioning or broken. Code compliance.	Lump Sum		\$30,200

SAGINAW CORRECTIONAL FACILITY
5-Year Plan FY2019

Building	Project Description	Reason Description	Quantity & Units	Facility Priority	Cost Estimate
Housing Unit 1200 - L4	Miscellaneous. Replace expansion joints.	Worn out.	Lump Sum		\$2,700
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		\$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		\$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
				Total	\$3,698,380

MICHIGAN DEPARTMENT OF CORRECTIONS

“Committed to Protect, Dedicated to Success”

Memorandum

DATE: June 27, 2017

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 is complete. The MOP project to install the new PELS system to provide safety to staff and visitors has started and has a projected completion date of March 2018. 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. The current facility lighting needs to be upgraded as it is outdated and very expensive to repair.

Housing Units

Housing units A and B Company 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. Housing unit B company roof is in the process of being replaced by SAI maintenance staff. The exterior doors and windows need to be replaced on all housing units to enhance energy efficiency. The door locks on many doors need to be replaced; parts are not available for repairs of the locks. 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 housing units A and B Company need to be replaced.

Programs (School) Building

The school building is currently having a new HVAC system installed that has a projected completion date of August. The exterior doors and windows are more than 40 years old, very energy inefficient and need to be replaced to enhance energy efficiency. Interior lighting needs to be upgraded for enhanced energy efficiency. Some light fixtures have been upgraded during normal maintenance.

Food Service

The exterior doors and door frames need to be replaced. Interior lighting needs to be upgraded for enhanced energy efficiency. Some light fixtures have been upgraded during normal maintenance. 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. The administration building's roof was replaced fall of 2016. The air conditioning system is old (about 40 years), and needs to be replaced. The exterior doors and windows are more than 40 years old, very energy inefficient and need to be replaced to enhance energy efficiency. Interior lighting needs to be upgraded for enhanced energy efficiency. Some light fixtures have been upgraded during normal maintenance.

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. Trees in close proximity of the perimeter fence and buildings need to be removed. Currently Regional Forestry is working on removing some 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 are currently being replaced. The perimeter fence area has recently had stone added on the inside and outside 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. The exterior doors and windows are more than 40 years old, very energy inefficient and need to be replaced to enhance energy efficiency. Interior lighting needs to be upgraded for enhanced energy efficiency. Some light fixtures have been upgraded during normal maintenance. 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. Currently there is not a safe way of performing full load generator tests because of the arc flash potential from manually transferring the switch gear.

Pole Barn

Lighting needs to be replaced with energy efficient fixtures.

cc;

Ed Vallad, Physical Plant Manager

Robert Sullivan, Facility Manager

Gene Page, 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 2019

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/inside.	For officer and prisoner safety/security	20 Units	3	\$20,000
C Company	Replace roofs	Current roofs in poor condition.	5 units	4	\$25,000
Upgrade electrical services	Control Center Building	Current electrical panels are obsolete and unreliable. Wiring outdated.	1 unit	5	\$200,000
Administration Building	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	8	\$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	9	\$35,000
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	10	\$18,000
Food Service	Replace Grease Trap	Current grease trap doesn't meet current plumbing codes and is unreliable.	1 unit	11	\$29,000
Site	Parking Lot-Entrance Road repaving and repair.	Parking lot and perimeter road cracking and breaking up.	TBD	12	\$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	13	\$51,500
Housing Units A/B	Repair heating system fin tubes.	Fin tubes and covers are damaged and don't supply sufficient heat.	50	14	\$56,600
Food Service	Replace heating boilers.	Current system is outdated and beyond useful life.	2 units	15	\$75,000
				Total	

Michigan Department of Corrections

“Committed to Protect, Dedicated to Success”

Memorandum

DATE: June 23, 2017

TO: Mark McCullick, A/Warden
St. Louis Correctional Facility/SLF

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

SUBJECT: Annual Physical Plant Report 2017

Overview of Physical Plant Accomplishments

Security upgrades for the Sallyport are complete.

Replaced carpet in some of the needed areas of the facility.

LED lighting is has been installed in the exterior of the facility.

LED bulbs are being used as needed in the interior of the Housing Units, Food Service, and Administration Building.

Flex Zone is installed with new head end and weather station.

Round Reader system installed.

Roof project is complete.

Maintained a high level of morale among maintenance staff with staff shortages and the need to escort multiple outside contractors.

Continued improved communication with facility staff using the new Micro Main work order system.

Annual Review of Physical Plant

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

Fire alarm system has an MOP and is waiting for DTMB.

PPD system has an MOP and is waiting for DTMB.

Areas that have original carpet are worn and need replaced.

Windows glass throughout the facility has become cloudy because of bad seals.

Hot water boilers need to be replaced do to age and showing signs of future maintenance issues.

All buildings should be water-sealed with a commercial brick sealant.

Guard Towers B, D, and E are unserviceable and need demolition.

All buildings have areas that are in need of paint.

Air conditioning needs to be added in building 300 to supply rooms that currently have none.

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. Some window glass needs to be replaced and re-caulked. 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. Window glass needs to be replaced and re-caulked.

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 window glass needs to be replaced and re-caulked. Classrooms 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 and back-up generator are in good condition. Building entrance/exit doors are rusted and need to be replaced.

cc: Ed Vallad, Administrator, Physical Plant Division
Daniel Smith, Department Analyst, Physical Plant Division
Jeff Niemi, Northern Region Physical Plant Supervisor
Andrea Stinson, Building Construction Specialist
Dave Downs, Administrative Officer

ST LOUIS CORRECTIONAL FACILITY

5-Year Plan FY2019

Building	Project Description	Reason Description	Quantity & Units	Facility Priority	Project Cost
Programs	Program Building Air Conditioning	Currently we no A/C for the Law Library offices.	1	1	\$45,000
Site	Towers	Demolition requested.	3	2	\$50,000
Site	PVI Atmospheric Gas Water Heaters	Domestic hot water heaters have deteriorated.	6	2	\$190,000
Site	ICON Water Valves	ICON Valves are a timed flushing system that would save on water use.	588	3	\$480,000
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
Site	Gate	Gate with opener to be installed behind Food Service to be controlled by A-Tower.	1	2	\$55,000
Site	Housing Unit Windows	Seals in the housing unit windows have gone bad causing them to be cloudy.	672	3	\$400,000
Site	Cardboard Baler	The complex is recycling cardboard from three facilities.	1	3	\$5,000
				Total	\$1,575,000

MICHIGAN DEPARTMENT OF CORRECTIONS

“Committed to Protect, Dedicated to Success”

MEMORANDUM

DATE: June 16, 2017

TO: Willis Chapman, 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

The facility has added another line of defense with the installation of the new Solaris system, we are presently working with the physical plant division to figure a proper way of testing this system.

The facility has completed the installation of the fiber and switches needed for the new tablet system in Essex and Franklin units. We are now waiting on the tablets to arrive to start this program.

The lights in building 100 lobby and business office have been converted to LED lighting.

The ceiling tiles have been replaced in the facility's lobby.

Additional razor wire and zone upgrades have been performed.

The facility has added locks to all the gates that now can be accessed easily without the need of padlocks and chains.

The facility has resurfaced four showers in Burns B upper and lower.

The facility has been painted, cells, bowtie areas, hand rails ect.

We reworked the TCF hill; it is now rocks and has made a significant Improvement to the appearance of the facility.

The front entrance door to Franklin housing unit has been replaced.

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, there is a worm gear that has been ordered and this should take care of the current issues.

The overall appearance and structure of building 700 is excellent the staff both Maintenance and Custody do an excellent job of keeping this housing unit in great shape.

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

The showers in Auburn unit are in need of resurfacing and we have located a product that would make a significant improvement and Auburn unit has been put on the schedule to have their showers addressed.

The showers in Burns A need to be resurfaced just as Auburn's does, we have finished Burns B upper and lower showers and it is working well at this time.

The facility is trying to move forward with the installation of the I-CON system on the showers in all of building 700. This will be a significant savings to the facility as it pertains to our water and sewer bills.

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.

Both Cord and Durant have to have their showers resurfaced and Maintenance will be working on these areas over the remainder of this fiscal year and next.

The Facility is trying to move forward with the installation of the I-Con system on the showers in all of building 400. This will be a significant savings to the facility as it pertains to our water and sewer bills.

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

As with the other units Essex unit too needs new entry doors, hardware and continuous hinges. The doors are not worn out due to misuse but because of age and use. The door in on the Front entrance of Franklin has been replaced and is working well.

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.

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 are no leaks that are presently an issue.

The elevator in Franklin unit needs to be replaced, it is in poor working condition and if there is a need for this in the future it may become an issue.

The facility is trying to move forward with the installation of the I-CON system in both Essex and Franklin units. In Essex the showers and the sinks in the cells are what we would like to do first. This would be a significant savings in the water and sewer bills to the facility. In Franklin unit, we would be able to control the sinks, toilets and showers. This by far would be the biggest savings spot to move forward with the I-CON system. The pay back on the I-CON system in these housing units would be the greatest savings to the Facility.

The facility is trying to move forward with the resurfacing of the existing walking track in Essex unit, we also are trying to move forward with adding a new walking track to the back side of Franklin housing unit.

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.

There was the installation of a new kettle in Food Service that replaced one that would never stay working properly.

The lighting in the Warehouse and Maintenance have been changed over to LED lighting, it has allowed those areas to remove a number of lights and should be a significant savings to the facility.

The facility would like to move forward with the installation of the I-CON system in Segregation unit, we would be able to do all cells sinks and toilets as well as the showers in those areas.

Maintenance has repainted all the cells in upper and lower segregation which allows the custody staff to better police the wear and tear on these cells.

Programs (Building 300)

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 lobby lights and most of the business office have been converted to LED lighting, by doing so we have been able to remove over twenty fixtures which will be a significant savings to our facility.

MSI (Building 600)

This building is in good shape for the most part. The steal roof has several leaks; Regional Maintenance has recently visited the facility and helped us fix these minor leaks.

All the lighting through out this building has been updated and it has made a significant difference.

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.

There was an installation of a new boiler over the last year, replacing one that had gone bad.

This building is in need of additional cameras for security reasons, we have been working on a plan that would add five cameras to MSI.

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 completed with an entire tune up. It would be a great advantage to this facility if the Generator was upgraded; this would allow us to be able to run the entire facility during a power outage. As of right now we can only run certain areas of the facility.

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
5. Installation of I-Con system.
6. Installation of five additional cameras in MSI building.
7. Resurfacing of Essex track
8. Addition of track in Franklin unit.

As indicated above, many of the items reported herein have been identified through previous assessment documents. We will continue to review the facilities needs and update all concerned as our reassessment project is completed.

CC.

Ed Vallad

Steve Zubek

Andrea Stinson

Dave Albrecht

Gene Page

**Thumb Correctional Facility
5-Year Plan FY2017**

Building	Project Description	Reason Description	Quantity & Units	Facility Priority	Cost Estimate
TCF	ICON Plumbing Valves & Fixtures	Replace plumbing valves and fixtures were possible to gain immediate savings on our monthly utility expenditures. Limit the prisoners ability to flush contraband and foreign objects through the sewer system.	Facility	1	\$205,000
Entire Facility	Repave parking lot	Water Damaged, freezing conditions are adding to damage of the parking lot.	1 Unit	2	\$135,500
Perimeter Road	Repave Perimeter Road	Water Damaged, freezing conditions are adding to damage of perimeter road.	1 Unit	3	\$178,500
TCF	Replace Fire Alarm System	Obsolete, no longer manufactured parts available.	15 Units	4	\$806,000
Cord/Durant	Replace existing roof	Damaged, leading to more serious problems	2 Units	5	\$203,000
Franklin	Replace existing roof	Damaged, leading to more serious problems	1 Unit	6	\$400,000
MSI	Replace existing roof	Damaged, leading to more serious problems	1 Unit	7	\$394,000
TCF, Bldg. 200 FS	Replace two existing coolers	Worn Out, potential safety risk	2 Units	8	\$90,000
TCF, Bldg. 100/300	Replace controls on air conditioning unit	Obsolete, no longer manufactured parts available.	1 Unit	9	\$70,000
TCF, Bldg. 100	Add Power Assist Doors	Does not meet ADA Standards	2 Units	10	\$32,000

TCF Housing Units	Replace Doors and Entry Systems	Beyond Useful life of equipment	9 Units	11	\$105,000
Entire Facility	Upgrade Facility Paging System	Obsolete, no longer manufactured parts available.	18 Units	12	\$109,000
Food Service	Replace single exterior door/Frame/Hardware	Damaged, in need of replacement.	6 Units	13	\$98,000
Education	Replace single exterior door/Frame/Hardware	Damaged, in need of replacement.	2 Units	14	\$5,000
Entire Facility	Replace existing sidewalks through out facility	Water Damaged, freezing conditions are adding to damage of sidewalks	8 Units	15	\$54,000
Administration	Replace Four Existing Gates	Worn Out, potential safety risk	4 units	16	\$225,000
				Total	\$3,110,000

MICHIGAN DEPARTMENT OF CORRECTIONS

“Committed to Protect, Dedicated to Success”

MEMORANDUM

DATE: June 26, 2017
TO: Warden Anthony Stewart, 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 and at this writing in Y2017:

- **Prisoner Services Building** – Roof replacement and complete interior renovation for Quartermaster, Property Room and a new laundry.
- **Personal Emergency Location System (PELS)**, formerly called PPD.
- **Roofs** – Replaced on the West Administration Building, Programs Building. Fieldhouse and the small roofs on Units 1, 2, 3, 4, and 5.
- **Calhoun Wet Cell Conversions:** Conversion of 14 dry cells over to wet cell design and installation of a vacuum sewage return/removal system
- **Primary Electrical Distribution/Generator & Switchgear Replacement.** Installation of new 1,500 KW diesel emergency generators, 4800V primary electrical switchgear and 480V secondary electrical switchgear.

These are DTMB projects currently in progress in FY2017 at this writing:

- **Roofs** – Plans are to install a 5 year temporary roof repair on the MSI building as well as replacing the roof over the break are in the East Administration Building.
- **East Sallyport Gate** - Replacing the outer Sallyport gate and the installation of microwave cones in and around the both the East and West Sallyports as well as at the East and West entrances to the outer perimeter road.
- **West Perimeter Fence** – Installing an inner fence with anti-climb mesh and stun design at the top.
- **Youthful Offender Area Upgrade** – Consists of installing 5 wet cells with one being a handicapped hard walled cell that can be used for a handicapped prisoner or serve as a segregation/OBS cell.
- **HVAC Controls Upgrade** – Units 4, 5, Programs/Unit 6, Fieldhouse, RCG- Installation of DDC controls new field devices and integration into the BASS controls system.
- **Razor Wire Replacement Project** – Add additional rows of razor wire on the inner and outer perimeter fences.

We currently have staffing openings for 1 Maintenance Mechanic, 1 Plumber, 1 Equipment Technician 11 and 1 Refrigeration Mechanic 10.

Powerplant and Utilities

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.

(Author's Note: The replacement of the chillers, cooling tower, chilled water pumps and cooling water pumps should be grouped into one, singular project as they are all part of the same general system which is the chilled water air conditioning system).

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

(Author's Note: Once the lithium bromide absorption chillers are replaced with centrifugal chillers, the Powerhouse steam boilers will be severely oversized for what will then be the existing steam load and should be replaced with fire tube boilers of significantly less steam generating capacity).

West Side

Administration Building

The building is overall in good structural shape. The roof was replaced in 2016. The domestic hot water system was also replaced in 2016. The heating coils were replaced in AHU-1 but the HVAC systems are as old as the building and most of its equipment and accessories are obsolete and not readily replaceable. The typical life expectancy of an industrial/commercial HVAC system is 20 – 25 years with proper maintenance. This system is 42 years old. The entire HVAC system needs to be replaced.

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 was 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.

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 typical life expectancy of an industrial/commercial HVAC system is 20 – 25 years with proper maintenance. This system is 42 years old. The entire HVAC system needs to be replaced.

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 typical life expectancy of an industrial/commercial HVAC system is 20 – 25 years with proper maintenance. This system is 42 years old. The entire HVAC system needs to be replaced. 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 typical life expectancy of an industrial/commercial HVAC system is 20 – 25 years with proper maintenance. This system is 42 years old. The entire HVAC system needs to be replaced.

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. The typical life expectancy of an industrial/commercial HVAC system is 20 – 25 years with proper maintenance. This system is 42 years old. The entire HVAC system needs to be replaced.

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. The typical life expectancy of an industrial/commercial HVAC system is 20 – 25 years with proper maintenance. This system is 42 years old. The entire HVAC system needs to be replaced.

Housing Unit 6

This unit is located in the Programs Building. Same as listed above for Programs. Most of the HVAC system is not on the automated BASS system. The typical life expectancy of an industrial/commercial HVAC system is 20 – 25 years with proper maintenance. This system is 42 years old. The entire HVAC system needs to be replaced.

Field House

The roof was 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 complete. The renovations included Laundry Services, Food Tech Program, Quartermaster, and Property Room. The main sewer line was re-lined during the summer of 2016.

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 was replaced in April of 2017.

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 carpeting project was completed during the winter (2017).

MSI Building

The roof needs to be replaced and a 5 year temporary repair is scheduled for the summer of 2017.

RGC/ Unit 9

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

Warehouse

This area has inadequate space to suit 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

Richard White

Gene Page

Andera Stinson

Dave Albrecht

WHV - Womens Huron Valley Correctional Facility
5-Year Plan FY2019

Building	Project Description	Reason Description	Quantity & Units	Facility Priority	Cost Estimate
Powerplant	Replace the two Trane 600 ton lithium bromide absorption chillers, Marley 1,000 ton cooling tower, 3 chilled water pumps and 2 cooling water pumps with new electric centrifugal chillers, a 1,200 ton cooling tower and appropriately sized	Obsolescence and lack of replacement parts availability of the absorption chiller, chilled water and cooling water pumps and both condition and capacity limitations of the cooling tower.	2 chillers, 5 pumps total and 1 cooling tower	1	\$2,555,000
C,D, E, G	Restroom booster fan system.	Increase exhaust velocity of the restroom vent fans and reduce maintenance costs.	13 units	2	\$175,000
Emmet	Conversion of 6 dry cells to wet cells.	Needed for additional observation cells when Calhoun Acute is full.	6 units	3	\$75,000
Facility	Gun range	Installation of a 25 yard gun range to eliminate overtime and scheduling glitches associated with using the gun range in Jackson for annual firearms qualifications	1 unit	4	\$238,000
Powerhouse	Replace the 3 Cleaver Brooks watertube steam boilers with 3 Cleaver Brooks firetube boiler with economizers, and low NOX burners. Boilers to be sized for new, lower steam load due to replacement of steam absorbers with electric chillers.	Combustion controls are not capable of 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	5	\$1,850,000
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		\$42,000
Prisoner Services Building	Replace pneumatic controls with DDC.	Energy savings. Improved performance, control and reliability.	21,968 sq ft		80, 000
Maintenance	Replace pneumatic controls with DDC; Connect to BASS	Energy savings. Improved performance, control and reliability.	23,624 sq ft		\$125,000
MSI	Replace pneumatic controls with DDC; Connect to BASS	Energy savings. Improved performance, control and reliability.	25, 490 sq ft		\$70,000
Unit 1	Replace pneumatic controls with DDC; Connect to BASS	Energy savings. Improved performance, control and reliability.	24,114 sq ft		\$100,000
Unit 2	Replace pneumatic controls with DDC; Connect to BASS	Energy savings. Improved performance, control and reliability.	24,114 sq ft		\$100,000
Unit 3	Replace pneumatic controls with DDC; Connect to BASS	Energy savings. Improved performance, control and reliability.	24,114 sq ft		\$100,000

Field House	Replace/new piping. Replace steam and condensate piping.	Replacement is more cost effective than the cost of anticipated long-term repairs.	3,000 SF		\$25,000
Prisoner Services Building	Replace/new piping. Replace steam and condensate piping.	Replacement is more cost effective than the cost of anticipated long-term repairs.	4,000 SF		\$28,000
Kent Hall	Replace/new piping. Replace steam and condensate piping.	Replacement is more cost effective than the cost of anticipated long-term repairs.	270,000 SF		\$925,000
Administration/Medical	Replace/new piping. Replace steam and condensate piping.	Replacement is more cost effective than the cost of anticipated long-term repairs.	3,000 SF		\$22,500
Prisoner Services Building	Replace/new piping. Replace steam and condensate piping.	Replacement is more cost effective than the cost of anticipated long-term repairs.	2,000 SF		\$25,500
Academic/Voc. School	Replace/new piping. Replace steam and condensate piping.	Replacement is more cost effective than the cost of anticipated long-term repairs.	3,000 SF		\$25,500
Housing Unit 5	Replace/new piping. Replace steam and condensate piping.	Replacement is more cost effective than the cost of anticipated long-term repairs.	3,000 SF		\$25,500
Housing Unit 4	Replace/new piping. Replace steam and condensate piping.	Replacement is more cost effective than the cost of anticipated long-term repairs.	3,000 SF		\$25,500
Housing Unit 3	Replace/new piping. Replace steam and condensate piping.	Replacement is more cost effective than the cost of anticipated long-term repairs.	3,000 SF		\$25,500
Housing Unit 2	Replace/new piping. Replace steam and condensate piping.	Replacement is more cost effective than the cost of anticipated long-term repairs.	3,000 SF		\$25,500
Housing Unit 1	Replace/new piping. Replace steam and condensate piping.	Replacement is more cost effective than the cost of anticipated long-term repairs.	3,000 SF		\$25,500
Drop Ship Jennings, PSB, West Administration Building	Warehouse addition to the facility.	To provide additional space to accommodate the increased direct shipping that will occur due to changes in fleet transportation; to provide heated storage for items such as caustics, paints, mattresses and other items requiring warehousing in a facility as large as WHV.	15,000 sq. ft.		\$2,340,000
	Replace the 4800 Volt primary electrical unit substations.	This equipment is obsolete from the perspective of replacement parts. Sources of third-party rebuilt parts are very scarce and when available are very expensive with suspect dependability.	3 units		\$2,636,100
Housing Unit 1	Replace existing window system - w/ insulated system. Windows should include integral bars. Combine all bldgs 1 submittal	Energy savings.	94 units		\$102,100

Housing Unit 2	Replace existing window system - w/ insulated system. Windows should include integral bars. Combine all bldgs 1 submittal	Energy savings.	94 units		\$102,100
Housing Unit 3	Replace existing window system - w/ insulated system. Windows should include integral bars. Combine all bldgs 1 submittal	Energy savings.	94 units		\$102,100
Housing Unit 4	Replace existing window system - w/ insulated system. Windows should include integral bars. Combine all bldgs 1 submittal	Energy savings.	94 units		\$102,100
Housing Unit 5	Replace existing window system - w/ insulated system. Windows should include integral bars. Combine all bldgs 1 submittal	Energy savings.	94 units		\$102,000
Housing Unit 6	Replace existing window system - w/ insulated system. Windows should include integral bars. Combine all bldgs 1 submittal	Energy savings.	14 Units		\$17,500
Programs	Replace existing window system - w/ insulated system. Windows should include integral bars. Combine all bldgs 1 submittal	Energy savings.	14 Units		\$17,500
Kent Hall	Replace existing window system - w/ insulated system. Windows should include integral bars. Combine all bldgs 1 submittal	Energy savings.	130 units		\$160,000
Dickinson Hall	Replace existing window system - w/ insulated system. Windows should include integral bars. Combine all bldgs 1 submittal	Energy savings.	128 units		\$160,000
Jennings Hall	INTERIOR LIGHTING-Replace interior light fixture(s) Replace with LED fixtures.	Increased lighting levels and energy savings.	750 SF		\$4,400
Calhoun Hall	INTERIOR LIGHTING-Replace interior light fixture(s), Replace with LED fixtures.	Increased lighting levels and energy savings.	30,285 SF		\$101,800
Dickenson	INTERIOR LIGHTING-Replace interior light fixture(s) Replace with LED fixtures.	Increased lighting levels and energy savings.	61,763 SF		\$207,500
Emmet Hall	INTERIOR LIGHTING-Replace interior light fixture(s). Replace with LED fixtures.	Increased lighting levels and energy savings.	38,055 SF		\$127,900
Fillmore Hall	INTERIOR LIGHTING-Replace interior light fixture(s). Replace with LED fixtures.	Increased lighting levels and energy savings.	38,055 SF		\$127,900
Gladwin Hall	INTERIOR LIGHTING-Replace interior light fixture(s). Replace with LED fixtures.	Increased lighting levels and energy savings.	39,220 SF		\$131,800

Harrison Hall	INTERIOR LIGHTING-Replace interior light fixture(s). Replace with LED fixtures.	Increased lighting levels and energy savings.	39,451 SF		\$132,600
L Building	INTERIOR LIGHTING-Replace interior light fixture(s). Replace with LED fixtures.	Increased lighting levels and energy savings.	34,584 SF		\$116,200
Warehouse	INTERIOR LIGHTING-Replace interior light fixture(s). Replace with LED fixtures.	Increased lighting levels and energy savings.	20,365 SF		\$68,400
Field House	INTERIOR LIGHTING-Replace interior light fixture(s). Replace with LED fixtures.	Increased lighting levels and energy savings.	16,799 SF		\$45,400
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		\$115,500
Site	Soil Stabilization/Grading, Add/Regrade Drainage Swale/Lawn Area. Area between perimeter fence and bldg.'s. #7 and #8 does not drain well.	To improve drainage.	80,000 SF		\$572,000
Site	Soil Stabilization/Grading, Add/Regrade Drainage Swale/Lawn Area. Existing berms within lawn area in front of bldg. H.	Long-term/high maintenance issue. Prevent water from infiltrating building exterior. Lawn area was constructed with 3' high berms which causes drainage to flow toward bldg. - recommend removal of berms.	7,600 SF		\$63,800
Site	Soil Stabilization/Grading, Add/Regrade Drainage Swale/Lawn Area. Located within the main activity area between bldg.. C and D at NE corner south of pathway.	To improve drainage. To prevent personal injury. To improve appearance. Due to site/soil characteristics. Low area approx. 100'x60'. Area continues to settle, has been filled before. Water prevents mowing and is hazard to inmates. Recommend 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
Site	Soil Stabilization/Grading, Add/Regrade Drainage Swale/Lawn Area. Located at SE interior corner of site east of bldg. K.	To improve drainage. To fix deteriorated, damaged, failure area. To prevent personal injury. To improve appearance. Long-term/high maintenance issue. Area from circulation drive to security fencing is low and holding water.	1,200 SF		\$10,100

Site	Soil Stabilization/Grading, Add/Regrade Drainage Swale/Lawn Area. Located between loading dock drives to bldg. C and F along south circulation drive.	To fix deteriorated, damaged, failure area. To improve appearance. Soil erosion issue. Vehicles have been driving off drive. Provide topsoil and seeding.	400 SF		\$3,400
Site	Soil Stabilization/Grading, Add/Regrade Drainage Swale/Lawn Area. Located just off north end of the west wing of bldg. K.	To improve drainage. To improve appearance. Long-term/high maintenance issue. Area between pathway and patio area is low with standing water. Recommend filling with topsoil, grading for positive drainage and re-seeding.	1,500 SF		\$12,600
Site	Soil Stabilization/Grading, Add/Regrade Drainage Swale/Lawn Area. Outlet of storm sewer from parking lot between bldg. #10 (admin. bldg.) and bldg. #2 (maint. bldg.).	To improve drainage.	300 SF		\$1,600
Site	Soil Stabilization/Grading, Add/Regrade Drainage Swale/Lawn Area. Area is located at sidewalk "Y" in walk just north of bldg. #10.	To prevent personal injury.	300 SF		\$2,500
Site	Soil Stabilization/Grading, Add/Regrade Drainage Swale/Lawn Area. Existing swale within pond area on west side of entrance drive off Bemis Rd.	To improve drainage.	1,000 SF		\$5,400
Site	Soil Stabilization/Grading, Add/Regrade Drainage Swale/Lawn Area. Second detention pond located on east side of the site entrance off Bemis Rd. Pipe discharge along west edge.	To improve drainage.	1,000 SF		\$6,800
Site	Soil Stabilization/Grading, Add/Regrade Drainage Swale/Lawn Area. Swales within center lawn area between secured bldg.'s.	To improve drainage.	2,000 SF		\$16,800
Power House	Preplace pneumatic controls on steam station with solid state controls	Worn out, not reliable. 2 PRV station	1 Units		\$37,000
Kent Hall	Replace/new steam to hot water converter system - 800 GPM.	Beyond useful life. Not functioning or broken. Leaking. Impairs building operation. Existing steam to hot water converters are old and defective. More than 50% of tubes are plugged.	1 Unit		\$117,600
Tasers now	Install smoke purge system	Segregation Unit	24,114 sq ft		\$120,000
Dickenson	Replace gutter system. Install industrial gutter/collector/downspout system.	Leading to More Serious Problems. To Cover up Water Damage. Request of Facilities Maintenance.	1,260 LF		\$25,400
Emmet Hall	Replace gutter system. Install industrial gutter/collector/downspout system.	Leading to More Serious Problems. To Cover up Water Damage. Request of Facilities Maintenance.	900 LF		\$18,100
Fillmore Hall	Replace gutter system. Install industrial gutter/collector/downspout system.	Leading to More Serious Problems. To Cover up Water Damage. Request of Facilities Maintenance.	900 LF		\$18,100
Gladwin Hall	Replace gutter system. Install industrial gutter/collector/downspout system.	Leading to More Serious Problems. To Cover up Water Damage. Request of Facilities Maintenance.	900 LF		\$18,100

Harrison Hall	Replace gutter system. Install industrial gutter/collector/downspout system.	Leading to More Serious Problems. To Cover up Water Damage. Request of Facilities Maintenance.	900 LF		\$18,100
Jennings Hall	Replace gutter system. Install industrial gutter/collector/downspout system.	Leading to More Serious Problems. To Cover up Water Damage. Request of Facilities Maintenance.	950 LF		\$19,200
Kent Hall	Replace gutter system. Install industrial gutter/collector/downspout system.	Leading to More Serious Problems. To Cover up Water Damage. Request of Facilities Maintenance.	1,150 LF		\$23,200
L Building	Replace gutter system. Install industrial gutter/collector/downspout system.	Leading to More Serious Problems. To Cover up Water Damage. Request of Facilities Maintenance.	1,025 LF		\$20,700
Maintenance/Warehouse	Replace gutter system. Install new.	To Cover up Water Damage.	600 LF		\$5,800
Administration/Medical	Replace E.J. material. Reseal/reflash E.J. material.	Damaged.	500 LF		\$21,500
6 Guard Towers	Replace or add roof drains. Guard tower in SE corner near sallyport.	Damaged.	1 Unit		\$840
6 Guard Towers	Replace damaged steel. Metal decking has rusted through. Concrete is spalling. Cover decking with form deck and tack weld on 4 sides. All 5 guard towers. (500 SF needed).	Damaged.	6 Units		\$25,200
Housing Unit 5	Replace lintels.	Damaged.	12 LF		\$710
Administration/Medical	Replace lintels.	Worn out. Damaged.	120 LF		\$7,100
Housing Unit 5	Repair brick - selective areas.	Damaged.	40 SF		\$1,000
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
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
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
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
Academic/Voc. School	Replace existing window system - w/ insulated system.	Damaged.	20 SF		\$1,300
5 Guard Towers	Replace existing window system - w/ insulated system. Windows leak and seals broken, hardware worn out. All 5 guard towers.	Worn out. Damaged.	600 SF		\$46,000
Emmet Hall	Recaulk/Reseal window system.	Worn out. To Cover up Water Damage.	1,000 SF		\$8,400
Fillmore Hall	Recaulk/Reseal window system.	Worn out. To Cover up Water Damage.	800 SF		\$8,400
Gladwin Hall	Recaulk/Reseal window system.	Worn out. To Cover up Water Damage.	1,000 SF		\$8,400
Harrison Hall	Recaulk/Reseal window system.	Worn out. To Cover up Water Damage.	1,000 SF		\$8,400
Jennings Hall	Recaulk/Reseal window system.	Worn out. To Cover up Water Damage.	500 SF		\$4,200
Kent Hall	Recaulk/Reseal window system.	Worn out. Leading to More Serious Problems.	1,500 SF		\$12,600
Administration/Medical	Recaulk/Reseal window system.	Worn out.	150 SF		\$1,300

Field House	Recaulk/Reseal window system.	Worn out.	340 SF		\$2,900
Emmet Hall	Replace insulated glazing.	Damaged.	420 SF		\$17,600
Fillmore Hall	Replace insulated glazing. Moisture in window.	Damaged.	400 SF		\$16,800
Gladwin Hall	Replace insulated glazing.	Damaged.	140 SF		\$5,900
Harrison Hall	Replace insulated glazing.	Damaged.	180 SF		\$7,600
Academic/Voc. School	Replace insulated glazing.	Damaged.	100 SF		\$4,200
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 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
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
L Building	Replace acoustic ceiling system.	Worn out. Damaged. To Cover up Water Damage.	320 SF		\$2,200
Housing Unit 5	Replace acoustic ceiling system.	Worn out.	60 SF		\$400
Powerhouse	Replace acoustic ceiling system.	Damaged.	220 SF		\$1,200
Maintenance/Warehouse	Replace acoustic ceiling system.	Worn out. Water Damage.	240 SF		\$1,300
Housing Unit 1	Replace acoustic ceiling system.	Worn out.	210 SF		\$1,400
Field House	Replace acoustic ceiling system.	Worn out. Damaged.	3,290 SF		\$22,100

Dickinson Hall	Replace metal ceiling.	Damaged. To Cover up Water Damage.	20 SF		\$340
Fillmore Hall	Replace metal ceiling. Rusted.	To Cover up Water Damage.	880 SF		\$14,800
Calhoun Hall	Replace carpet.	Worn out. Damaged. To Cover up Water Damage.	400 SF		\$2,700
Dickinson Hall	Replace carpet.	Damaged.	50 SF		\$340
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
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
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
Emmet Hall	Misc projects. Replace 280 SF of exterior pipe enclosure.	Damaged.	280 SF		\$1,500
Fillmore Hall	Misc projects. Replace 280 SF of exterior pipe enclosure.	Damaged.	280 SF		\$1,500
Gladwin Hall	Misc projects. Replace 280 SF of exterior pipe enclosure.	Damaged.	280 SF		\$1,500
Jennings Hall	Misc projects. Replace 280 SF of exterior pipe enclosure.	Damaged.	280 SF		\$1,500
Kent Hall	Misc projects. Replace 650 SF fabric wall covering. Acoustical wall covering in the x-ray area.	Damaged.	280 SF		\$1,700
	Demolish Farmhouse	Public Safety	2,000 SF		\$10,000
Site	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	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	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 at bldg. H.	Due to age of system. To fix deteriorated, damaged, failure area. To prevent personal injury. To improve appearance. Long-term/high maintenance issue. Remove and replace stairs and railing. They are in very bad shape.	24 LF Nose		\$2,100
Site	Soil Stabilization/Grading, Add Erosion Control Blanket. Located at West face to bldg. #3.	To improve drainage.	5,000 SF		\$8,400
Site	Soil Stabilization/Grading, Add Rip Rap & Geotextile. Walk area between bldg. G and F.	To improve drainage. To prevent failure. To fix deteriorated, damaged, failure area. To prevent personal injury. To improve appearance. Soil erosion issue. Long-term/high maintenance issue. Prevent water from infiltrating building exterior.	1,230 SF		\$23,800
Site	Soil Stabilization/Grading, Add Rip Rap & Geotextile. SW corner of new addition to bldg. F.	To improve drainage. To fix deteriorated, damaged, failure area. To prevent personal injury. To improve appearance. Soil erosion issue. Roof drainage has caused bad erosion between bldg. and sidewalk. Recommend grouted rip rap to stabilize.	200 SF		\$3,900
Site	Soil Stabilization/Grading, Add Rip Rap & Geotextile. At loading area for bldg. J.	To fix deteriorated, damaged, failure area. To prevent personal injury. To improve appearance. Soil erosion issue. Long-term/high maintenance issue. Due to facility construction. At both sides of loading dock erosion has occurred from roof drainage	1,500 SF		\$34,800
Site	Soil Stabilization/Grading, Add Rip Rap & Geotextile. Located at north end of north wing of bldg. E.	To improve drainage. To fix deteriorated, damaged, failure area. To prevent personal injury. Soil erosion issue. Area along fence is badly eroding due to roof drainage and slope. Recommend grouted rip rap forming minor swale to direct run off.	75 SF		\$1,400

Site	Soil Stabilization/Grading, Add Rip Rap & Geotextile. Area located between bldg. E and circulation drive.	To prevent failure. To prevent personal injury. To improve appearance. Soil erosion issue. Area is badly eroding, mostly from roof drainage and shaded area with side slope. Recommend grout rip rap along north face of wing and up 10' l along side of building	1,200 SF		\$27,800
Site	Soil Stabilization/Grading, Add Rip Rap & Geotextile. Located adjacent to east wall of loading dock ramp to bldg. D.	To improve drainage. To fix deteriorated, damaged, failure area. To prevent personal injury. To improve appearance. Soil erosion issue. Due to grading water follows retaining to south end - bad erosion. Recommend providing grouted rip rap to halt erosion	100 SF		\$1,900
Site	Soil Stabilization/Grading, Add Rip Rap & Geotextile. Located at SE corner of loading dock ramp to bldg. C.	To improve drainage. To fix deteriorated, damaged, failure area. To prevent personal injury. To improve appearance. Soil erosion issue. Erosion adjacent to north ret. wall of loading dock. Can be corrected with rip-rap adjacent to wall and ramp.	120 SF		\$2,300
Site	Soil Stabilization/Grading, Add Rip Rap & Geotextile. At loading area for bldg. F.	To fix deteriorated, damaged, failure area. To prevent personal injury. To improve appearance. Soil erosion issue. Long-term/high maintenance issue. Due to facility construction. At both sides of loading dock erosion has occurred from roof drainage	600 SF		\$13,900
Site	Soil Stabilization/Grading, Add Rip Rap & Geotextile. At loading area for bldg. G.	To fix deteriorated, damaged, failure area. To prevent personal injury. To improve appearance. Soil erosion issue. Long-term/high maintenance issue. Due to facility construction. At both sides of loading dock erosion has occurred from roof drainage	600 SF		\$13,900
Site	Soil Stabilization/Grading, Add Rip Rap & Geotextile. At loading area for bldg. K.	To fix deteriorated, damaged, failure area. To prevent personal injury. To improve appearance. Soil erosion issue. Long-term/high maintenance issue. Due to facility construction. At both sides of loading dock erosion has occurred from roof drainage	600 SF		\$13,900
Site	Soil Stabilization/Grading, Add Rip Rap & Geotextile. At loading area for bldg. H.	To fix deteriorated, damaged, failure area. To prevent personal injury. To improve appearance. Soil erosion issue. Long-term/high maintenance issue. Due to facility construction. At both sides of loading dock erosion has occurred from roof drainage	600 SF		\$11,600
Site	Soil Stabilization/Grading, Add Rip Rap & Geotextile. Storm outlet located outside of exterior security fence along north fence line (mid - center).	To prevent failure.	600 SF		\$9,300
Site	Soil Stabilization/Grading, Add Rip Rap & Geotextile. Existing pipe outlet located at east side of pond between bldg. #3 and outside security road.	To prevent failure.	600 SF		\$13,900
Site	Recreation Field/Court, Remove & Replace, Basketball. Located within outside activity area north side of site.	To prevent personal injury.	3,600 SF		\$14,500
Site	Site Improvements II, New, Concrete Slab/Pad. At existing dumpster area of north end of bldg. #2 (maintenance bldg.).	Due to age of system.	1,040 SF		\$7,700
Jennings Hall	INTERIOR LIGHTING-Replace interior light fixture(s), High Bay. Remove and replace high bay H.I.D. fixtures.	Existing equipment is old and has reached the end of its useful life. They are old and the efficiency is low.	4,000 SF		\$37,000
Calhoun Hall	Replace/new tempering valve.	Not functioning or broken.	10 Units		\$13,400
Emmet Hall	Replace/new tempering valve.	Not functioning or broken.	14 Units		\$18,800

Fillmore Hall	Replace/new tempering valve.	Not functioning or broken. □	14 Units		\$18,800
Gladwin Hall	Replace/new tempering valve.	Not functioning or broken.	14 Units		\$18,800
Harrison Hall	Replace/new tempering valve.	Not functioning or broken.	14 Units		\$18,800
Housing Unit 4	Fintube radiation.	Worn out.	24,114 SF		\$91,200
Housing Unit 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	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
				Total	\$17,015,810

Michigan Department of Corrections

“ Committed to Protect, Dedicated to Success”

Memorandum

DATE : 06/28/2017
TO: Warden Jodi DeAngelo, Woodland Correctional Facility
FROM: John Smith, A/Maintenance Supervisor
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 Suite
New Carpet and paint in Mailroom
New carpet in conference room B
New carpet in HRD office and hall
New paint in HRD office
New carpet in HR offices

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
New Showerheads in Huron showers

Maintenance Building

Drain repaired outside of Building

Main floors repainted

Break room repainted

New 50' Boom lift

New salt spreader

Electrical room relocated

No new updates

Power Plant

Annual CSD-1 completed

Annual boiler inspection completed

New T5 lighting upgrade to inside lighting

Infirmery and Med Clinic

No new updates

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 for showers

New hardened front counter with bars

New card reader system for door locks at front entry

New security desk built and installed for security and camera monitoring

Lift Station

New cover for tank built and installed

Pumps pulled and cleaned

Well House

Pump 1 & 2 rebuilt

New well drilled and waiting to tie into building

Grounds

New lighting upgrade for outside Buildings and perimeter

Annual Review of Physical Plant

Huron Admin Building

Lighting needs upgraded

Heating system needs upgrade

Area is in good condition

Huron Housing Unit

Old shack needs to be removed from yard

Woodland Housing Pods

Washers and Dryers need replaced

Heating and cooling system needs upgrade

Over all area is in good condition

Woodland Sub Kitchen

Over all area is in good condition

Woodland Treatment Mall

Ceilings in some areas need to be repaired

Hallways need Ceilings painted

Heating and cooling system needs upgrade

Woodland Control Center

Over all area is in good condition

Warehouse/Food Service

Parking lot and drive need to be repaired and paved

Infirmery & Med Clinic

Over all area is in good condition

Woodland Mechanical

HVAC system needs to be updated

Chillers need to be rebuilt

Maintenance Building

Over all area in good condition

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

FY2019

Building	Project Description	Reason Description	Quantity & Units	Facility Priority	Cost Estimate
All Buildings	Replace/Upgrade Fire Alarm System	Existing system is out dated and in need of constant maintenance	1	1	\$1,500,000
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	2	\$1,344,103
Sallyport	Replace main sallyport gates	The main sallyport gates should be upgraded to meet the specifications of the MDOC.	1	3	\$100,000
Sallyport	Install razor wire to sally ports	Both sally ports are in need of two rows of razor wire.	1	4	\$30,000
Pods	Add one fluid management/water control cell to each pod	This will provide the ability to control water use for one cell in each pod for fluid management with the mentally ill prison population.	1	5	\$40,000
Sallyport	Replace sallyport guard shack	Current guard shack is too small to accommodate storage of items needed to properly operate sallyport.	1	6	\$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.	1	7	\$1,500,000
Warehouse/Food Service	Replace roof membrane	Roof membrane has exceeded its expected life. Replacement will prevent damage to roofing structure and leaks into the building.	1	8	\$150,000
Admin Bldg	Replace commercial water softner	Existing water softner is obsolete and replacement parts are hard to find.	1	9	\$15,000
Rooftop	Install rubber safety matting on all roof tops	Staff safety enhancement	1	10	\$30,000
Inside Perimeter	Ashphalt inner perimeter walk for rounding/snow removal	Staff safety enhancement	1	11	\$575,000
Outside Perimeter	Install Gun Range	Provide on site gun range for WCC staff use as well as other local agencies and facilities.	1	12	\$100,000
				Total	\$5,396,103