

MICHIGAN DEPARTMENT OF CORRECTIONS

“Committed to Protect, Dedicated to Success”

FY2021 FIVE YEAR ASSESSMENT PLAN SUMMARY

The mission of the Michigan Department of Corrections is to create a safer Michigan by holding offenders accountable while promoting their success. The following is the Michigan Department of Corrections Five Year Plan Summary. This plan includes MDOC project priorities for 30 correctional facilities currently open and in full operation. This list encompasses prisons that have been in service since 1889 (Marquette Branch Prison) to the newest prison built in 2001 (Bellamy Creek Correctional Facility).

These 30 open facilities consisting of 1,054 buildings equaling 7.4 million square feet sitting on 4,542 acres. The MDOC must provide a full range of services similar to a small community. These prison complexes must function in a safe and secure manner to ensure public, staff and prisoner safety 24 hours a day, 7 days a week, 365 days a year. In addition to the operational sites, MDOC is responsible for maintaining closed facilities. This group of closed facilities consists of 305 buildings equaling 4.8 million square feet on an additional 1,645 acres.

The MDOC Physical Plant Division with assistance from 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.

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 P.A. 207 of 2018, Article V, Part 1:

Sec. 108. CORRECTIONAL FACILITIES

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MICHIGAN DEPARTMENT OF CORRECTIONS

“Committed to Protect, Dedicated to Success “

MEMORANDUM

Date: June 18, 2019

TO: Warden Bauman

FROM: Christopher Wardowski Physical Plant Supervisor

SUBJECT: Annual Physical Plant Inspection
Alger Correctional Facility

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

Preventive and routine maintenance are continuously being performed.

ACCOMPLISHMENTS

1. New HVAC and Boilers for 100 Bldg. Admin
2. Facility Fire Alarm Upgrade in Progress 95% complete
3. Razor Ribbon Upgrade complete
4. 300 Bldg. HVAC Boilers started May 2019

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. PPC submitted.

Housing Unit Maple General Population

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

Housing Unit Pine General Population

The unit is in good condition. The exterior walls have some stress cracking 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 PPC submitted. New wheelchair lift installed (May 2019)

Housing Unit Spruce General Population Level II

The unit is in good overall condition. The mortar and brick have some deterioration and the caulking around the windows is in poor condition. There is a stress crack on the northwest corner. The floor tile is in good condition. The shower stalls are in poor condition PPC submitted. The windows and doors are in bad condition Physical Plant Change Request submitted. New wheelchair lift installed. (May 2019)

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 are being switched from pneumatic to a new upgrade automatic system. HVAC replacement 95% complete some warranty work needed on A/C Unit.

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. Roof warranty repairs completed. cooler HVAC system needs to be replaced and upgraded to Automatic system Submitted. PPC approved.

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. PPC approved for HVAC upgrade. In the hands of the Professional now. (OHM)

500 Building Warehouse and Maintenance

The overall condition of this building is good. The Warehouse floor has some cracking, but nothing serious.

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 and inspected and painted. LMF's propane system is not operational. The Propane plant has been commissioned awaiting 24 hr. burn June of 2019.

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. The grounds are in good condition. Razor Ribbon Enhancement was completed.

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. PPC submitted for Asphalt Crack Sealing. (April 2019)

Recreation Yards

The yard equipment is in fair 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. Weight equipment to be replaced Summer 2019.

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 FY2021

| Building | Project Description | Reason Description | Quantity & Units | Facility Priority | Cost Estimate |
|---------------------|---|---|------------------|-------------------|---------------|
| 4 Housing Units, 20 | Upgrade Fire System, LMF.700.502 | System antiquated and parts no longer available. Currently 95% complete. DTMB File #472/17128.TAP | 6 | 1-MOP | \$328,125 |
| All Buildings | Replace single exterior door/frame/hardware and provide new larger, heavy duty door and frames with smaller sidelite. Recondition the brick and caulking. LMF.600.A05 | Worn out. Damaged. Leading to More Serious Problems. To Eliminate High Maintenance Condition. Food carts are damaging all units. DTMB File#472/19306.TAP | 8 | 2-MOP | \$882,000 |
| 100 & 200 Building | Add 15 additional cameras LMF.NEW.08 | To improve safety and security of the 100 and 200 buildings. Project request – 19-258-LMF | 2 | 3-MOP | \$113,925 |
| Aspen, Birch, Cedar | Repair and/or Replace Shower Stalls, LMF.NEW.05 | Replace existing shower walls with an stainless steel and floors with an acceptable product. DTMB File #472/19320.TAP | 6 | 4-MOP | \$751,669 |
| Food Service | Upgrade Freezer and refrigeration plant in food service. LMF.NEW.09 | The refrigeration system needs an upgrade. This project would include replacing the freezer and refrigeration plant in Food Service. Project Request 19-296-LMF | 1 | 5-MOP | \$98,343 |
| Aspen & Birch | Aspen and Birch Smoke Purge System LMF.NEW.10 | Upgrade/Installation of building smoke purge system for the purpose of removing the SCBA from these units and well as eliminate the necessary training of staff to use the equipment. Northern Region Priority #4 | 2 | 6-MOP | \$750,000 |
| Facility | Stun Fence Clip Replacement, LMF.NEW.06 | Identified on 2018 Facility Review by Central Office. | | 7-MOP | \$500,000 |
| Facility | Gates 1, 2, 3, 4, and 5. LMF.NEW.02 | Original gates. Gates and parts are wearing out and need of replacement repair due to continual use on a daily basis. Project Request Submitted 8/21/19 | 1 | 8-MOP | \$831,238 |
| Facility | Sewer Line Upgrade, LMF.NEW.07 | Identified on 2018 Facility Review by Central Office. | | 9-MOP | \$250,000 |
| Facility | Brick and Mortar Reconditioning LMF.NEW.05 | To recondition brick & mortar. | 8 | 10-MOP | \$200,000 |
| Facility | Refurbish Gun Towers LMF.NEW.11 | The towers were built in 1990. The windows and doors are worn out and don't seal properly. The towers will need to be sandblasted and painted. New windows and doors will need to be installed. | 5 | 11-MOP | \$215,000 |
| Warehouse | Main control panel and front-end direct digital controls (DDC) equipment. LMF.1000.M06 | None presently installed. Provide monitoring of cooler/freezer in building. | 1 | 12-MOP | \$46,200 |

| | | | | | |
|--------------------|--|--|---|--------------|--------------------|
| 300 Building | Modular boilers. Replace existing boiler and upgrade HVAC System. LMF.700.A04 & LMF.900.A01, Project #46801417 | Reduce energy usage. Provide better temperature control. Utility cost savings. Better equipment available. Currently, if boiler goes down, there is no heat to the 300 building. Replacing one boiler with two more efficient boilers that cycle and have the ability for one boiler to heat the entire building and provide each other as a backup. | 1 | 1-CO | \$1,423,713 |
| 200 Building & Spr | Modular boilers. Replace existing boiler and upgrade HVAC System. LMF.700.A04 & LMF.900.A01, | Reduce energy usage. Provide better temperature control. Utility cost savings. Better equipment available. Currently, if boiler goes down, there is no heat to the 200 building. Replacing one boiler with two more efficient boilers that cycle and have the ability for one boiler to heat the entire building and provide each other as a backup. | 2 | 2-CO | \$1,700,000 |
| | | | | Total | \$8,090,213 |

Michigan Department of Corrections

“Committed to Protect, Dedicated to Success”

Memorandum

Date: 5/09/2019

To: Dan LeSatz, Warden
Baraga Correctional Facility

From: Wes Pietila, Physical Plant Supervisor
Baraga Correctional Facility

Subject: Annual Facility Report

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

Baraga Correctional Facility

Administration - 100 BLDG

- The roof system is in very good condition having been replaced 11 years ago, showing no signs of damage.
- Exterior door frames are rusting due to salt/moisture from winter months. Physical plant request has been submitted to replace.
- The electrical/security system continues to function properly and are tested on a daily basis.
- Building exterior wall packs have been replaced with LED fixtures.
- The cement walk in front of building has been replaced.
- The heating/cooling systems are functional and regularly maintained. The pneumatic controls are problematic and in need of constant adjustments. Physical plant request has been submitted to replace pneumatic controls and replace with electronic controls
- The A/C in control center and Phone/Camera room need to be updated.
- The plumbing system operates properly, and normal wear is maintained on a regular basis.
- Physical plant request has been submitted to replace sliding gate doors.
- The recirculation lines are constantly leaking and needing repair.

Food Service/Health Service - 200 BLDG

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

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

Programs - 300 BLDG

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

Maintenance/Warehouse - 500 BLDG

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

Housing Units 1-7

- Roof systems was replaced 2017 and have no issues to report.
- Electrical/security systems function properly and are regularly maintained.
- Cell door food slots in units 1-4 have all been redone.
- A/C in unit Bubbles 2,5,7 need to be updated
- Plumbing system operate properly. Icon electronic valves are being added in problem areas. The water heaters in all the HUs but 2 and 6 have been changed to new units.
- The recirculation lines are constantly leaking and needing repair.
- HVAC systems are regularly maintained. Boiler in unit 6 has been replaced.
- The pneumatic controls are problematic and in need of constant adjustments. Physical plant request has been submitted to replace pneumatic controls and replace with electronic controls
- All housing units have a laundry room with gas dryers' commercial washers that are routinely monitored and maintained.

- The ceiling tiles on various wings are falling, high humidity and no exhaust systems due to showers may have an impact.
- Shower area tile need repair and replacement.
- All cameras function properly.
- The exterior of the HUs are in over all good condition.
- Front doors to units are in rough shape and will likely need replacing soon.

Housing Unit 8

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

Sewage Lift Station

- The pumps are daily monitored and serviced as needed.

Propane Backup System

- The system has become unreliable but is regularly monitored and maintained. Options for replacement and repair are being considered. Annual inspections are done by IPS Industrial and any corrections are made.
- MOP on Replacing propane blender

Facility Grounds

- All fencing is in good condition. Any repair or problems are done timely.
- The perimeter road and parking lot are in good condition.
- The road down to unit 8 is in bad shape and will need to be repaired.
- Exterior pole lighting is in good working condition.
- The sidewalks are overall in good condition.
- Physical plant request has been summited for paving the road and parking area at the gun range.
- Gun range building complete.

Security/Safety Systems

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

Camp Kitwen

- Although the facility has been closed, we continue to do minimal 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 become an increasing problem, but the overall interior is in fair condition.

Camp Ottawa

- Although the facility has been closed, we continue to do minimal grounds work and snow removal.
- The overall exterior condition of the facility is fair.

Ojibway Correctional Facility

- Although the facility has been closed, we continue to do grounds work, sewer plant and snow removal.
- The heat is still on at this facility and we are currently making all needed repairs on the heating systems to keep it going.
- The overall exterior condition of the facility is good.

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

BARAGA CORRECTIONAL FACILITY
5-Year Plan FY2021

| Building | Project Description | Reason Description | Quantity & Units | Facility Priority | Cost Estimate |
|----------------|--|--|------------------|-------------------|---------------|
| Administration | Replace Power Sliding Doors | Current sliding doors (5) are original and badly worn and problematic. Doors provide secure access to the inside of the facility and security for all foot traffic | 5 | in progress | \$500,000 |
| Administration | Replace A/C in control center and Phone room | The current system is 25 years old and requires constant repair | | 2 | \$18,000 |
| Administration | Control Center Renovations | The control center must be renovated to adequately view and operate the new security systems. | 1 | 10 | \$25,000 |
| Administration | Muster room renovations | The muster room needs renovations for current needs | 1 | 9 | \$25,000 |
| Administration | Replace acoustic ceiling system. Replace 24" x 24" ACP ceiling on second floor - entire floor. | Worn out. Damaged. Cosmetically Necessary or Aesthetically Poor. To Cover up Water Damage. Age and water damage in several locations. | 5,000 SF | | \$33,936 |
| Administration | RegROUT tile. RegROUT quarry tile floor at lobby, corridors, control passage, and rear lobbies. | Worn out. Cosmetically Necessary or Aesthetically Poor. | 6,000 SF | | \$30,502 |
| Administration | Misc projects. Provide ADA accessible sink at employee lounge on second floor. | Does Not Meet ADA Guidelines. | | | \$2,525 |
| Administration | Tuckpoint brick. Around areas that cracked from lack of control joints to repair said cracking. | Damaged. Leading to More Serious Problems. | 500 SF | | \$4,242 |
| Administration | Miscellaneous. Insulate piping. | None presently installed. Provide better temperature control. | | | \$3,434 |
| 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 |
| Education | Heating boiler. Replace existing with new. | Doesn't provide adequate heating. Utility cost savings. Impairs building operation. Personal comfort. Existing does not meet heating demand. | 1 Unit | 5 | \$35,000 |

| | | | | | |
|----------------|--|--|-----------|-------------|-----------|
| 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 |
| Housing Unit 1 | Replace Existing Water Control Valves with ICON Valves | Replace existing cell water fixtures with I-con system. Current fixture are problematic, outdated, and costly to repair. I-con are reliable and efficient | 76 | in progress | \$54,883 |
| Housing Unit 1 | Provide control joints. Provide control joints where walls have cracked at 135 degree corners. Remove ex. joint 2 over from cracking and rebuild wall. | Damaged. Leading to More Serious Problems. Building settlement. Joints were located wrong and walls cracked at nearby locations instead. Wall will continue to crack open if steps are not taken to correct. | 180 LF | | \$2,121 |
| Housing Unit 1 | Replace acoustic ceiling system. Replace 12 x 12 applied tile with more durable system. | Damaged. To Eliminate High Maintenance Condition. System sustains damage from leaks when floors are mopped or flooded. | 6,000 SF | | \$61,105 |
| Housing Unit 1 | Replace cell doors and hardware. | Worn out. Damaged. Leading to More Serious Problems. To Eliminate High Maintenance Condition. System needs constant adjustment to work properly. | 80 Units | | \$339,360 |
| Housing Unit 1 | Air handling unit heating only. Replace existing in four years with those that allow more airflow. | Doesn't meet current ventilation standards. Personal comfort. In four years, units will be at end of useful life. | 24,600 SF | | \$271,286 |
| Housing Unit 1 | Replace interior doors/frame/hardware. Replace control room door. | Worn out. Damaged. To Eliminate High Maintenance Condition. | 1 Unit | | \$2,525 |
| Housing Unit 1 | Replace VCT. Replace VCT floor at control area. | Damaged. | 1,000 SF | | \$6,767 |
| Housing Unit 1 | 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 | 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 | Repair brick - selective areas. Repair cracked, spalled, and damaged brick at roof center parapet. | Damaged. Leading to More Serious Problems. Cosmetically Necessary or Aesthetically Poor. To Eliminate High Maintenance Condition. To Cover up Water Damage. Movement and water infiltration have caused cracking and damage. | 100 SF | | \$2,525 |
| Housing Unit 3 | Replace 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 | 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 |
| Housing Unit 5 | Replace acoustic ceiling system. Replace 12 x 12 applied tile with more durable system. | Damaged. To Eliminate High Maintenance Condition. System sustains damage from leaks when floors are mopped or flooded. | 6,000 SF | | \$61,105 |

| | | | | | |
|----------------|--|--|-----------|-------------|-----------|
| Housing Unit 5 | Replace cell doors and hardware. | Worn out. Damaged. Leading to More Serious Problems. To Eliminate High Maintenance Condition. System needs constant adjustment to work properly. | 80 Units | | \$339,360 |
| Housing Unit 5 | Air handling unit heating only. Replace existing in four years with those that allow more airflow. | Doesn't meet current ventilation standards. Personal comfort. In four years, units will be at end of useful life. | 24,600 SF | | \$271,286 |
| Housing Unit 5 | Replace 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 | in progress | \$120,000 |
| 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 |
| 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 | in progress | \$120,000 |
| 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 | 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 | 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 |

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|-------------------------------------|---|--|---------|-------------|-------------|
| 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 |
| 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 | 8 | \$60,000 |
| 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 |
| 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 |
| Level One Housing (HU8) | Addition of a 2nd perimeter fence around level 1 HU8 | To provide added security the the existing HU. Current a single fence system is used. Included would be razor wire and electronic monitoring cable. (no cameras or lights) | 1 | | \$364,000 |
| 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 | | \$180,600 |
| Housing Units 2,5,7 | Replace A/C in housing unit bubbles | current system requires constant repair and unit failure. | 7 | 2 | \$11,000 |
| Site - Hus 1-3,6 | Replace pneumatics with digital controls and back up power for smoke purge | Current system is problematic, and system air lines are contaminated with compressor oil, this requires constant repair and unit failure | 4 | in progress | \$1,185,000 |
| Site - Hus 4,5,7, 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 and unit failure | 6 | in progress | \$510,000 |
| Site - Hus 1-8, 100,200, 300 bldg | Replace entrance doors | Current doors are bent and rusted and lock repair parts are hard to find | 11 | In progress | \$300,000 |

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|------|--|---|---------|-------------|-----------|
| 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 devise 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 earth mound outside the Sally Port gate with concrete pavement. | To prevent failure. To fix deteriorated, damaged, failure area. To improve appearance. To improve vehicle traffic flow. Long-term/high maintenance issue. Service reliability. Due to frequent use by heavy/large trucks. To extend life. | 500 SF | | \$3,434 |
| Site | Repave damaged road to unit 8 | To prevent failure. To fix deteriorated, damaged, failure area. To improve appearance. To improve vehicle traffic flow. Long-term/high maintenance issue. Service reliability. Due to frequent use by heavy/large trucks. To extend life. | | 6 | \$125,000 |
| Site | Miscellaneous Site Improvement Project, Remove & Replace. Steel W-beam guardrail and post west of Sally Port in the secure area. Use a steel post in lieu of wood. | To prevent failure. To fix deteriorated, damaged, failure area. To improve appearance. Service reliability. Due to frequent use by heavy/large trucks. | | | \$8,484 |
| Site | Site Improvements I, New, Handrailing. Along both sides of the loading dock ramp at the Food Service Building. | To prevent personal injury. To improve pedestrian traffic flow. To improve vehicle traffic flow. ADA issue. Prevent winter freezing hazard. | 100 LF | | \$6,767 |
| Site | Add new equipment. Replace all paging micro-phones. | More cost effective to replace soon. To eliminate potential for future damage. To eliminate high maintenance condition. | | | \$4,545 |
| Site | Power for gun range building | To provide lights in gun range building and range light for low light shooting | 1 | In progress | \$13,925 |
| Site | Replace Propane back up system | Replace the existing system with a new system. The current system is to provides heat as a bck up but it is very problematic and unreliable. | 1 | In progress | \$250,000 |

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|-------------------|---|--|----------|-------------|----------|
| Site | Repair/replace concrete sidewalk throughout facility and curb and grounds in Sally port. | Remove damaged sections of concrete replace with new. Crumbling concrete poses a safety issue. | 2 | in progress | \$30,000 |
| Storage/Hazardous | Replace single exterior door/frame/hardware. Replace rear storage doors. | Damaged. Bottoms rusting out. | 2 Units | | \$4,141 |
| Support Services | Replace Food Service Grease trap in front of health care | 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 | In progress | \$20,000 |
| Support Services | Replace food service cooler and freezer doors and walls | Current doors are hard to open and close. Door blocks hallway when open | | 3 | \$125.00 |
| 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 | 7 | \$84,840 |
| 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 | 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 |

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|-------------|---|---|-----------|--------------|---------------------|
| Warehouse | Recaulk/Reseal building joints. Reseal all control joints. | Damaged. Leading to More Serious Problems. Building settlement. Building movement has cracked joints beyond what caulking could bear. | 1,200 LF | | \$2,929 |
| Warehouse | Provide waterproofing. On northeast wall where interior of block is damaged. | Damaged. Leading to More Serious Problems. Water infiltration has caused paint peeling and some CMU spalling on interior at slab level. | 200 SF | | \$2,222 |
| Warehouse | Misc projects. Create separate sound-proof room within the building for air compressor. | Request of Facilities Maintenance. Currently in same room as lounge/office - can't hear on phones when compressor kicks in, which it does often. | | | \$1,111 |
| Warehouse | Miscellaneous. Relocate the existing air compressor to a self contained room. | Requirement for other improvements. Existing compressor is located in Maintenance Staff office area and is a nuisance (makes telephone and radio conversations impossible). | | | \$3,434 |
| Warehouse | Main control panel and front-end direct digital controls (DDC) equipment. | Requirement for other improvements. Allows monitoring of all buildings at facility from a remote location. | 1 Unit | | \$42,420 |
| Warehouse | Couple the existing pneumatic control system with DDC (new panel and some points). | None presently installed. Provide better temperature control. Requirement for other improvements. Allows monitoring of the building from a remote location. | 16,000 SF | | \$40,703 |
| Warehouse | Replace roof top heating unit | Current heating unit is original and problematic. Parts are hard to find | 2 | 4 | \$40,000 |
| Maintenance | Replace roof top heating unit | Current heating unit is original and problematic. Parts are hard to find | 2 | 4 | \$40,000 |
| | | | | Total | \$10,873,912 |

MICHIGAN DEPARTMENT OF CORRECTIONS

“Committed to Protect, Dedicated to Success”

MEMORANDUM

DATE: June 4, 2019

TO: Randee Rewerts, Warden, Carson City Correctional Facility

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

SUBJECT: 2019 Annual Physical Plant Report, Carson City Correctional Facility

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

The overall condition of the facility is good with very few areas of concern. As of today, 3 of the 6 flat roofs on the west side slotted for replacement have been completed with the other 3 to be finished in the next two months. Physical Plant Division was able to increase the project funding to replace some of the metal roofs on the east side which should be done in the next few months as well.

This year we were able to replace the windows in both towers greatly improving visibility which increased the effectiveness these posts will have on the facility’s safety and security. Other projects completed this year were the chair lift replacements in units 500 and 800, upgrading the facility radios to digital, replacing the heating boiler in 700 unit and the water heater in C/D unit for more energy efficiency, and adding control fences inside the perimeter. We also added access control to both administration buildings which gives the facility a new layer of security. A new laundry facility was added to the east quartermaster to eliminate transporting kitchen whites and MSI jumpsuits to the west side segregation laundry.

Physical plant in Lansing was also able to complete the upgrades to the razor ribbon and adding access gates to the A-fence, add new time-sync hardware, upgrade the inmate phones to digital including the VRS stations, along with updating our security system software to the newest version and the facility wide replacement of the fire alarm system.

Carson City Correctional Facility

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

Administration Building 100

- The sidewalks in front of the building and in the parking lot need replacement, some repairs can be made but full replacement will be required soon. This will be added to the 5-year plan.
- The roof will be replaced by the end of July 2019

- The building and architectural structure is in good condition
- The HVAC systems are beginning to show the age of the system and the pneumatics could be replaced with digital. This has been on the 5-year plan.
- The security systems are in good condition. The building has access control added this year.

Prisoner Services/Segregation building 200

- The sidewalks and walkways are in good condition.
- The roof was replaced in June 2019
- The building architectural structure is in good condition. The front doors to the dining hall need to be replaced as the jams are deteriorating from the snow, ice and salt. A physical plant change request is submitted for this.
- The HVAC systems needs updating from pneumatic controls to digital. The boiler providing steam to food service needs to be replaced. The control upgrade has been on the 5-year plan and the boiler will be added this year.
- The security systems are in good condition.

Education/Programs building 300

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

Unsecured Level I Housing Unit building 400

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

Level IV Housing Unit building 500

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

MSI Building 600

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

Level II Housing Unit building 700

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

- The security systems are in good condition

Level II Housing Unit building 800

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

Level II Housing Unit building 900

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

Building 1000

- This building has been approved to be demolished

Maintenance/Warehouse Building 1100

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

Level IV Housing Unit building 1200

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

Hazardous Material Storage Building 1300

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

East Administration Building

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

East Food Service

- The sidewalks are in good condition but the drive behind food service and the loading dock need to be replaced soon
- The roof is in poor condition and is being added to the roofing replacement project to be replaced this July

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

East School Building

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

East Housing Unit A/B

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

East Housing Unit C/D

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

East Housing Unit E/F

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

East Housing Unit G/H

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

- The HVAC system is in good condition
- The security systems are in good condition

East Gym

- The sidewalks are in poor condition and a change request has been submitted to repair this walkway
- The roof is the only shingled roof in the facility and it is in poor condition needing replacement soon, all leaks are being addressed
- The building architectural structure is in good condition apart from some of the metal siding which is rusting. I have proposed to replace the metal siding with a faux stone polymer siding 4 feet up from the ground level to increase the durability and longevity saving the facility future replacement costs for the siding
- The HVAC system is in good condition
- The security systems are in good condition

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

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 added four control fences one on the west side to restrict the access behind the level II housing units. The fences were added between housing unit 800 and the administration building, between housing unit 700 and 800, between housing unit 700 and 900, and off housing unit 900 to the perimeter fence.

We had upgrades to the razor ribbon with extra rows added to the interior A fence and B fence as well as two gates added to the A fence on the east and west side for access between the A and B fences.

Roadway and Walkway

The Roadways and Walkways are in fair condition we are repairing some areas in the parking lots and making temporary patches on the perimeter road. The perimeter road and the roadway from east food service going west towards the MSI gate will need to be repaved soon.

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

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

CARSON CITY CORRECTIONAL FACILITY

5-Year Plan

FY2021

| Building | Project Description | Reason Description | Quantity & Units | Facility Priority | Cost Estimate |
|--------------------|--|--|------------------|-------------------|---------------|
| Site | 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 | 1 | \$1,500,000 |
| Site | Resurface pavement with a 2" over lay on existing hard surfaces on the facility perimeter road | Repair damaged areas and extend the longevity of the pavement. Decrease the wear and tear on equipment lower maintenance costs. | 1 | 2 | \$647,391 |
| East | Replace quarry tile floor with a polished sealed concrete floor in east food service | Increase the longevity and improve the cleanliness of the kitchen. It will improve efficiency and lower production and maintenance cost. | 1 | 3 | \$113,269 |
| Site | Replace key system in the facility so the east and west side are combined into one system. | Address safety and security risks and eliminate the excess keys. | 1 | 4 | \$100,000 |
| Site | Replace Food Service Steam Boilers | Replace 25 year old equipment. Increase efficiency and cost effectiveness. Meet code requirements for boiler operation. | 1 | 5 | \$363,533 |
| Site | Replace existing metal and shingled roofs with new standing seam metal roof system | Eliminate high maintenance cost and extend the useful life of the buildings. | 1 | 6 | \$2,157,000 |
| East | Replace steel siding and vestibule doors. | Increase the structural security and integrity of the building. Improve efficiency and longevity. | 1 | 7 | \$92,320 |
| East | Installation of water supply pressure boosting pumps | Current water pressure is insufficient. Installation of booster pumps would maintain constant adequate pressure. | 1 | 8 | \$83,820 |
| 1200 | Replace existing heat source (one 1.5 million BTU hot water heater) with two high efficiency 750 thousand BTU hot water heaters. | Increase energy efficiency. Decrease cost to maintain and operate. Improve reliability and add redundancy. | 1 | 9 | \$70,000 |
| West Housing Units | Replace back up heating boiler for west housing units | Add redundancy for the facility. Improve emergency response in the case of a failure. | 1 | 10 | \$42,956 |
| Site | Upgrade existing pneumatic temperature control system with a direct digital control system...this will allow correlation between the buildings; effective troubleshooting; diagnostics from remote location. | Current controls are outdated. Upgrading will greatly reduce energy usage and provide better temperature control. Upgraded equipment is also more available resulting in lower maintenance costs. Additional savings in diagnostics through remote monitoring. Any future expansion will cost less with an updated system. | 1 | 11 | \$1,212,255 |
| East Housing | Upgrade make up air system. Replace or change motor size of existing inline exhaust fans (4 per building) with new fans. Re-use existing ductwork and grilles. Install new indirect gas fired makeup air unit. | Upgrades will provide more adequate heating. Current ventilation was designed for original number of occupants and that number has been increased. | 1 | 12 | \$1,331,968 |

| | | | | | |
|---------------------------------|---|---|---|--------------|--------------------|
| Medium & Minimum Security Units | Addition of Wash Basins and construction of Shower Houses. | The shower houses and wash basins are necessary to bring this facility into compliance with ACA Standart 4-4139 and 4-4138. | 1 | 13 | \$66,913 |
| Site | Add a Storm Drainage System. Existing electrical & telecomm vaults are constantly flooded. The upgrade will add a storm drainage system to collect water and pump it from all manholes and tie it into existing storm system. | 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 | 14 | \$128,018 |
| 300 | Replace entry system - w/ insulated system. Entrance at east and west of academic area. | Worn out. Leading to More Serious Problems. To Eliminate High Maintenance Condition. Request of Facilities Maintenance. High use area. | 1 | 15 | \$41,140 |
| 600 | Replace metal panels. Rusted at outlet - staining masonry wall below. 100sf west wall. 200sf north wall. Replace gutter system. | Damaged. Cosmetically Necessary or Aesthetically Poor. To Cover up Water Damage. To Eliminate High Maintenance Condition. Seam failure. | 1 | 16 | \$29,227 |
| East Housing Units | Upgrade electrical distribution system - Install additional branch panelboards, distribution panel, replace existing 75KVA transformer with 112.5KVA, replace 100A building service feeder with 200A service. | Existing equipment was designed for fewer occupancy numbers so the system is at full capacity. Upgrading the system will provide for current occupancy numbers and bring the system into compliance with current standards. | 1 | 17 | \$321,592 |
| Food Service | Provide pre-engineered building. Addition to quartermaster should be made due to lack of storage space. Recommend a shoe repair shop for OTF and DRF. | Damage Due To Facility Growth. Request of Facilities Maintenance. | 1 | 18 | \$426,888 |
| Administration/Health | Provide pre-engineered building. Provide increased space in health services bldg. for records, exam rooms, and a waiting area. | Damage Due To Facility Growth. Request of Facilities Maintenance. | 1 | 19 | \$341,462 |
| 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 | 20 | \$37,752 |
| Site | Add vehicle barrier gates to west employee parking lot | Control entrance to the employee parking lot. Add safety and security for the staff. Mitigate vulnerabilities to the facility perimeter | 1 | 21 | \$30,000 |
| Site | Replace water softners in all buildings | Replace 25 year old equipment. Increase efficiency and cost effectiveness. Lower utility and maintenance costs. | 1 | 22 | \$50,000 |
| West | Add ADA Egress Ramps for H/U's with Wheel Chair Lifts | Meet ADA standards for handicap accessibility | 1 | 23 | \$350,000 |
| Site | Arc Flash Mitigation Phase III | Arc Flash Mitigation for Phase III Arc Flash Study per Physical Plant Division | 1 | 24 | \$312,500 |
| | | | | Total | \$8,350,002 |

MICHIGAN DEPARTMENT OF CORRECTIONS

“Committed to Protect, Dedicated to Success”

MEMORANDUM

DATE: June 27, 2019

TO: John Christiansen, Warden

FROM: Brad Shaw, 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 Water Treatment system upgrade Project #18-271
- West Generator Building Project #18-086
- West Healthcare Renovations Project #19-123
- Data Drops East Pavilion/Sallyport Project #19-112/#19-113
- East Siren Repair/Replacement Project #19-189
- East Side Kettle Replacement Project #19-254
- LED Lighting Project #19-290

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.

School Building (East)

All building infrastructure (siding, windows, doors, etc.) are in usable condition. This building also has exterior doors in need of repair or replacement due to rusting. This building did receive wall patching, painting of doors, windows and walls. New standing seam steel roof was completed in

November 2017. 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 floors, 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 PPCR has been submitted for Freezer/Cooler replacement, as well as additional ventilation. A new vent fan was installed and has improved this system. The hot water boiler and holding tank need to be replaced soon, a quote was just obtained and will be submitting a PPCR for this project.

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.

Property Trailer (East)

This building had a new steel roof, skirting, and ramp/deck installed in 2018. Is in very good condition overall.

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

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

Corrections Education Program Trailer (East)

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

VPP Trailer (East)

This building is in usable condition, however, is in need of new skirting and new heat and A/C. We have obtained a quote for installation of new twin head, mini-split, and will be submitting a PPCR for this project.

Housing Unit J (East)

This building is in need of new entrance doors. 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. Repairs to attic insulation in J & K Units which are both incorporated into the same building attic. There is a membrane attached to the trusses which separates a void area above unit ceilings and the attic space itself. This membrane has holes in it and needs to be repaired, along with 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 (expanded metal divider wall). 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 also. Will be submitting a PPCR to do the diver wall yet this year.

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. We need to make renovations to the bathrooms in this unit.

Housing Units N & P (East)

This building which includes housing units N & P need replacement entrance doors. The roof coverings and siding on this building is in good/fair condition. The mechanical rooms and the equipment in them are in good condition at this time. This building also needs the attic membrane repaired and insulation added. Still needs renovations to the high-side bathroom, TV coax relocation has not been completed. N unit also needs the expanded metal divider wall installed. Will be submitting a PPCR for this security update.

Housing Units Q & R (East)

This building which includes housing units Q & R also needs replacement doors. 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.

Maintenance Storage Pole Barn (East)

This building is in good condition overall. The old roll-up style doors were replaced with new overhead doors in 2018. The roof will need replaced in the next year or two.

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. Air handling unit was replaced, project #19-075. Generator is in good working condition, with the exception of the day tank (fuel), is in need of replacement.

Records Retention Building (East)

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

Parking Lots, Driveways and Walkways (East)

The parking lots have been upgraded with new asphalt in 2018, and is in good condition.

Administration Building (West)

All building infrastructure (siding, windows, doors, etc.) are in good condition, with the exception of the roof, it will need replaced in the next year or two. New boiler system was installed in 2018, and two new air handlers were installed in 2019.

Food Service (West)

Building infrastructure - walls and windows are in good condition. The doors and roofing are in poor shape and will need replaced in the next year. This building has a steam boiler which supplies steam to the dishwashing machine and to three kettles in the cooking area, that is in good working condition. One steam kettle still needs to be replaced. Many areas of floor tile have been repaired. Areas of the floor tile need replacing and repair every year due to high traffic and use. 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)

Building infrastructure -walls and windows are in good condition. Will need new roofing and exterior doors in the next year or two.

Maintenance/Warehouse Building (West)

All building infrastructure (siding, windows, doors, etc.) are in good condition. The roof will need to be replaced in the next year or two. The West Side water main and water treatment systems are in this building. The current water softener system is still in the process of having repairs made and is not up and running at this time. The emergency electrical backup generator is in good condition and tested weekly. The generator room has foundation issues and there is a project under way, to rebuild a new storage building to replace the existing one.

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

All building infrastructure (siding, windows, doors, etc.) are in good condition. All boiler systems, both domestic hot water heaters and heating boilers, are currently in good condition in all of these

units, with the exception of C/D unit. The hot water holding tank will need to be repaired within a year, due to leakage. Minor repairs are needed to drywall and floor coverings. Entrance doors are in need of replacement. Attic insulation repairs have been made in G & H units, E & F units still need insulation repairs, as well as cement block repair on outside wall of the card room. Asphalt roofing is near the end of its lifespan on all units.

Psych Trailer (West)

This is a doublewide modular trailer, which is aging, but in decent condition overall requiring minor repairs occasionally including roof patching, vinyl siding and window screen repairs. Overall this building is in usable condition, but will require new roofing within a year or two.

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

Perimeter Road, Driveways, Walkways (West)

We have patched, and continue to patch damaged areas both inside and outside the secure perimeter as needed. Many areas inside and on the perimeter road, are in need of crack filler and sealing. The facility received new parking lots and entrance/service road this year.

Propane/Mixed Gas Back Up System (West)

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

Perimeter Fences (East & West)

Perimeter fences are in good condition in all areas. The most Easterly perimeter fence, that runs North and South, recently received additional support posts by Future Fence Co.

Sally Ports (East & West)

The East Sallyport has been closed and made to be part of the perimeter fence system. We are currently looking at installing the Maxiris infrared towers at both East and West sallyports. The West sallyport is in good working condition.

Cc:Administrative Officer

CENTRAL MICHIGAN CORRECTIONAL FACILITY
5-Year Plan FY2021

| Building | Project Description | Reason Description | Quantity & Units | Facility Priority | Cost Estimate |
|-----------------|--|---------------------------|-----------------------------|--------------------------|----------------------|
| STF East | East Facility Roofing | Deteriorated Conditions | 8 housing units | 1 | \$1,000,000 |
| STF East | Metal Siding Replacement and add roof drainage | Deteriorated Conditions | STF East buildings | 2 | \$500,000 |
| STF | Door and window replacement project #18-355 | Deteriorated Conditions | Facility wide | 3 | \$500,000 |
| STF West | West Roofing Replacement Project #19-304 | Deteriorated Conditions | STF West Buildings | 4 | \$800,000 |
| STF East | Replace Perimeter Light Wiring and Electrical Panels | Deteriorated Conditions | STF East | 5 | \$500,000 |
| | | | | Total | \$3,300,000 |

Michigan Department of Corrections

“Committed to Protect, Dedicated to Success”

MEMORANDUM

DATE: July 10th, 2019

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

FROM: Charles Gimpel Physical Plant Supervisor
Chippewa Correctional Facility

SUBJECT: 2019 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. The West Food Service back dock was repaired and then Re-poured this spring. Repairs to roof and new gutters should help keep this area from Spalling and breaking down again.

BRICK, MASONRY AND EXTERIOR METAL SIDING:

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

PLASTER AND DRYWALL:

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

ROOFING SYSTEMS:

URF East Roofs are in good shape with only a few minor leaks that were repaired as needed. Every summer we check all roofs for further detreating spots, seam separation, tears and clean gutter covers to prevent ponding. URF West metal roofs are in good shape for their age. We finally have started the process for replacement of the roofs on the West Administration building and West Food Service. We have added West Programs and West Warehouse/ERT buildings to this project and anticipate those buildings being completed late fall of 2019 or early spring of 2020.

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 completed the catwalks in the attics of all buildings. This will help maintenance staff get to all areas in the attic space and not have to walk on trusses. With the Roof Project on West Food Service, Administration, Programs and West Warehouse/ERT buildings engineers will check the structural integrity of the existing trusses before adding new roofing material.

WINDOWS:

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

FLOORS:

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

DOORS AND HARDWARE:

All doors and hardware are addressed through the work order system. We continue to repair many aluminum doors with new standard hinges and pocket hinges for added support on the East side of the facility. The West housing unit's entry doors have been replaced 2 years ago and are holding up well. The interior doors were replaced as needed and we have a couple of spares for future replacements. Exterior entry double doors have been replaced in Programs building (2) and West Administration exterior. All East and West Entry Gates/Doors will be replaced as a MDOC funded project scheduled to start late 2019.

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 systems 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, and any issues are repaired immediately through work order program and daily reports from control center. New perimeter fence razor wire enhancements have been installed and we are also getting new Sally Port openers, gates, Controls and added razor wire under that contract. Chippewa has also started the meetings/planning for replacement of the all entryway gates on both East and West entrances to secure perimeter of the facility scheduled to start late 2019. Some of the installed razor wire did not winter well and is starting to collapse. This will be replaced under warranty by the manufacturer.

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 all circulating heat pumps in the East Housing units. Leaks are addressed as they appear now. 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 would be a good option for the Chippewa facility. HVAC Upgrading Project will address roof-top AC units, All circulating heat pumps and water heaters. This project is still in the planning stage and should be started in 2020

ELECTRICAL DISTRIBUTION SYSTEM:

The electrical distribution systems have held up fairly well at the facility. The emergency backup generators have had their yearly P.M. maintenance and bank load tests are due

this year. Some of the underground wires for Pike unit Lights has burned out and we will have to dig up a junction box and conduit to repair. Also, Marquette unit underground feed has tripped the main breaker out on us a couple of times and we repaired a splice in one of the vaults and will monitor for future issues.

PLUMBING SYSTEMS / STORM AND WASTEWATER SYSTEMS:

The plumbing system at URF is in good shape. All plumbing issues are addressed through the work order system and continue to be a very high maintenance area. Icon Equipment that was installed on the westside is working well. We have installed all East/West housing unit eyewash stations with mixing valves this summer for our laundry areas. Storm drain and wastewater (Muffin Monster) systems continue to be trouble free and working well.

REFRIGERATION SYSTEMS:

All refrigeration systems currently are in good working order. The Facility has finally hired two MM-10's with extensive HVAC back rounds and they have done a good job with this area of Maintenance. We have completed the West Food Service Cooler/Freezer Project and all equipment seems to be working well.

PARKING LOTS/ROADS/GROUNDS:

Chippewa facility grounds area continues to be maintained very well. Potholes have reappeared and will be filled before winter sets in. The perimeter road is starting to break down on the corners/edge areas and this has been made worse with all the construction digging, directional boring and heavy equipment used to install new security systems. This road repair will now be included in our five-year plan. The perimeter Road/parking areas have been approved for a project repair and is at the 90% planning stage and scheduled to begin next spring (2020)

COMMENTS:

2019 Projects

Metal door replacement (West door entry areas)

Dish Tank remodel (west)

New PA system facility wide (part of PREA upgrade?)

Smoke Purge system upgrades

West Food Service/Administration/Programs and West Warehouse roofs

Bubble gate replacements both East and West.
Sally Port gates/controls
Perimeter Road Project
Gun Range renovations
ERT Locker/shower rooms
Employee Exercise room.

CHIPPEWA CORRECTIONAL FACILITY
5-Year Plan FY2021

| Building | Project Description | Reason Description | Quantity & Units | Facility Priority | Cost Estimate |
|----------------------------------|--|--|------------------|-----------------------------|---------------|
| Site Fencing | Replace all bullrings | current system bullrings require replacement | facility wide | 1 | \$200,000 |
| Administration & Annex Buildings | Replace Bubble Control Foot Gates | 472/17417 Current gate machanical system are obsolete and no longer manufatctured, high maintenance. Movement control risk. | 2 each | 1 | \$793,836 |
| 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 | 2 | \$125,000 |
| Site | Fire Alarm Commissioning, smoke detector and Upgrades | Replace current Mist-a-fire suppression with new code compliant system | facility wide | 2 | \$400,00.00 |
| 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 | 2 | \$875,000 |
| Housing units East 1, 3, 5, 6 | Housing Hot Water replacements | Boilers are past life expectancies, failure of tubes is expected. Should be covered under current project 472/19097. | 9 units | 2 | \$409,500 |
| West Food service | Replace Dish Washer | Replace current dish washer with new Hobart model of same foot print. | 1 unit | 3 | \$87,908 |
| 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. To Eliminate High Maintenance Condition. To Cover up Water Damage. | 18 | 3; On going as window fails | \$300,000 |
| West Housing & Programs | Repalce Roofs on 5 pole style buildings | Damaged, To eliminate high maintenance | 5 units | 3 | \$800,000 |
| Facility Wide | Key System restructure, Fire Keys | Recore the west side of facility to remove old KTF facility fire key system. Replace with East fire key system. This will provide one key strucure for fire and evacuation facility wide. | site | 3 | \$10,000 |
| ERT Building | Convert current bathrooms to bathrooms with showers | Provide decamanation and Hygine area for returning ERT staff from deployment. Also allow access to staff using weight room prior to shift work to promote wellness. | 1 unit | 4 | \$18,000 |

| | | | | | |
|--------------------------|--|---|---------|--------------|--------------------|
| 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. | 5 units | 4 | \$115,500 |
| Shooting Range expansion | Training Range structure and Burm installation | Add shooting building and additional burm to shooting range for muliti use. Need for muliti agancy to use shooting range, second burmed range will allow for appropriate qualificaiton on weapons. Provide new roof to training building with heat and insulation for classroom area. | 1 unit | 4 | \$156,899 |
| Site | Arch Flash | Arc Flash Mitigation Project file #472/15117 phase 1 & 2 | 1 unit | 5 | \$76,000 |
| 1100 Maintenance | Replace Emergancy Power Switch Box Service | Outdated and potentially dangerous situation when operating power change. | 1 each | 5 | \$155,000 |
| 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 | \$565,000 |
| 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 | \$4,725,743 |

MICHIGAN DEPARTMENT OF CORRECTIONS

“Committed to Protect, Dedicated to Success”

MEMORANDUM

DATE: June 2019

TO: Warden, Shane Jackson, LRF

FROM: Chris Babcock, Physical Plant Superintendent, LRF

SUBJECT: 2019 Annual Physical Plant Inspection Report, E.C. Brooks Correctional Facility

During the month of June, the annual physical plant inspection for Earnest C. Brooks Correctional Facility was completed for the year 2019. This inspection provides an overview of the general condition of the buildings and grounds.

Most of the entrance drive into the facility is new and in good shape. The employee parking lots are new and in very good condition. The Facility is in overall good condition.

Earnest C. Brooks Correctional Facility

Administration Building

The roof system is new and the exterior of the building in good condition. As far as the brick and mortar, there are a few door frames that need to be replaced as the old ones are fairly rusted through at the bottom and we continue to work on these. Windows are in good condition. Interior of the building ceilings, walls (paint), floors, lighting and camera system are all in good shape. The boilers are old but appear to be in good condition. This building would be one in line for a new air conditioning unit as it is an older system hopefully in 2020.

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

Baldwin housing unit

The roof system is new and the exterior of the building in good condition. The brick and mortar, and walkways are all good. The interior of the building has a new camera system, new PPD system, new rounds reader system and a new high efficiency water heater. The ceilings, walls and Paint are in good condition, windows are all in good operating condition.

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, recently converted to a programs unit and have built two new office spaces for programing.

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, this building has received an upgraded fire alarm panel in 2018. 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 and new high efficiency domestic water boiler. The ceilings, walls (paint), floors and glass are all in good condition. The wheelchair lift is new and functioning decent.

Fremont housing unit

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

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. One of the two large older style boilers appear to be in good condition the other is starting to have some issues and we may want to investigate upgrading to a more efficient boiler in the near future. We usually only run one of the two boilers to maintain adequate heat.

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 heating boilers for this building are in and are shared with Food Service. The air conditioning unit for this building is in the process of being replaced.

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. We are down to just the pole mounted fixtures in the common's areas.

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 a few Projects currently in different stages of the process.

1. Project #18-412 GAG. The construction of a new pole barn behind the Maintenance shop for grounds and equipment storage. This is approved and construction should start soon.
2. Project #18-292 H/R Offices have been constructed and staff are now working out of them on the second floor of the Administration building. We still need to replace the carpeting in this area.
3. Project #19-037 Updating the front lobby area of the administration building has been completed with new paint, New front desk and new lockers. Central Office has been notified.
4. Project #18-138 Installing a completely new Air conditioning system in the school building. This is almost complete, but the contractors still need to work out some bugs with the new unit.
5. Project #16-402 We have had a couple of meetings for approved Propane plant blender replacement project.
6. Project #17-405 The Razor ribbon enhancements have been completed except for the new fence being constructed on the south side of the entrance drive which is scheduled to be completed by the end of June.
7. Project #19-096 HVAC Digital Controls upgrade is in the early stages. We have had a pre-bid meeting and initial walk through with the contractors.
8. We also continue to upgrade the interior LED pole lights

cc: Dan Smith
Ken McComb, Business Manager

E.C. BROOKS CORRECTIONAL FACILITY

5-Year Plan

FY2021

| Building | Project Description | Reason Description | Quantity & Units | Facility Priority | Cost Estimate |
|-------------------|--|---|------------------|-------------------|--------------------|
| LRF A, E and F | Add 3 ADA access ramps for Housing Units Allegan, East Lake and Fremont. | To have as another safe way to exit or enter the Housing units that are currently ADA accessible by a Chair Lift. | 3 | 1 | \$350,000 |
| LRF All buildings | Arc Flash Mitigation for Phase III Arc Flash Study. | This phase will be to lower our Arc Flash risk numbers. | 11 | 2 | \$200,000 |
| LRF Buildings | Replace the heating boilers in Housing Units; Baldwin, Conklin and Dublin, 2 in Food Service and 2 in the Administration building. | To replace the original boilers that were installed when the facility was built with new high efficiency boilers. This will prevent future failure and should show substantial utility cost saving and reduce maintenance cost and repairs. | 7 | 3 | \$1,500,000 |
| LRF Buildings | Replace the Domestic Hot Water heaters in Housing Units; Allegan, Conklin, Dublin and 2 - in Food Service. | To replace the original Domestic Hot Water Heaters that were installed when the facility was built with new high efficiency units. This will prevent future failure and should show substantial utility cost savings and reduce maintenance costs and repairs. | 5 | 4 | \$750,000 |
| LRF Grounds | Power to the Irrigation Well and also add lights on south side of Olthoff near new fence. | Needed to power the irrigation well due to the closure of West Shoreline Correctional Facility and to add lighting near the new fence that was constructed to separate Brooks Correctional from the new Industrial park at the old West Shoreline site. This will aid in security and will help to maintain the grounds appearance. | 1 | 5 | \$300,000 |
| LRF Admin | Replace roof top HVAC systems. Original equipment and this is currently R-22 systems which are obsolete. | Due to the age of the R-22 systems have become obsolete and to a minimize high maintenance condition and prevent future failure. | 1 | 6 | \$160,000 |
| LRF Grounds | Resurface 1,530 ft x 33 ft of the existing entrance road to the facility. | To reduce the maintenance cost of patching and sealing the existing asphalt roadway and to make sure we have good, safe access for years to come. | 1 | 7 | \$101,000 |
| LRF/Maintenance | Build a pole building on the West side of the Maintenance building to house all grounds equipment and tools. | Due to the closure of West Shoreline Correctional Facility we do not have anywhere to store Grounds equipment and tools. | 1 | 8 | \$100,000 |
| LRF Buildings | 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 efficient. | 9 | 9 | \$950,000 |
| LRF Admin | Replace Bubble Gates | Upgrade to newer, more reliable and advanced technology. | 4 | 10 | \$850,000 |
| | | | | Total | \$5,261,000 |

MICHIGAN DEPARTMENT OF CORRECTIONS

“Committed to Protect, Dedicated to Success”

MEMORANDUM

Date: 06/11/2019

To: Warden, Jack Kawolski, KCF

From: Craig Schopp, 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.

Overall the Facility is in need of some updates. The most important issues include roofs and boilers, both have PPCR’s that have been approved. Boiler project is underway and roof project is to be started this summer. Bubble Gates are in poor shape and require constant maintenance. Exterior doors are in poor condition and maintenance is replacing as time allows.

Kinross Correctional Facility

Administration

- * Replace existing roof.
- * Replace all windows. Current windows are 28 yrs. old.
- * 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.

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 need to be replaced with heavy duty ones.
- * Need to replace the heating boiler and controls. Makeup air unit need to be outfitted with security grills so prisoners can't break the metal and use as weapons.

Food Service

- * All windows are 28 yrs. old and need to be replaced.
- * Exterior doors and frames need to be replaced with heavy duty ones.
- * Emergency power needs to be hooked up to more kitchen equipment.
- * Replace heating boiler and controls.
- * K-unit Kitchen needs new doors as well as the admin building.

Quartermaster

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

Housing Units

- * Each housing unit needs to have existing roof replaced.
- * Need all existing windows replaced, since they are 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. - Project started in couple of housing units
- * 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 pneumatic heating controls need to be replaced with the electronic type. -project started as part of
- * 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. - Started replacing doors at K unit as time permits
- * Each electrical/communication room on the end of each housing building needs to be cooled with AC.
- * Need to replace the exhaust pipe and roof boots on all of the boilers. They are rusted and some have holes in them.
- * Inmate bathrooms in need of new partitions

Pavilion/Weight Pit

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

Maintenance Building/Property/Training Room

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

Maintenance Equipment Building

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

Driveway and Grounds

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

PPC Requests (w/approval date)

- * Move Greenhouse from Old KCF PR 16-019- KCF (7/27/16) – In Progress green house is in place still needs power and exhaust system installed
- * Healthcare AC from Old KCF (7/15/16) – Ac units not sized for area they were intended for current AC units operational.
- * Interior yard lights PR 17-055 KCF- Project complete
- * Door in Administration/Lobby 18-366-KCF 08/10/2018 Project completed
- * K unit Siren PR 18-369 8/10/2018 received parts
- * Replace K unit lift station 472.16380-KCF 04/01/2018 Project complete (punch list)
- * Warehouse security gates 472/18-407-KCF 09/18/2018 Project complete
- * Razor Ribbon enhancements 472/19-111 KCF-Project complete (punch list)
- * Parking lot improvements, redirect of driveway entrance 472/19-255 KCF 05/21/2019
- * Move Mailroom to Level 2 facility 472/19-028 KCF 11/07/2018 Project complete, looking to relocate to storage area behind maintenance.
- * Facility roof replacement 18-044-KCF 11/17/2018

- * Bio waste storage shed 19-095 12/07/2019 project complete
- * Parking lot improvements, redirect of driveway entrance 19-255 KCF 05/21/2019
- * Toilet partitions in level 2 housing PR 19-261 KCF 05/16/2019
- * John Deere Gator purchase, to replace maintenance van 19-266 KCF 05/03/2019
- * Replace inner upper and lower fence zones with one new zone moving wire, and boxes to inner side of panel A 19-308 KCF 06/12/2019
- * Bathroom partitions for inmate housing 19-261 KCF 05/16/2019

Projects without a PPC

Repair staff bathroom in level 2 Food service
 Evaluate Housing Unit Ventilation – housing ventilation has been updated as well as bathroom ventilation
 Install window Velcro screens – Complete
 Continue to install new housing unit roof fans – Complete
 Request to replace tilt grill level 1 Food Service- existing tilt grill has been reconditioned
 Improve ventilation in the holding cells
 Complete a door replacement plan for level II & K Unit- replacing worst doors as time permits
 Evaluate Trash Compactor (Keep or lease)- Keeping operational with spare parts from URF's old compactors

DTMB Projects

- Installation of mobile welding trailer- 472/17132 KCF-03/22/17 – Site improvements complete
- HVAC & Boiler Upgrades/Replacements 472/16380 KCF-Started last fall
- Replace K unit Lift station 472.16380 KCF- project complete (punch list)
- * Facility roof replacement 18-044-KCF 11/17/2018
- Parking Lot resurface, new entry road 19-255 KCF 06/03/2019

KINROSS CORRECTONAL FACILIY

5-Year Plan

FY2021

| 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. Housing units A/B, C/D, E/F, G/H and Admin to be covered on upcoming 472/19094 | | Major Project Request | \$2,400,000 |
| Administration | Replace secure perimeter pedestrian gates and controllers (Gates 1 and 2) | The gates require frequent repairs and parts are obsolete. Project 19.210 | | 1 | \$245,437 |
| Housing Unit A/B | Replace Heating and Domestic Hot Water boiler in housing unit building. | Boilers are in overall poor condition, becoming unreliable, and ineffiecient. Boiler change out will greatly improve saftey and security and building operation | | 2 | \$275,000 |
| Housing Unit C/D | Replace Heating and Domestic Hot Water boiler in housing unit building. | Boilers are in overall poor condition, becoming unreliable, and ineffiecient. Boiler change out will greatly improve saftey and security and building operation | | 2 | \$275,000 |
| Housing Unit E/F | Replace Heating and Domestic Hot Water boiler in housing unit building. | Boilers are in overall poor condition, becoming unreliable, and ineffiecient. Boiler change out will greatly improve saftey and security and building operation Heating boilers in place under project 472.16380.TAP | | 2 | \$275,000 |
| Housing Unit G/H | Replace Heating and Domestic Hot Water boiler in housing unit building. | Boilers are in overall poor condition, becoming unreliable, and ineffiecient. Boiler change out will greatly improve saftey and security and building operation Heating boilers in place under project 472.16380.TAP | | 2 | \$275,000 |
| K Unit | Replace Heating and Domestic Hot Water boiler in housing unit building. | Boilers are in overall poor condition, becoming unreliable, and ineffiecient. Boiler change out will greatly improve saftey and security and building operation | | 2 | \$275,000 |
| Housing Unit A/B | Replace unit ventilators, Replace pneumatic controls with low voltage controls | Pneumatic motors are and controls are non operable and unreliable, Provide adequate fresh air to work with building ventilation | | 3 | \$150,000 |
| Housing Unit C/D | Replace unit ventilators, Replace pneumatic controls with low voltage controls | Pneumatic motors are and controls are non operable and unreliable, Provide adequate fresh air to work with building ventilation. Unit vents and controls being replaced under project 472.16380.TAP | | 3 | \$150,000 |
| Housing Unit E/F | Replace unit ventilators, Replace pneumatic controls with low voltage controls | Pneumatic motors are and controls are non operable and unreliable, Provide adequate fresh air to work with building ventilation Unit vents and controls being replaced under project 472.16380.TAP | | 3 | \$150,000 |
| Housing Unit G/H | Replace unit ventilators, Replace pneumatic controls with low voltage controls | Pneumatic motors are and controls are non operable and unreliable, Provide adequate fresh air to work with building ventilation Unit vents and controls being replaced under project 472.16380.TAP | | 3 | \$150,000 |
| Housing Unit K | Replace unit ventilators, Replace pneumatic controls with low voltage controls | Pneumatic motors are and controls are non operable and unreliable, Provide adequate fresh air to work with building ventilation | | 3 | \$150,000 |

| | | | | | |
|----------------------------------|---|---|--|--------------|--------------------|
| 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. Project 472.19345 | | 4 | \$406,875 |
| Administration | Replace heating boiler, unit ventilators and controls | Boilers are in overall poor condition, becoming unreliable, and inefficient. Boiler change out will greatly improve safety and security and building operation Pneumatic controls and unit ventilators are in poor condition | | 5 | \$325,000 |
| Education/Library/Programs | Replace heating boiler, unit ventilators and controls | Boilers are in overall poor condition, becoming unreliable, and inefficient. Boiler change out will greatly improve safety and security and building operation Pneumatic controls and unit ventilators are in poor condition | | 5 | \$385,000 |
| Food Service Level II | Replace heating boiler | Boilers are in overall poor condition, becoming unreliable, and inefficient. Boiler change out will greatly improve safety and security and building operation | | 5 | \$160,000 |
| Food Service level II and K unit | Cooler and Freezer upgrades | Issues with reliability of compressors and electrical components | | 6 | \$100,000 |
| K unit Food Service | Make up Air unit | becoming unreliable and in poor condition | | 7 | \$20,000 |
| 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 |
| Around the existing perimeter | Buffer Fence | Continue to add additional buffer fence around the perimeter | | 9 | \$250,000 |
| Grounds | Misc projects. Provide 3200 SF polebarn addition to Maintenance/Grounds Building. | Secure area to repair large equipment secure storage for snow removal and grounds equipment | | 10 | \$80,000 |
| | | | | Total | \$6,912,312 |

MICHIGAN DEPARTMENT OF CORRECTIONS

"Committed to Protect, Dedicated to Success"

MEMORANDUM

DATE: 6/18/19

TO: Erica Huss, Warden Marquette Branch Prison

FROM: Sean Sundholm, Physical Plant Supervisor MBP

SUBJECT: Annual Facility Inspection Report for Marquette Branch Prison

An Annual Facility Inspection was conducted per Item 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

Recent Accomplishments

1. Turned the MSI garment factory into a building trades program building.
2. Built a 20x24 car port for housing and protecting alert response vehicle.
3. Upgraded fire suppression system in level 1 and 5 kitchens.
4. Upgraded the hot water recirculation system for entire prison.
5. Doubled the number of cameras at the prison.
6. Installed new generator and switch gear in power plant.
7. Installed full drape concertina wire around entire perimeter.
8. Upgraded to all new LED interior yard lighting.
9. All new LED perimeter lighting.
10. New boilers and automation controls for power plant.

Administration (Building 1)

- Renovation to include elevator, ADA chairlift for visitors, barrier-free restrooms for staff and visitors; upgrade plumbing, electrical (new transformer), heating, and air conditioning systems; and tuckpoint stone on backside exterior of building.
- Renovation of 2nd and 3rd floor of former warden's residence to include required floor-to-floor separation. Interior finish to meet "Class C" requirements.
- Repair/replace rear exit steps on main floor in the lunch room.
- Replace primary high voltage transformers with NEC approved distribution equipment.
-

Rotunda (Building 2)

- Replace existing window system - w/ insulated system. 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 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)

- Tuck point all sand stone on exterior walls.

Service Building – Central Kitchen/Gymnasium (Building 9)

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

ERT Building (Building 12)

- Repair eave.
- Exterior requires painting.

Trusty Kitchen (Building 14)

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

Chapel – Level V (Building 15)

- Replace existing window system with insulated system. Replace frames and glazing of all casement units.
- Replace double exterior doors/frame/hardware.
- The chapel roof has become a high maintenance issue and should be replaced.

School/T.D. Medical (Building 18)

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

Property Room – Level I (Building 21)

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

Transportation/Road stand (Building 24)

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

- Roof needs replacement with new shingles.

Post 12 (Gate House) (Building 25)

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

O Dorm (Building 28)

- Remove and replace 4" thick concrete walk between dorm O (bldg. #28) and existing concrete wall on southeast corner of building.
- Replace shower ventilation because it is inadequate for the number of prisoners being housed in this dorm.
- 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.
- We need to upgrade the NOVAR building control system as current one is no longer supported by software and repair parts.

Hog Barn/Engineering Storage (Building 43)

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

Creamery (Building 44)

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

Dairy Barn (Building 45)

- Dairy operations closed 8/1/2010 Future use to be determined.
- Replace roof.
- Masonry needs repair.
- Complete changeover to new transformer; isolate old transformer.
- Exterior trim requires painting.

Bull Barn (Building 46)

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

Sallyport/Checkstation (Building 48)

- Concrete walks need repair.
- Electric gates and bars need repainting, lead based paint currently.
- Needs new shingled roof and trim.

- Trim needs painting.

A-Block (Building 65)

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

Sewage Screening Plant (Building 66)

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

Hog Barn – Boiler Room (Building 82)

- Building in poor condition—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.
- Remodel shower/bathroom areas. The tiles, flooring, ventilation and some of the plumbing are high maintenance areas and are in need of a complete remodel.
- N dorm roof has required patching and is on our list of replacement roofs.

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

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

Warehouse (Building 97)

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

P Dorm (Building 98)

- Replace shower ventilation because it is inadequate for the number of prisoners being housed in this dorm.
- Remodel shower/bathroom areas. The tiles, flooring, ventilation and some of the plumbing are high maintenance areas and are in need of a complete remodel.

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 full depth bituminous drive from sally port entrance to A dorm.

- Upgrade new cable T.V. distribution system through out facility.

MANGUM FARM

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

Service Building (Building 52)

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

Cattle Barn (Building 53)

- Exterior needs painting.

Farm Storage – Tools/Quonset (Building 54)

- Exterior needs painting.

Horse Barn (Building 55)

- Exterior needs painting.

Feed Storage Barn (Building 58)

- Exterior needs painting.

Cc: Robin McCarthy, Acting/Administrative Officer
Daniel Smith
Jeff Niemi

Marquette Branch Prison

5-Year Plan

FY2021

| Building | Project Description | Reason Description | Quantity & Units | Facility Priority | Cost Estimate |
|--------------------------|--|---|------------------|-------------------|---------------|
| O dorm | O Dorm Roof is in need of replacement. | The existing roof has reached it's life expectancy and is a constant high maintenance issue. | 9,500 SF | 1 | \$300,000 |
| Warehouse | Construct Warehouse Building outside secure perimeter | Reduce vehicle traffic within the secure perimeter and the introduction of contraband. | 18,000 SF | 2 | \$2,100,000 |
| 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 | \$1,600,000 |
| Level 5 kitchen | Replace existing make-up air units in the level 5 kitchen | The two existing make-up air units in the level 5 kitchen have reached their useful life expectancy. They have become a high maintenance issue and are leaking water into the ceiling of the kitchen causing insulation and drywall to become saturated and fall | 2 Units | 4 | \$110,000 |
| Site | Transformer room upgrade | There are several transformer rooms on site with outdated transformers and isolation switches that don't meet current codes and present a safety concern. | 4 units | 5 | \$1,258,000 |
| Kitchen (Trusty) | The trusty kitchen roof is in need of replacement. It is an EPDM mechanically attached system and is beyond its life expectancy. Section 1 and 2 only | The trusty kitchen roof is in need of replacement. It is an EPDM mechanically attached system and is beyond its life expectancy. | 1 Unit | 6 | \$150,000 |
| T.D Property Room | The T.D property room roof is in need of replacement. It is a 3 part shingled roof system and is beyond its life expectancy. It should be replaced with a standing seem metal roof for longer life expectancy. | The T.D property room roof is in need of replacement. It is a 3 part shingled roof system and is beyond its life expectancy. It should be replaced with a standing seem metal roof for longer life expectancy. | 2,300 SF | 7 | \$75,000 |
| T.D Maintenance Building | The T.D. maintenance building roof is in need of replacement. It is a 1400 sq ft shingled roof system and is beyond its life expectancy. It should be replaced with a standing seem metal roof for longer life expectancy. | The T.D. maintenance building roof is in need of replacement. It is a 1400 sq ft shingled roof system and is beyond its life expectancy. It should be replaced with a standing seem metal roof for longer life expectancy. | 1,400 SF | 8 | \$50,000 |
| TD Medical/School | The T.D medical/school roof is in need of replacement. It is an EPDM mechanically attached system and is beyond its life expectancy. Section 1 and 3 only | The T.D medical/school roof is in need of replacement. It is an EPDM mechanically attached system and is beyond its life expectancy. Section 1 and 3 only | 3,400 SF | 9 | \$110,000 |
| 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 | 10 | \$259,000 |
| 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 | 11 | \$298,400 |
| 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 | 12 | \$210,000 |

| | | | | | |
|----------------------|---|---|-------------|--------------|--------------------|
| Cell Block "G" | ELECTRICAL DISTRIBUTION SYSTEM-Replace switchboard. Replace existing kinney switchboard and circuit breaker disconnect panels with a new switchboard. | Existing equipment is old and has reached the end of its useful life. Replacement parts are either hard to find or no longer available. Service reliability. Preventative maintenance. | 1 Unit | 13 | \$91,900 |
| 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. | Replacement is needed due to age of system, to prevent failure. It is a 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. There is alot of cracking pavement. Overlap along with sealing cracks would extend life. | 72,440 SF | 14 | \$364,800 |
| Administration | Remodel to include elevator, ADA chairlift for visitors, barrier-free restrooms for staff and visitors; upgrade plumbing, electrical (new transformer), heating, and air conditioning systems. Tuckpoint stone on exterior of building. Renovation of 2nd and 3rd floor of East side of building to include required floor-to-floor separation. Interior finish to meet "Class C" requirements. | Needed to comply with ADA guidelines. | 22,500 SF | 15 | \$985,300 |
| 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 | 16 | \$750,000 |
| 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 | 17 | \$15,000 |
| | | | | Total | \$8,727,400 |

MICHIGAN DEPARTMENT OF CORRECTIONS

“Committed to Protect, Dedicated to Success”

MEMORANDUM

Date: October 30, 2019

To: S. L. Burt, Warden - MCF

From: Warren Herring, Physical Plant Superintendent - MCF

Subject: **Annual Physical Plant Report
Muskegon Correctional Facility**

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 2019. 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 43 years of service.

Repairs to the MCF Parking Lot, pathways and roads continue due to reoccurring potholes and deterioration from age. All MCF paved surfaces need to be replaced, and where practical, such as walkways, I will recommend concrete.

All building roofs, apart from Food Service which was replaced in 2008, leak and need to be repaired and or replaced. Flat roofs such as the LTA/school building need to be replaced entirely. Pitched metal roofs have joints and flashing that leak and have been repainted with improper application causing layers to peel and come off.

Trees hanging over and shading buildings continues to contribute to this facilities roof problems, especially the LTA/School building. A large number of trees were removed previously, but I will recommend that any tree within 30 feet of a structure be removed level with the ground, preferably having the stump ground out. Trees also overhang the barrier fence on the south and west sides of the facility, and I will recommend the same 30 foot minimum clear-cut.

Apart from Housing Unit 6, Windows in the facility are single paned allow much heat loss and air infiltration. Parts such as hinges on these windows are failing and need to be replaced. Adding to this problem is the lack of original manufacturer name and or model, making finding replacement parts difficult. Substitute parts have been found, but now they are being discontinued by that manufacturer. Doors are also coming apart at seams. Excluding 6 Unit, all exterior windows and many doors throughout the facility need to be replaced. The entry vestibules on the Food Service building are in bad condition and need to be rebuilt/replaced.

Fences are sound but showing age. The fence enhancement project was completed late 2018 with added razor wire and some repairs made in various locations. Staffing has again gone down from our approved 10. We recently had one employee transfer to Brooks and we still have another off on medical leave. We anticipate at least one more staff retiring within the year. Staffing and workload are ongoing challenges.

Several updates to MICROMAIN data are needed, such as tasks, assets and PM schedules. This is a challenge to complete with current demands on time.

Overview of Physical Plant accomplishments - MCF

Energy efficient LED bulbs continue to be installed in many locations in the Administration Building, Food Service Dining Room, and yard, but some locations are remaining and continue to be upgraded as time and resources allow.

New water saving valves have been and continue to be installed in several locations.

The sale of the MTF property made it necessary for Transportation to vacate the building and property there and they were relocated to the former MCF Training Trailer with modifications. This resulted in HRD Seewald being accommodated in the Maintenance Shop for a period of time until he was finally relocated to the LRF Admin building. This project is essentially complete.

A new security door project in the Administration Building was finally started and is almost complete. This provides a ID card reader and door lock release for entry into the administration hall of the building. We will install the actual door on the frame and implement use after we install a remote release button at the officer station.

New chiller/HVAC controls installations continue and we are planning to install glycol in the chiller system to aid in reliability and lower maintenance. The upgrades to HVAC controls needs to continue until all the old Novar pneumatic controls and valves are replaced. This will take several years and budgeting.

Numerous plumbing repairs throughout the facility.

Security Zone wiring continues to be replaced due to both incorrect wiring and damage by staff.

Security Detection and camera systems maintenance has become virtually a full-time job for one maintenance staff person. Cameras have old firmware and other issues causing failures on a regular basis.

The replacement of the steam to domestic hot water heat exchange is in process at this time and is hoped to be completed by the end of this month. The old heat exchange had been repaired with internal tubes plugged off to prevent steam leaks into the hot water.

PREA inspections led to needed repairs and change throughout the facility. The largest problem to be fixed is doors on the restrooms in the housing units. A Physical Plant Change Request has been submitted to install "half-doors" on all the housing unit restrooms, with the exception of 6

Unit which already has doors. Many lock changes and repairs were also needed to comply with all the PREA requirements.

Several steam valves, regulators and controls have been replaced and we still have several more to replace due to limited function and or leaks. Some of these may require a complete shutdown of the steam system and need to be planned for the summer and when we have sufficient staff on duty.

MCF rented a rough terrain lift and was able to correct some design and installation errors on Housing Unit 6 roof, which stopped at least one leak we had. We also utilized this lift to completed needed maintenance on roof-top air exhaust units and some other minor repairs and maintenance.

Annual review of Physical Plant - MCF

Housing Units

The housing units are structurally sound. Painting is on going. Most of the housing units have roof and plumbing leaks due to the age of the roofs, pipes and inherent abuse. 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.

Warehouse/ Maintenance Building

The Warehouse/ Maintenance Building are structurally sound but do have several roof leaks. The exterior is in good condition, some minor repairs to the Dryvit/stucco could be done.

Administration

The building is in good condition. Paint applied to the pitched portion is peeling and needs to be stripped and recoated, for which quotes were obtained. 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 have new energy efficient lights, but the asphalt is in need of repairs.

Power Plant

The Power Plant is structurally in good condition. Routine maintenance and improvements are on going. Controls are still being integrated and much further upgrades and work will be required to steam controls throughout the facility to tie that to the Building Management System. We had one of two air compressors blow a head gasket which resulted in some repairs and corrections to both controls and plumbing of the air discharge lines.

Pole Barn

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

Portable Office Trailers

We have one trailer that is in good condition but needs work on siding, and windows. The ceiling was repaired. We still need to have this trailer tested and possibly treated for mold and or mildew. This trailer was converted for use by Transportation when they had to vacate the MTF grounds.

Food Service

The Food Service Building is structurally sound. Routine maintenance is ongoing with the equipment. The freezers and cooler have been operating well with some repairs. The two roof top exhaust fans have been replaced. The tile flooring has many bad spots that need to be replaced, this process has been started. The tile on the walls has been repaired in some areas. The steam to domestic hot water heat exchanger (bundle-head) is being replaced due to leaking. The bakery cooler needs a new compressor. We will pursue moving all compressors outside and converting to air cooled units.

Grounds

All drives and roads need continuing patching and crack repair. Both Administration and facility parking lots need asphalt replaced and cracks repaired. All pavement in the facility is in need of replacement, including yard walkways. Perimeter roads need to be replaced. Some crushed aggregate has been added, but this is an on-going need. 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 structurally in good condition. The roof has leaks and is on the list to be replaced. Air handling equipment has been updated with energy efficient controls, but some coils are plugged/leaking, and are in plans to be replaced as a part of the chiller project.

Health Care

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

Segregation

A request to modify some of the beds was made to allow better prisoner restraint attachments. The bed in cell 8 was modified and reinstalled on the same attachments. A PPCR is being drafted to change the orientation, mounting and some other items in two other cells to allow for better management of difficult inmates and for safer cell-rushing.

Perimeter Fence

The Fence Enhancement project with Nationwide Construction was completed, adding one roll of detainer wire to the top of the inner fence and three rolls of razor-wire to the inside base of the outer fence.

Electrical Services

The two back-up generators, the facilities switch gear and the service to the facility are all in need of replacement. The generators are working properly but are rather old and relatively inefficient by today's standards. The current generator run on diesel and I believe that it would be worth looking at natural gas generators. Along with this we should look at using Liquefied Natural Gas (LNG) as a backup fuel source for both the generators and the boilers. LNG could be stored onsite in a tank similar to Liquefied Petroleum or diesel.

MUSKEGON CORRECTIONAL FACILITY

5-Year Plan

FY2021

| Building | Project Description | Reason Description | Quantity & Units | Facility Priority | Cost Estimate |
|--|---|---|------------------|-------------------|--------------------|
| LTA / School / Housing Units / Guard Towers / Food Service | Replace roofs. | Roofs are leaking and beyond useful life. | | 1 | \$2,000,000 |
| Physical Plant | Generators and Switch-gear upgrade and replacement. Consider change to Natural Gas. | Original equipment needs upgrade/replacement for reliability and efficiency. | | 2 | \$600,000 |
| Site | Sidewalk Repairs, Replacement and Updates. | Side walks are crumbling in some areas and cause tripping hazards. Area from sally port around 6 unit is dirt and needs a sidewalk. Estimate is for all inside walks, labor & materials. | | 3 | \$175,000 |
| Fence | Currently this is a four foot high fence with a single strand of barbed wire on the top, similar if not the same as installed along limited access highways. We have approximately ½ mile of this fence. It is rusted, damaged and overgrown in several | Fencing is past its useful life. Replace rusted fence. After the fence was installed on the south side of the SOM property as a result of the West Shoreline sale, a long term plan for the property should include extending this fence north to the powerlines and the back east to tie into the LRF fence. | 3,500 LF | 4 | \$150,000 |
| Site | Parking Lots and Roads: Road and lot surface are 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 | \$380,000 |
| Food Service | Replacing Refrigeration system for food service which cools the coolers and freezers. | Energy savings, currently cooling with running water. Replacing with energy efficient would provide a cost savings for MCF. | | 6 | \$100,000 |
| 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 | 7 | \$200,000 |
| Security Gates | Update security gates. | Security gates need to be rewired, rebuild control board, new bearings, wheels and rollers. | | 8 | \$50,000 |
| Administration Building | New floor. | Worn out. | | 9 | \$50,000 |
| 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 | 10 | \$130,000 |
| Site | Fire alarm system. | System is beyond its useful life. Parts are no longer made. | | In Progress | \$120,000 |
| | | | | Total | \$3,955,000 |

MICHIGAN DEPARTMENT OF CORRECTIONS

“Committed to Protect, Dedicated to Success”

MEMORANDUM

Date: June 20, 2019

To: Warden Cathy Bauman, NCF

From: Craig Carruthers; Physical Plant Superintendent, NCF

Subject: **Annual Physical Plant Report
Newberry Correctional Facility**

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

Overview of Physical Plant accomplishments

NCF

The Information desk remodel is completed.

Mail room move is mostly completed we will be adding a mini split system soon.

Deputy suit painting and carpet replacement has begun.

Warehouse freezer project is underway.

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

Several areas had new carpet installed and walls painted.

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

All preventive maintenance on air handlers completed.

Annual CSD1 and inspections will be completed in August on boiler 1 and 4.

Replaced multiple T8000 controllers and thermostats in facility heat systems for better control. All air handling systems need replaced throughout the facility.

We have ended the contract with Mead and Hunt and are now running our own water system. This have proven to involve more time than we originally thought ant there is a lot of testing requirements to be completed by the end of September.

We have started to replace some of the windows that are beyond repair throughout the facility.

The Powerhouse roof will be replaced in the coming year through a DTMB project to remove the old boiler stacks.

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 although we had several ice dams this winter causing several leaks.
- Painting is ongoing.
- Shower areas have been problematic and have been torn down and repaired as time and budget allows. We should look into getting a contractor to install stainless steel units.
- 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 replaced with more energy efficient units.
- Windows, doors, and frames have reached 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. There is an intermittent leak in the administration area we have not been able to track.
- All windows need to be replaced with energy efficient units. Most windows in this building no longer work.
- 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. Two freezer ceilings have collapsed and are not usable. A project has started to replace these units with new one on the main floor.
- Cameras should be added in this area for monitoring store goods
- The new Administration Building area is in good shape and repairs have been minimal. We should replace the windows with ones that will open and close.
- All doors should be updated to energy efficient units.

Old Administration Building; Building # 32

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

Maintenance; Building # 33

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

Power Plant; Building #42

- The Power Plant is structurally in good structural condition.
- The roof seems to be in good condition. The old stacks funnel water into the plant and will be removed with the roof project.
- Routine maintenance and improvements are ongoing.
- Painting is needed throughout including the floors.
- Lighting has been upgraded to energy efficient lighting.
- Windows and doors should be upgraded with energy efficient units.
- There are many feet of unused piping that should be abated and removed.
- The 3 old steam turbines and generators should be abated and removed.
- The high voltage switch gear needs to be updated to modern types.
- The old smokestack to the North of the Powerhouse should be demolished and removed.
- A new domestic hot water heater should be installed as the existing one can no longer supply enough hot water due to increased hot water usage.
- Powerhouse sewage lift station is in very poor condition and needs to be replaced.
- Some areas of the facility tunnels are deteriorating and should be replaced.
- All piping in the tunnels should be abated and re insulated.

Machine Shop; Building # 41

- The Machine Shop is in good structural condition.
- The roofing seems to be in good condition with the exception of the area over the water tanks. We are hoping to resolve this with the powerhouse roof project.
- 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.
- 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 is scheduled for demolition.

Fire Hall Building; Building # 56

- The Fire Hall Building is in fair condition.
- Roofing is in poor condition and should be replaced.
- The old entrance doors need to be replaced with an insulated roll up door.
- The windows need to be replaced.
- Exterior trim needs painting.
- Existing steam unit heater needs to be upgraded to energy efficient types.

Garage Building #48

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

Truck Garage #49

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

Storage Buildings #59 & 61

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

Food Service; Building # 70

- The Food Service Building is in good structural condition.
- Roof is in fair condition and should be replaced in the near future.
- Painting and routine maintenance is ongoing.
- The central laundry floor has been very problematic and needs an epoxy floor covering.
- Air handling equipment needs to be upgraded to energy efficient types.
- Building needs new air conditioning equipment installed as the old has failed and is obsolete.
- Loading dock concrete wall and deck is deteriorating very badly and needs to be replaced.
- Drop ceiling need 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.
- Perimeter road needs new asphalt
- Old mental health buildings including houses need to be abated and demolished. The old abandon buildings on the property are in very bad shape. 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 to be replaced as it is nonoperational.
- A split AC unit should be installed in the captain's 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

- New well controller should be looked into as we have no backup system to operate our water supply.
- All 3 well houses in service are in poor condition and should be replaced.
- Well houses 52 and 57 should be abated and demolished.
- Well #4 is in good condition and has a new motor and updated electrical service. Well #5 is in poor condition it has a motor but still needs updated electrical service this well is currently operational.
- Well #6 motor is in good condition but needs electrical service updated.
- Proper water sample taps need to be installed at each well per DEQ.
- Also, Buildings #52 and #57 are scheduled for demolition.

Utilities and Infrastructure

- Domestic water supply system is in fair 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 head-end is scheduled to be updated through a DTMB project in the next year or so.

PPC Request

- PPC 19-131 Unit 11 classroom Camera add on – Completed
- PPC 19-132 Information Desk remodel – Completed
- PPC 19-134 Sewer camera purchase – Completed
- PPC 19-209 Core change rekey – In process
- PPC 19-234 PBF Gym floor replacement – In process
- PPC 19-306 TSC hallway camera – Not started

cc:

George Sevarns

Ed Vallad

Jeff Niemi

NEWBERRY CORRECTIONAL FACILITY

5-Year Plan

FY2021

| Building | Project Description | Reason Description | Quantity & Units | Facility Priority | Cost Estimate |
|---------------------|---|--|------------------|-------------------|---------------|
| Site | Miscellaneous Site Improvement Project, Remove & Replace. Existing raised concrete platform containing handrails and concrete floor and supporting wall adjacent to the Food Service loading dock. Totally remove and replace. Place handrail posts into the concrete. Increase size of loading dock and install flip ramp. | Due to age of system. To prevent failure. To fix deteriorated, damaged, failure area. To prevent personal injury. To improve appearance. Long-term/high maintenance issue. Service reliability. Due to frequent use by heavy/large trucks. To extend life. | 1 unit | 1 | \$200,000 |
| 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 | 10 | \$40,250 |
| Service Building | Equipment - New and Replacement. Replace freight elevator and conveyor. | Damaged. To Eliminate High Maintenance Condition. Damage Due To Facility Growth. | 1 unit | | \$190,000 |
| Warehouse/Program | Replace existing window system - w/ insulated system. | Worn out. To Eliminate High Maintenance Condition. Damage Due To Facility Growth. | 3000 sq ft | 6 | \$190,000 |
| All Areas | HVAC retrofit. Including replacement of airhandling units, exhaust fans, perimeter heat and any damaged piping, valves and insulation. Replace existing refrigeration equipment. Couple the existing pneumatic control system with DDC (new panel + some points). Provide monitoring of space, heating and domestic water temperatures, airhandling unit and exhaust fan operation. | Beyond useful life. Not functioning or broken. Worn out. Doesn't provide adequate cooling. Doesn't meet current ventilation standards. Provide better temperature control. Personal comfort. | all areas | 5 | \$3,500,000 |
| 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 | | \$124,000 |
| Site | Pavement Areas/Driveways/Roadways, Bituminous, Remove & Reseed. Existing bituminous driveways around Buildings 34, 95, 96 and along front of the old hospital, including tennis courts and basketball courts. Recreation Field/Court, | 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. | | | \$1,000,000 |
| site | Miscellaneous piped utilities project, New. Add necessary piping and valves to all three Pump Houses to meet EGGLE water sampling requirements | Due to facility growth. Due to facility request. To prevent personal injury. Life safety issue. To extend life. EGGLE request. | 1 unit | 2 | \$62,000 |
| 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 | | \$93,000 |
| All brick Buildings | Tuckpoint and repair all brick | Leading to More Serious Problems. Cosmetically Necessary or Aesthetically Poor. To Eliminate High Maintenance Condition. To Cover up Water Damage. | 10,000 | 9 | \$800,000 |
| 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 | | \$310,500 |

| | | | | | |
|-------------------|--|---|--------------|---|-------------|
| Site | Distribution Pipe, Water, New. Provide 1650 LF of 8" ductile iron water main pipe from new water tower to the "community" water lines located north of Building 32 across Campbell Avenue. Begin at new water tower and pipe it along the west side | 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 | | \$92,000 |
| Site | Distribution Pipe, water, New. Provide 1050 LF of 6" ductile iron water main pipe as a dedicated supply line from Pump House No. 5 and 6. Begin pipe at existing 6" line coming from Buildings 75 - 79 area, under the RR tracks, southeast of Building 4 | 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 | | \$60,000 |
| 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 Campbell Avenue. 300 LF | 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 | | \$101,000 |
| 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 | 3 | \$140,000 |
| Site | Pipe, Sanitary, Remove & Backfill. Located along north face of the old demolished hospital, along the west side of the hospital and leading into and past Buildings 95, 96 and 34. At miscellaneous areas between buildings to be demolished on the south side | Due to age of system. To prevent failure. Long-term/high maintenance issue. Service reliability. To improve security. Due to existing buildings being demolished. | 4800 lin ft | | \$208,500 |
| 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. Dismantle the existing bar acre | 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 | | \$1,100,000 |
| Site | Building demolition. Demolish entire structure. All Buildings on demo list. | Request of Facilities Maintenance. Building no longer used or usable. | | | \$3,000,000 |
| 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 | | \$145,500 |
| Power House | Miscellaneous. Provide roof exhausters, wall louvers, associated motor operated dampers and controls (reverse acting thermostat). | None presently installed. Provide better temperature control. Exhaust excess heat in building. | 1 unit | | \$77,500 |
| Power House | Miscellaneous. Remove abandoned turbines. | Not functioning or broken. | 3 units | | \$171,000 |
| Power House | New controls for boilers, cooling towers, chillers etc. Provide on two existing boilers. | Beyond useful life. Better equipment available. Requirement for other improvements. | 2 Units | | \$93,000 |
| All housing units | Repair/Replace wood soffit/siding. Encompassing all the Wards 1 - 8 With aluminum fascia and soffit. | Worn out. Cosmetically Necessary or Aesthetically Poor. To Eliminate High Maintenance Condition. To Cover up Water Damage. | 8,000 SF | | \$247,000 |

| | | | | | |
|---------|--|--|----------|--------------------|-----------|
| 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 | | \$174,000 |
| Kitchen | Misc projects. Remove/cut concrete cornices, replace with vertical metal fascia and rebuild entrance to hall. | Damaged. Leading to More Serious Problems. Cosmetically Necessary or Aesthetically Poor. To Eliminate High Maintenance Condition. To Cover up Water Damage. | 1 unit | | \$232,000 |
| Storage | Provide pre-engineered building. Replace existing building with new structure. | Request of Facilities Maintenance. | 3,000 SF | | \$186,000 |
| Kitchen | Equipment - New and Replacement. Replace ovens. | Worn out. To Eliminate High Maintenance Condition. | 4 units | | \$69,000 |
| Site | INTERIOR LIGHTING-Replace interior light fixture(s), Industrial. Install new light fixtures, switches and wiring in existing tunnels. Provide new lighting in existing Pump House No. 4, 5, and 6. | Existing equipment is old and has reached the end of its useful life. Existing equipment is obsolete. Increase lighting levels. Security light. Service reliability. Owner request. | 2,500 SF | | \$49,000 |
| 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 | | \$10,250 |
| 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 | | \$42,000 |
| 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 | | \$30,000 |
| Site | Fire Hydrant & Valve Box, Remove & Backfill. Existing hydrants and post indicator valves are to be removed and parts to be used to rebuild existing hydrants and maintain an inventory. | To prevent failure. To improve fire water flow. To improve domestic water flow. Long-term/high maintenance issue. Service reliability. Due to mass demolition of old hospital and water service lines. | 17 Units | replaced as needed | \$53,000 |
| Site | Distribution Pipe, Water, New. Located along the east side of Building 72. Begin at 8" coming into the prison on the north side and tie into the water line that serves Buildings 67, 68 and 72 from the south main prison feed. Include necessary valves. Extend existing 6" water supply line from Well 4 to the new water tower. Begin just west of 100 Building and pipe it directly north to the tower and avoid any service taps off this dedicated supply line. Include necessary | 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 | | \$50,000 |
| Site | Structures I, Manhole, Remove & Backfill. Located at various locations around the property. Coordinate with sanitary pipe removal project. | Due to age of system. To prevent failure. Long-term/high maintenance issue. Service reliability. To improve security. Due to existing building being demolished. | 25 Units | | \$39,000 |
| Site | Pipe, Sanitary, New. Add 700 LF of storm pipe from existing sanitary manhole located on the north side of Campbell Avenue, across from the Administration Building, to the existing sanitary manhole on the north side of Building 34. Disconnect/plug the sew | Due to age of system. Due to facility request. To prevent failure. Long-term/high maintenance issue. Service reliability. Will help allow sanitary flows from the prison to be diverted to a bar screen mechanism before it passes any city residential la | 700 LF | | \$43,500 |

| | | | | | |
|-------------------|---|---|--------------|--------------|---------------------|
| Maintenance shop | Main control panel and front-end direct digital controls (DDC) equipment. | None presently installed. Provide monitoring of each building. | 1 Unit | | \$53,000 |
| Power House | ELECTRICAL DISTRIBUTION SYSTEM-Replace distribution panel. | Existing equipment is old and has reached the end of its useful life. Replacement parts are either hard to find or no longer available. Increase equipment efficiency. Service reliability. Provides for future growth. | 2 Units | | \$37,000 |
| All Housing Units | Replace ceramic tile. With monolithic polymer floor. Typical as with all 10 Wards. | Damaged. Leading to More Serious Problems. Cosmetically Necessary or Aesthetically Poor. To Eliminate High Maintenance Condition. Damage Due To Facility Growth. To Cover up Water Damage. | 600 SF | | \$150,000 |
| Kitchen | ELECTRICAL DISTRIBUTION SYSTEM-Remove existing distribution equipment. Replace existing 400A disconnect switches located in the Kitchen, School and Infirmary basements. Six total. | Existing equipment has become a safety problem. Personal safety. Owner request. Existing disconnect switches are not dead-front. | 6 Units | | \$58,000 |
| Housing Units | Misc projects. Provide and remodel all entrances to the housing units with double doors. | Dangerous or Potentially Life Threatening. Damage Due To Facility Growth. Safety and security. | 1 unit | | \$500,000 |
| Power House | ELECTRICAL DISTRIBUTION SYSTEM-Miscellaneous. Replace existing disconnect switches. Four total. Switch gear | Existing equipment is old and has reached the end of its useful life. Service reliability. Preventative maintenance. | 4 units | 4 | \$500,000 |
| 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 | | \$559,000 |
| Service Building | Replace/new fire protection system. Provide to entire building. | Life safety issue. Currently, only storage rooms are sprinklered. | 64,000 sq ft | | \$875,000 |
| NA | Install gates to access unit 11 yard with welding trailer | More secure location | 1 | | \$115,000 |
| Control Center | R/R all security gates in buble area 5 total | Age dependability availability of parts | | 7 | \$500,000 |
| All Units | R/R all housing unit windows | age, deterioration, operation | | 8 | \$800,000 |
| | | | | Total | \$17,070,000 |

MICHIGAN DEPARTMENT OF CORRECTIONS

“Committed to Protect, Dedicated to Success”

MEMORANDUM

Date: 6/24/19

To: Lester Parish, Warden ECF Oaks Correctional Facility

From: Pat Workman, Acting Physical Plant Superintendent, ECF

Subject: **Annual Physical Plant Report, Oaks Correctional Facility**

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

Oaks Correctional Facility

This year again the Oaks Correctional Facility has again received many much-needed improvements regarding our Physical Plant. While the investments are a very welcome improvement, there are still issues that will need further attention.

Roof issues 100,200,300, and 500 Bldg. These roofs need future replacement. All Housing unit roof replaced 2016-2017

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

Administration building # 100

- * Stun Fence and Perimeter security upgrade
- * Project awarded to Midstate security No Start Date yet
PPCR submitted for replacement of bubble gates and included in the 5-year plan.
- * PPCR submitted for upgrade/remodel to the control center

Education/Programs building # 300

- PPCR submitted to add A/C and Heating mini split.

Food Service/Health Care/Segregation building # 200

- * PPCR submitted for new officer's desk area

Housing Unit 1

- * PPCR submitted to add Razor wire to the top rail of fence and to add a service man gate to housing unit 1 small yard.
- * New Chair lift Preconstruction meeting scheduled mid-July.

Housing Unit 4

- * New Chair lift Preconstruction meeting scheduled mid-July.

Housing Unit 7

- * New Chair lift Preconstruction meeting scheduled mid-July.

SUMMARY Current issues

- Water tower has a leak in the recirculating line near the top of the tower
- Pump Chamber needs to upgrade PPCR submitted
- Roof 500 Building needs replacement water from roof causing damage to the outside of the building causing bricks and cement work to break away from the building .
- Exterior doors need to be replaced throughout the facility

SUMMARY

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

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

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

Other future major expenses will be the replacement of the cell door controls for our housing units. These controls are functional and have had little down time but are run by obsolete controllers. We also need to look at replacing all the exterior doors due to their age.

**OAKS CORRECTIONAL FACILITY
5-Year Plan FY2021**

| Building | Project Description | Reason Description | Quantity & Units | Facility Priority | Cost Estimate |
|------------------------|--|--|------------------|-------------------|---------------|
| Fence / Control Center | Upgrade Stun Fence/ Control Center Renovation | Stun Fence control are becoming obsolete/Control center needs a upgrade | 32 | 1 | \$262,500 |
| 100 | Replace Security Controls and Bubble Gates | Beyond life Expectancy | 12 | 2 | \$465,000 |
| 500 | Replace condenser units and Cooler wall | One freezer and cooler are past useful life. Cooler wall is damaged | 2 | 3 | \$45,000 |
| Housing Units | Stainless Steel Shower Enclosures | Current tile and grout beyond life expectancy | 56 | 4 | \$500,000 |
| 200 | Replace roof membrane | Current membranes past life expectancy | 1 | 5 | \$250,000 |
| 300 | Replace roof membrane | Current membranes past life expectancy | 2 | 6 | \$270,000 |
| 500 | Replace roof membrane | Current membranes past life expectancy | 1 | 7 | \$171,250 |
| Water Tower | Replace Water Tower Pump Chamber Controls | Upgrade controls .This Needs to be done based on the Condition of the equipment | 1 | 8 | \$50,000 |
| HU's 100,200,300, | Exterior doors/frames/hardware replacement | Current doors/frames/hardware past life expectancy | 20 | 9 | \$200,000 |
| 200 | Wall repair Food Service | Encapsulate current chipped wall with stainless steel | 5 | 10 | \$35,000 |
| 100 | Replace roof membrane | Current membranes past life expectancy | 1 | 11 | \$277,250 |
| Grounds | Driveway and parking lot Seal coat /Repairs / Painting | Extend life of pavement | 1 | 12 | \$75,000 |
| 300 | Quarter master mezzanine installation | Additional storage needed. | 1 | 13 | \$45,000 |
| Grounds | Interior gates repairs and modification | Upgrades to gates | 8 | 14 | \$75,587 |
| Housing Units | PA System upgrade | Female announcement System beyond life expectancy | 7 | 15 | \$100,250 |
| Propane Farm | Boiler / Propane Blender | Current Boiler / Propane Blender close to life expectancy | 1 | 16 | \$175,000 |
| 200 | Dock Modification | Does not allow for proper transfer of supplies from vehicle to building due to height discrepancies. | 1 | 17 | \$80,000 |
| 200 | Cooler Installation | Convert storage area to cooler for foodservice | 1 | 18 | \$80,000 |
| 500 | Replace Underground Diesel Storage Tank | Beyond life expectancy- Replace with above ground | 1 | 19 | \$80,000 |

**OAKS CORRECTIONAL FACILITY
5-Year Plan FY2021**

| | | | | | |
|--------------|--|--|--------------|----|--------------------|
| ECF Facility | Upgrade Fire Alarm System / Control Panels | System parts are getting / are obsolete. | 11 | 20 | \$500,000 |
| | | | Total | | \$3,736,837 |

MICHIGAN DEPARTMENT OF CORRECTIONS

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MEMORANDUM

Date: 6/19/19

To: O.T. Winn, Warden SRF

From: Ed LaPlant, Physical Plant Superintendent, SRF

Subject: **Annual Physical Plant Report, Saginaw Correctional Facility**

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

Saginaw Correctional Facility

This year again the Saginaw Correctional Facility has again received many much-needed improvements regarding our Physical Plant. While the investments are a very welcome improvement, there are still issues that will need further attention.

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

Our housing unit wheelchair lifts have become very problematic and need replacement. A contract for this project has been issued but has not started yet.

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.

Administration building # 100

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

Education/Programs building # 300

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

Food Service/Health Care/Segregation building # 200

- * The entry doors have been replaced and are in good condition.
- * Brick and Expansion joint problems still exist on this building.
- * HVAC system is generally in good condition. Precise temperature control in some areas can be problematic.
- * The boilers are original equipment.
- * The Plumbing and Electrical systems are in good condition
- * Food Service is generally in good condition; however, it is running at over double design capacity which translates into a shorter life cycle for equipment and increase maintenance demands
- * Health Care is in good condition. Precise temperature control in this area of the facility is also problematic.
- * Segregation is generally in good condition
- * New Roofing was installed on this building in 2013

Housing Unit 400

- * The brick problems were covered in the overview
- * The entry doors have been replaced
- * The HVAC system is generally in good condition
- * Boiler is functional, but still original equipment
- * Plumbing and Electrical systems are in generally good condition
- * Wheelchair lift in this unit is poor condition but is scheduled for replacement
- * New Roofing was installed on this building in 2013

Housing Unit 500

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

Housing Unit 600

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

Housing Unit 700

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

Housing Unit 800

- * Some of the brick problems were addressed in our recently completed door/masonry project, but more repairs are still needed
- * The HVAC systems are generally in good condition
- * Boiler is functional, but still original equipment
- * The Plumbing and Electrical systems are generally in good condition
- * New Roofing was installed on this building in 2013

Housing Unit 900

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

Housing Unit 1200

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

Maintenance/Warehouse # 1100

- * The HVAC systems are in good condition
- * Plumbing and Electrical systems are in generally good condition
- * The substation switch gear and backup generator are in good condition
- * The propane system has developed some leaks and blender system needs repairs which are all being scheduled at this time
- * Warehouse freezer doors are in poor condition and need replacement
- * Warehouse loading docks are becoming problematic and have reached the end of their expected life cycle
- * New Roofing was installed on this building in 2013

Grounds/Woodshop # 1600

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

PPC Requests (w/approval date)

- * SRF-Saginaw-19-171-Razor ribbon-02262019 – complete
- * SRF-Saginaw-19-053-Sally port gates-11162018 – Project awarded
- * SRF-Saginaw-19-031-Level I study-work area-03222019 – complete
- * SRF-Saginaw-19-270-Quartermaster sprinkler-05202019 - complete
- * SRF-Saginaw-18-291-Lobby desk relocation-07132018 – complete
- * SRF-Saginaw-19-233-Unit-400 water heater-05032019 – pending permits
- * SRF-Saginaw-19-087-Chair program shed-02262019 – waiting for door
- * SRF-Saginaw-19-169-Star net 2 upgrade-03012019 – complete
- * SRF-Saginaw-19-168-Snow pusher-03012019 – received
- * SRF-Saginaw-19-172-Planer replacement-02262019 – received
- * SRF-Saginaw-19-036-Camera replacements-10262018 – complete

SUMMARY

Over the last several years Saginaw Correctional has seen some much-needed investments which have brought the facility to the excellent condition the it is currently in. With the upcoming projects to replace all our chair lifts, Sally Port gates, and our recently completed Door/Masonry project, which included new secure sliding bubble gates, our daily use items are or will be in excellent condition for some time.

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

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

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

SAGINAW CORRECTIONAL FACILITY
5-Year Plan FY2021

| Building | Project Description | Reason Description | Quantity & Units | Facility Priority | Cost Estimate |
|------------------------|-----------------------------|--|------------------|-------------------|---------------|
| Housing Unit 800 - L2 | HVAC Equipment and Controls | Worn out. Future major expense. | 1 Unit | 1 | \$200,000 |
| Housing Unit 900 - L2 | HVAC Equipment and Controls | Worn out. Future major expense. | 1 Unit | 1 | \$200,000 |
| Housing Unit 500 - L4 | HVAC Equipment and Controls | Worn out. Future major expense. | 1 Unit | 1 | \$200,000 |
| Housing Unit 1200 - L4 | HVAC Equipment and Controls | Worn out. Future major expense. | 1 Unit | 1 | \$200,000 |
| Housing Unit 700 L2 | HVAC Equipment and Controls | Worn out. Future major expense | 1 Unit | 1 | \$200,000 |
| Housing Unit 600 L4 | HVAC Equipment and Controls | Worn out. Future major expense | 1 Unit | 1 | \$200,000 |
| Housing Unit 400 - L1 | HVAC Equipment and Controls | Worn out. Future major expense. | 1 Unit | 1 | \$200,000 |
| Administration 100 | Replace condensing units | existing system has reached it maximum life expectancy | MOP | 1 | \$75,000 |
| Support Services 200 | Replace condensing units | existing system has reached it maximum life expectancy | MOP | 1 | \$75,000 |
| Programs 300 | Replace condensing units | existing system has reached it maximum life expectancy | MOP | 1 | \$75,000 |
| Programs 300 | HVAC Equipment and Controls | Worn out. Future major expense. | 2 Units | 1 | \$300,000 |
| Administration 100 | HVAC Equipment and Controls | Worn out. Future major expense. | 2 Units | 1 | \$300,000 |
| Support Services 200 | HVAC Equipment and Controls | Worn out. Future major expense. | 2 Units | 1 | \$300,000 |

| | | | | | |
|------------------------|--|---|-------------------|---|-----------|
| unit 500 | Replace cell door controls | beyond useful life. Parts and controllers are obsolete. | 1 | 2 | \$125,000 |
| unit 1200 | Replace cell door controls | beyond useful life. Parts and controllers are obsolete. | 1 | 2 | \$125,000 |
| unit 600 | Replace cell door controls | beyond useful life. Parts and controllers are obsolete. | 1 | 2 | \$125,000 |
| Site | Masonry Repairs | Many Cracks have developed on many of the buildings | various buildings | 3 | \$500,000 |
| Standish | Removal of underground storage tanks | High maintenance, permitting cost as well as potential environmental issues. Install above ground tank for generator and grounds equipment. | 3 | | \$150,000 |
| Site | Removal of underground storage tanks | High maintenance, permitting cost as well as potential environmental issues. | 2 | | \$100,000 |
| Warehouse 1100 | Misc projects. Addition of 500 sf for extra storage. | Dangerous or Potentially Life Threatening. Remove storage above freezer/coolers. | 500 Sq Ft | | \$100,000 |
| Support Services 200 | Dishwashing Machine | Worn out. Future major expense | 1 | | \$75,000 |
| 300 | Building 300 Expansion | Additional space needed for increased programing. 50' x 80' | 4,000 Sq Ft | | \$820,000 |
| 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 | | \$75,000 |
| 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 | | \$75,000 |
| Support Services 200 | Replace Mista-Fire hood suppression system | Current system controls have become obsolete. Need exists to replace controller and water system with a chemical type system | 1 system | | \$35,000 |
| Support Services 200 | Replace all food service flooring | Existing tile flooring system has reached it maximum life expectancy. Current surfaces are difficult to keep clean. | 10,000 sq ft | | \$100,000 |
| Administration 100 | Replace Car Port | Current car port has develeoped leaks and support poles are becoming rusted and unstable. | 1 unit | | \$50,000 |

| | | | | | |
|-------------------|--|---|--------------|--------------|--------------------|
| Recreational Yard | Resurface walking track, basketball court, handball court. Repair backstop and other recreational equipment | Current track and basketball surfaces have become cracked and uneven. | 1 | | \$125,000 |
| Site | Remove and replace concrete from building 1100 to perimeter road. | existing concrete has become broken and uneven creating possible trip and fall accidents. | 15,000 sq ft | | \$100,000 |
| | | | | Total | \$5,205,000 |

MICHIGAN DEPARTMENT OF CORRECTIONS

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MEMORANDUM

Date: June 27, 2019

To: A/Warden Robert Vashaw, SLF

From: Corey Daly, Physical Plant Superintendent, SLF

Subject: **Annual Physical Plant Report
St. Louis Correctional Facility**

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

The facility, overall, is in good condition. The grounds are well maintained, and the building’s roofs have been recently repaired. The building exteriors are in generally good condition as are the interiors. All the security systems have been updated within the last five years and are performing very well. The razor wire on the perimeter fences has been updated and the fencing is in overall good condition. The electrical and mechanical systems are in generally good repair except for the water heaters and mixing valves. Plumbing systems, as a whole, are in good condition. Some of the perimeter towers are in very poor condition and need to be removed or replaced.

Currently the biggest issues facing the facility from a maintenance standpoint are the obsolete cell door, bubble area doors and health care inmate entrance door hardware and housing unit and cell door lock components. We are no longer able to source most of these parts. We have discussed this issue with Central Office and believe they are currently working on a solution.

SLF Correctional Facility

Administration building # 100

The HVAC system is in good condition except for the water heater and mixing valve. The plumbing system is in good condition. The electrical system is in good condition. The security systems are in good condition except for the PPD system which is currently being replaced. Some window glass needs to be replaced and re-caulked.

- * Bubble area gates need to be replaced due to extremely heavy usage and lack of repair parts
- * Bubble gate control system needs to be upgraded
- * Several security doors need to be replaced
- * Water Heaters and mixing valves need to be replaced
- * Facility PA system needs to be updated

Education/Programs building # 300

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

- * Need to install access panels in the block walls behind the inmate bathrooms to service piping and valves
- * Water Heaters and mixing valves need to be replaced
- * Several security doors need to be replaced

Food Service and Health Care building # 200

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

- * Food Service Kettle area needs flooring, ceiling and walls replaced
- * Food Service 80-gallon kettle needs to be replaced
- * Food Service dining room need to have the ceiling replaced
- * Food Service dish washing machine needs to be replaced
- * Water Heaters and mixing valves need to be replaced
- * Food Service freezer refrigeration system needs to be replaced
- * Food Service light fixtures need to be replaced
- * Several security doors need to be replaced
- * Health Care all old carpet and some office vinyl flooring needs to be replaced

Maintenance building # 500

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

- * Water filtration control system is extremely old and needs to be upgraded
- * Water softener system needs to be taken offline and decommissioned

Housing Unit # 1

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

- * Concrete in front of unit needs to be leveled
- * Several security doors need to be replaced
- * Flooring near showers needs to be replaced

Housing Unit # 2

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

- * Concrete in front of unit needs to be leveled
- * Several security doors need to be replaced
- * Flooring near showers needs to be replaced

Housing Unit # 3

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

- * Concrete in front of unit needs to be leveled
- * Several security doors need to be replaced
- * Flooring near showers needs to be replaced

Housing Unit # 4

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

- * Concrete in front of unit needs to be leveled
- * Several security doors need to be replaced
- * Flooring near showers needs to be replaced

Housing Unit # 5

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

- * Concrete in front of unit needs to be leveled
- * Several security doors need to be replaced
- * Flooring near showers needs to be replaced

Housing Unit # 6

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

- * Concrete in front of unit needs to be leveled
- * Several security doors need to be replaced
- * Flooring near showers needs to be replaced

Housing Unit # 7

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

- * Concrete in front of unit needs to be leveled
- * Several security doors need to be replaced
- * Flooring near showers needs to be replaced

Perimeter Towers

Towers B, D and E are in disrepair and need to be cut down to 10 feet high and a new roof installed. The floors at the top are rotted and they are unsafe for their intended purposes.

- * Tower C needs a new HVAC system installed

PPC Requests (w/approval date)

- * PPC 472/19110.JAG 11/8/2018
Water Heater replacement and other HVAC items
Project is out for bid
- * PPC 472/16417.GAG 2017
PELS replacement 10/12/16
Portion of project is being reengineered to correct issues
- * PPC 472/19065.JAG 10/31/2018
Inmate Shower replacement
Contractors are finalizing field designs
- * PPC 472/16416.JAG
Fire Alarm installation is completed
waiting for sallyport upgrades
- * PPC 472/19111.JAG 11/5/18
Wheelchair lift replacement in unit 1 and 7
Project is out for bid
- * PPC 472/16416.RMP 4/11/2019
Dental X Ray replacement
Installation is complete

SUMMARY

The overall condition of SLF is quite good. The most pressing issue is the housing unit lock and cell door parts shortage. Other issues that are of high importance are listed below.

Current Issues

- * Water heaters
- * Facility security doors
- * Housing unit and cell door locks and component shortage
- * PA system
- * Need to install access panels in the block walls behind the inmate bathrooms to service piping and valves

Future Concerns

- * Housing unit and cell door locks and components
- * Facility security doors
- * Facility PA system
- * Food Service dishwasher
- * Tower B, D and E removal
- * Parking lot and perimeter road resealing or replacement
- * Housing Unit window replacement

Upcoming Major Projects

- * Shower replacement
- * Wheelchair lift replacement
- * Sallyport security upgrades

St Louis CORRECTIONAL FACILITY
5-Year Plan FY2021

| Building | Project Description | Reason Description | Quantity & Units | Facility Priority | Cost Estimate |
|--------------|--|--|------------------|-------------------|---------------|
| SITE | PVI Atmospheric Gas Water Heaters | Replacement of remaining domestic water heaters. Currently underway but may be moved and funded by the Green Prison Initiative and altered to fund facility duct cleaning. | 6 | 1 | \$250,000 |
| SITE | AIM Locking System Replacement/Upgrade | No longer able to obtain replacement parts as the company has been out of business since 2015. | 800 | 2 | \$2,000,000 |
| F.S. Kitchen | Dishwashing Machine | Current dish machine is worn and need to be replaced. Machine has been at SLF for over 10 years and was a refurbished unit when it was installed. | 1 | 3 | \$160,000 |
| F.S. Kitchen | Food Service Kitchen remodel | Floors, walls and ceilings are deteriorating and unrepairable. Also need to increase the ventilation throughout the kitchen, | 2400 SQ. FT. | 4 | \$900,000 |
| SITE | Facility security doors | Doors and frames are rusting and pulling loose from the block walls. This puts extra stress on the hinges causing them to need to be replaced often | 25 | 5 | \$400,000 |
| SITE | Concrete leveling | Raise concrete pads throughout the facility to remove tripping hazards around all building. | 60 | 6 | \$100,000 |
| SITE | Towers | Remove top portion of towers and re-roof at height of 10 ft. | 3 | 7 | \$150,000 |
| SITE | ICON water valves | Install a timed water flushing system that will save on water usage and reduce repair costs. | 588 | 8 | \$480,000 |
| SITE | Blacktop Repair and Resealing | Parking lot needs to have cracks filled and to be resealed | 120,000 SQ. FT. | 9 | \$60,000 |
| SITE | Housing Unit Windows | Replacement of housing unit windows due to seal failure. | 672 | 10 | \$400,000 |
| Near F/S | Gate | Gate with opener to be installed behind food service to be controlled by A tower | 1 | 11 | \$39,670 |

| | | | | | |
|-------------|------------------|---|----|--------------|--------------------|
| Units 1 & 7 | Wheelchair Lifts | Current lifts are 20 years old but in good working order. This project is currently under construction. | 2 | In Process | \$425,000 |
| SITE | Shower Repair | Install stainless shower inserts in 56 facility stalls to replace aging tiled units. | 56 | In Process | \$825,000 |
| | | | | Total | \$6,189,670 |

MICHIGAN DEPARTMENT OF CORRECTIONS

“Committed to Protect, Dedicated to Success”

Memorandum

DATE: June 24, 2019

TO: Cindy Dodds-Dugan
Business Office Administrator, Northern Region Administration

FROM: Jeff Niemi
Physical Plant Administrator, Northern Region Administration

SUBJECT: Annual Physical Plant Report

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

This assessment took place during the month of May 2018. Please note that the report outlines the condition of each area inspected as well as the specific areas that need improvement.

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

cc.
Ed Vallad
Daniel Smith
File

Accomplishments

An emergency generator was installed in the Business Office building.
A new fire alarm system was installed in the Business Office building.
The Business Office building was painted and re-carpeted.
An entrance gate and drive was installed for the Training Academy.
A door security system was installed in the Business Office building.
The overhead door in the Transportation building was replaced.

CFA Kinross Administration/Business Office (Building 281)

- *Building Structure:* Good condition.
- *Roof:* Roof was replaced in 2017. Windows are in good condition.
- *Doors:* Doors are in good condition.
- *Electrical:* Electrical is in good condition.
- *Plumbing:* Good condition.
- *Mechanical, Heating and Cooling:* Perimeter heating controls need to be upgraded.
- *Specific Areas of Improvement:* Landscaping upgrades are needed.

Maintenance Building

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

MSI Building (Records Storage/Academy Physical Skills Training)

- *Building Structure:* Good condition.
- *Roof:* Good condition.
- *Windows, doors:* Good condition.
- *Electrical:* Good condition.
- *Plumbing:* Good condition.
- *Mechanical, Heating:* Good condition.

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

Transportation/Grounds Building

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

Annex Building (Training Academy Building)

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

240 Building

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

Remaining buildings

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

Utilities:

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

Northern Region Administration
 5-Year Plan FY2021

| Building | Project Description | Reason Description | Quantity & Units | Facility Priority | Cost Estimate |
|----------|---|---|------------------|-------------------|--------------------|
| Site | Demolition (Various Buildings) | Buildings on Department demolition list. Buildings contain environmental and safety concerns. | 1 lot | 1 | \$1,000,000 |
| Site | Vehicle Carport | Install a vehicle carport for Business Office fleet vehicles. | 1 each | 2 | \$75,000 |
| Site | Resurface New Employee School Parking Lot | Mill, re-pave and re-stripe asphalt parking lot. Lot is cracked, deteriorated and trip hazards exist. | 1 lot | 3 | \$200,000 |
| 240 | Replace Metal Roofing | Roof is beyond useful life. Minor leaking exists. | 1 each | 4 | \$220,000 |
| 243 | Replace Metal Roofing | Roof is beyond useful life. Minor leaking exists. | 1 each | 5 | \$250,000 |
| | | | | Total | \$1,745,000 |

MICHIGAN DEPARTMENT OF CORRECTIONS

“Committed to Protect, Dedicated to Success”

MEMORANDUM

DATE: 6/4/19
TO: Matt Macauley A/ Warden IBC
FROM: Scott Klein Physical Plant Superintendent IBC
Subject: Annual Physical Plant Report
Bellamy Creek Correctional Facility

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

Bellamy Creek Correctional review of Physical Plant

Security Systems

- *Stun Fence is functioning well currently. Parts from Gallagher becoming obsolete
- *Shaker wire and perimeter fence no issue, continue to inspect and monitor
- *PELS system locks up, waiting on new system

Housing units 1 thru 8

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

Administration Building 100

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

Building 300 School

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

Maintenance Building 500

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

MSI building 400

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

Health Care Building 200

- *Health Care in good shape no issues currently

Food Service Building 200

- *Food Service in good shape no drain issues since replacement
- * Egress doors showing rust replacing if needed
- * Roof is in fair shape no leaks currently
- *Ceiling tile showing age, replacing soon

Grounds Storage

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

Bellamy Grounds

- *The drives and roads are in fair condition, patching as needed

IBC Backup Generator

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

Backup L.P. system

- *The L.P. system is working well and tested per policy. Calibration completed by IPS

Water Treatment

- *System is working well.

Dorm Housing Units A, B and C

- *Roofs are in fair shape, leaks addressed as needed
- *Fire alarm upgrade needed in HU-C; parts obsolete

Dorm, Food Service, Visit room and Chapel

- *Area in good shape
- *Roof replaced in 2018

Dorm Ground

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

Dorm Generator

- * Dorm generator in good condition, annual inspections performed
- *Transformer is currently out of service
- *Currently utilizing RMI electrical service

Dorm Boiler House

- *Boilers are in excellent repair, Inspections performed in June 2019
- *Steam lines to facility in fair shape leaks repaired as needed

PPC Requests/Approvals

- *Ice machine and dispenser Bellamy Creek-19-191 complete
- *Unit 4 water heater Bellamy Creek-19-192 complete
- *Food Service Dish Machine Bellamy Creek-19-194 ordered
- *Hobart FP400 processor Bellamy Creek-19-275 ordered

Summary

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

IBC-BELLAMY CREEK CORRECTIONAL FACILITY

5-Year Plan FY2021

| Building | Project Description | Reason Description | Quantity & Units | Facility Priority | Cost Estimate |
|-----------------|--|---|-----------------------------|--------------------------|----------------------|
| Perimeter | Gallagher Stun Fence upgrade | Update and network stun fence electronics due to age of system | 1 system | 1 | \$50,000 |
| IBC Housing | Upgrade fire panels in HU1, HU4, HU 6, HU 7, Bldg. 100 & Bldg. 500 | Existing system becoming obsolete | 6 systems | 2 | \$60,000 |
| Dorm C-unit | Fire detection | Existing system becoming obsolete | 1 system | 3 | \$50,000 |
| IBC Housing | Update heating boilers in buildings | Install more efficient boilers due to age and availability of components | 12 boilers | 4 | \$360,000 |
| IBC Grounds | Resurface parking lots, main walk and perimeter | Resurface parking lot. Approx. 6 acres of parking lot and drive. Need to roto mill and replace asphalt. Including walkways inside the facility. | 6 acres | 5 | \$700,000 |
| Dorm Housing | Update roofs on A, B, and C units | Showing wear and end of shingle life | 3 units | 6 | \$100,000 |
| IBC Grounds | Zero Turn Mowers (2) | Age of existing 20 yrs. | 2 units | 7 | \$70,000 |
| IBC Housing | Intercom upgrade | Existing system becoming obsolete | 8 units | 8 | \$50,000 |
| | | | | Total | \$1,440,000 |

MICHIGAN DEPARTMENT OF CORRECTIONS

“Committed to Protect, Dedicated to Success”

Memorandum

DATE: June 25, 2019

TO: Michelle Floyd, A/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 to extend the buffer fence at the front of the facility to prevent introduction of contraband will start in July. The MOP to replace roofs on housing units F/G and J/K will start in July.

Housing Units

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

Programs Building

The heating/cooling system within the building needs some upgrades to permit better control of the heating/cooling of the building, the current controls are obsolete. The exterior doors and windows need replacement to enhance energy efficiency.

Modular units

All the modular units are in good repair.

Food Service/Gym Building

The MOP project to replace exterior doors and windows in the design stage.

Administration Building

The MOP project to replace exterior doors and windows in the design stage. The roof needs to be replaced. Insulation needs to be added to attics for better heating of the building and energy efficiency. The heating/cooling unit for the Warden's suite is beyond its useful life and needs to be replaced.

Grounds

All the black top roadways and parking areas are at the end of their useful life and need to be resurfaced.

Maintenance Building

The MOP project to replace exterior doors and windows in the design stage.

cc;

Ed Vallad, Physical Plant Manager

Larry Mason, Facility Manager

Gene Page, Physical Plant Division

Andrea Stinson, Physical Plant Division

David Albrecht, Regional Physical Plant Supervisor

Eames Groenleer, Regional Administrative Officer

.

JACKSON COOPER STREET CORRECTIONAL FACILITY

5-Year Plan FY2021

| 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 | \$1,500,000 |
| Site | Addition to Housing Unit E for Programming /Office needs. Current Programming space in insufficient for a Level 1 facility with a population of 1752. | Increased program space will better meet the needs of the Level 1 population. | 6,500 SF | 1 | \$1,265,000 |
| Housing Units | Update /relocate Housing Unit Officer Stations | Update Officer Stations to include space for camera monitors. | 2 units | 4 | \$10,000 |
| Site | Parking Lot/Perimeter Road repaving/replacing | Parking lot and perimeter road cracking and breaking up. Safety issue. | TBD | 3 | \$1,500,000 |
| Site | Replace double exterior doors/frames, and windows on all buildings | Original windows doors rusted out and beyond life expectancy. MOP 472.19053.SDW currently in progress. | 11 Unit | 4 | \$600,000 |
| Administration Building | Add power assist doors. | Not to Present Code. Not ADA compliant. | 2 Units | 1 | \$50,000 |
| C-Fence | Extend Buffer C-fence project | To prevent contraband being introduced to facility. | 700 Feet | 1 | \$150,000 |
| Fence | Cameras | Install camera | 5 units | 2 | \$100,000 |
| Site | Roof Fall protection installed on all building roofs. | for safety of maintenance staff when doing repairs. | 11 units | 1 | \$50,000 |
| | | | | Total | \$5,225,000 |

MICHIGAN DEPARTMENT OF CORRECTIONS

“Committed to Protect, Dedicated to Success”

Memorandum

DATE: June 25, 2019

TO: Michelle Floyd, A/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 enhance the perimeter lighting and facility camera system is currently almost complete. The facility needs to have a sally port installed to provide better security and control traffic entering and exiting the facility.

Housing Units

Housing units A and B Company need an overhaul of their hot water and heating systems. The heating and hot water system needs to have separate boilers for each system. Many of the heat registers and covers need to be replaced. Some covers have been replaced in various areas. The MOP project to replace the A company roof is on hold. The MOP project to replace exterior doors and windows is on hold. 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. The water softeners in A and B company need to be replaced to prevent continued damage to heat exchangers. The MOP to demo C company housing unit buildings is on hold.

Programs (School) Building

The MOP project to replace exterior doors and windows is on hold Interior lighting needs to be upgraded for enhanced energy efficiency. Some light fixtures have been upgraded during normal maintenance. The MOP project to replace the roof is on hold. The water softener needs to be replaced.

Food Service

The MOP project to replace exterior doors and windows is on hold. 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 water softener needs to be replaced to prevent continued damage to heat exchangers. The heating system needs to be upgraded because the current system is unreliable, expensive to maintain and in disrepair. The unit heaters in the main dining area need to be replaced. The floor in the main kitchen needs to be replaced. The Dish machine is beyond its useful life and needs to be replaced.

Administration Building

Many of the heating and AC cabinets need to be replaced. The utility room telephone system needs to be in a temperature-controlled area. The air conditioning system is old (about 40 years) and needs to be replaced. The MOP project to replace exterior doors and windows is on hold. 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 they are getting close to the end of their useful life. The old sewage lagoon needs to be filled in.

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 to be replaced. The MOP project to replace exterior doors and windows is on hold. 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. The water softener needs to be replaced to prevent continued damage to heat system. The trainee bathroom needs to be completely remodeled.

Recycle Garage

The building needs to be upgraded or replaced.

Retention Building (Old Control Center)

The building should be demolished. The roof has some leaks.

Facility Generator

The main emergency generator is in good working order, but the switch gear is old and unreliable. The switch gear is obsolete, and parts are hard to obtain. There is only one company located in Chicago capable of performing repairs.

Pole Barn

Lighting needs to be replaced with energy efficient fixtures.

cc;

Ed Vallad, Physical Plant Manager

Larry Mason, Facility Manager

Gene Page, Physical Plant Division

Andrea Stinson, Physical Plant Division

David Albrecht, Regional Physical Plant Supervisor

Eames Groenleer, Regional Administrative Officer

SPECIAL ALTERNATIVE INCARCERATION (SAI)

5-Year Plan

FY2021

| 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. And possibly expanding administration building. | Increase facility security. | TBD | 1 | \$1,500,000 |
| A Company and Programs Building | Replace roofs | Current roofs in poor condition. MOP Currently in progress | 2 units | 3 | \$50,000 |
| Upgrade electrical services | Control Center Building | Current electrical panels are obsolete and unreliable. Wiring outdated and fire hazard. | 1 unit | 5 | \$225,000 |
| Administration Building | Replace chiller | Current chiller is outdated, parts difficult to find. The chiller is beyond it's useful life. | 1 unit | 3 | \$52,000 |
| Site | Replace exterior doors and windows inside SAI. Housing units, Food Service, Control Center, and School Building. | Doors and windows are rusted in poor condition, not insulated. MOP 472.19095.SDW Currently in progress | 25 units | 3 | \$600,000 |
| 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. MOP 472.19020.TYC currently in progress | 1 unit | 3 | \$100,000 |
| 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 | 3 | \$25,000 |
| Food Service | Replace Grease Trap | Current grease trap doesn't meet current plumbing codes and is unreliable. | 1 unit | 3 | \$34,000 |
| Site | Parking Lot-Entrance Road repaving and repair. | Parking lot and entrance road cracking and breaking up. Safety issue. MOP 472.19112.SDW currently in progress | TBD | 3 | \$150,000 |
| 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 | 3 | \$60,000 |
| Housing Units A/B | Repair heating system fin tubes. | Fin tubes and covers are damaged and don't supply sufficient heat. | 50 | 3 | \$66,000 |
| Administration Building | replace boilers | boilers are coming to end of useful life | 1 | 3 | \$20,000 |

| | | | | | |
|---------------|-----------------|--|---|--------------|--------------------|
| Food Service | replace boilers | boilers are coming to end of useful life, one is currently down. | 2 | 3 | \$60,000 |
| contol center | replace boilers | change from low pressure steam to water | 3 | 3 | \$60,000 |
| | | | | Total | \$3,002,000 |

MICHIGAN DEPARTMENT OF CORRECTIONS

“Committed to Protect, Dedicated to Success”

MEMORANDUM

Date: July 15, 2019

To: Kevin Lindsey, Warden JCF

From: Lyle Wyskowski, Physical Plant Superintendent JCF

Subject: **Annual Physical Plant Report, G. Robert Cotton Correctional Facility**

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

Annual Review of G. Robert Cotton Correctional Physical Plant

The G. Robert Cotton is in good condition over all considering the Temporary side is well over thirty-five years old. With the new installation of roofs on Buildings 100, 200 & 800; the roofs on all housing units are in desperate need of replacement. Maintenance has done some minor patching of the parking lots, all parking lot areas should be removed and replaced. The interior grounds comprised of concrete is subjected to vehicle traffic and frost heaving, causing unevenness and breakage, should be repaired and/or replaced. The asphalt within the interior grounds is deteriorating due to age and use, should be repaired and/or replaced. The perimeter fencing overall is in good condition, upgrades to the security detection would be beneficial.

Administration Building #100

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

Support Services Building #200

This building is structurally in good condition. Exterior brickwork on the building overall looks to be in good condition. Windows and doors need to be upgraded with energy efficient units. Wall coverings and flooring in occupied areas of the building are in good condition. Lighting and HVAC systems are in serviceable condition but need to be updated to modern standards. Plumbing systems are functional in occupied areas, L unit Icon plumbing fixtures in need of upgrade. Fire alarm system is in fair condition but is slated to be upgraded soon. Roof recently replaced with rolled rubber and metal coping.

Gym/Education Building #300

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

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

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

Building #500_Housing Unit I,J

This building is structurally in good condition. Exterior brickwork on the building overall looks to be in good condition. Windows and doors need to be upgraded with energy efficient units. Wall coverings and flooring in occupied areas of the building are in good condition. Lighting and HVAC systems are in serviceable condition but need to be updated to modern standards. Plumbing systems are functional, need Icon plumbing fixture upgrades. Fire alarm system is in fair condition but is slated to be upgraded soon. Roof is in poor condition, replacement required.

MSI/Food Service Building #600

This building is structurally in good condition. Exterior siding on the building has been repaired and overall looks to be in good condition; eaves troughs added for proper drainage would be beneficial. Windows and doors need to be upgraded with energy efficient units. Wall coverings and flooring in occupied areas of the building are in good condition. Lighting and HVAC systems are in serviceable condition but need to be updated to modern standards. Plumbing systems are functional in occupied areas. Fire alarm system is in fair condition but is slated to be upgraded soon. Roof is in good condition.

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

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

T100 Storage/Training

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

Housing Unit 1_TE/TF

This building is structurally in fair condition. Exterior siding on the building overall looks to be in fair condition. Windows and doors need to be upgraded with energy efficient units. Half-walls throughout building need repairs to stabilize. Wall coverings and flooring in occupied areas of the building are in good condition; pitting in concrete at entrances needs resurfacing. Lighting and HVAC systems are in serviceable condition but need to be updated to modern standards; ventilation upgrade needed for adequate air supply. Plumbing systems are functional in occupied areas. Fire alarm system is in fair condition but is slated to be upgraded soon. Roof is in poor condition, replacement required.

Housing Unit 2_TC/TD

This building is structurally in fair condition. Exterior siding on the building overall looks to be in fair condition. Windows and doors need to be upgraded with energy efficient units. Half-walls throughout building need repairs to stabilize. Wall coverings and flooring in occupied areas of the building are in good condition; pitting in concrete at entrances needs resurfacing. Lighting and HVAC systems are in serviceable condition but need to be updated to modern standards; ventilation upgrade needed for adequate air supply. Plumbing systems are functional in occupied areas. Fire alarm system is in fair condition but is slated to be upgraded soon. Roof is in poor condition, replacement required.

Housing Unit 3_TA/TB

This building is structurally in fair condition. Exterior siding on the building overall looks to be in fair condition. Windows and doors need to be upgraded with energy efficient units. Half-walls throughout building need repairs to stabilize. Wall coverings and flooring in occupied areas of the building are in good condition; pitting in concrete at entrances needs resurfacing. Lighting and HVAC systems are in serviceable condition but need to be updated to modern standards; ventilation upgrade needed for adequate air supply. Plumbing systems are functional in occupied areas. Fire alarm system is in fair condition but is slated to be upgraded soon. Roof is in poor condition, replacement required.

PPC Requests (w/approval date)

- * PPC 19-314 John Deere 5090E 07/12/19-Purchase
- * PPC 19-190 TE Hot water heater 03/20/19-Complete
- * PPC 19-187 2nd TC Hot water heater 03/01/19-In Progress
- * PPC 19-186 2nd TA Hot water heater 03/01/19-Purchase
- * PPC 19-166 Building 200 emergency power switch 03/05/19-Complete
- * PPC 19-165 48 port data switch 03/01/19-Complete
- * PPC 19-164 Building 300 emergency power switch 03/05/19-Complete
- * PPC 19-163 Replace wheelchair lifts 03/01/19-In Progress
- * PPC 19-158 CFS Dock door swing 04/02/19-Complete
- * PPC 19-156 TC Hot water heater 02/25/19-Complete
- * PPC 19-153 MSI Hot Water heater 02/25/19-Complete
- * PPC 19-151 Full body scanner 02/25/19-In Progress
- * PPC 19-149 Galvanized dump trailer 04/02/19-Complete
- * PPC 19-148 CFS Oven 02/25/19-Complete
- * PPC 19-147 Upgrade fire alarm system 02/25/19-In Progress
- * PPC 19-139 Laptop camera monitor system 04/02/19-Complete
- * PPC 19-138 PBF Track improvements 02/04/19-In Progress
- * PPC 19-137 Cotton food service slicer 02/04/19-Complete
- * PPC 19-121 Temp side cooler door 01/18/19-In Progress
- * PPC 19-120 Cooler A Cotton food service 01/18/19-Complete
- * PPC 19-047 Temporary kitchen oven replacement 11/19/18-In Progress
- * PPC 19-033 Temporary food service kettle replacement 10/26/18-In Progress
- * PPC 18-375 Keywatcher cabinet muster room 08/28/18-Complete
- * PPC 18-350 I-J Unit housing washer 08/24/18-Complete
- * PPC 18-349 G-H Unit housing washer 08/24/18-Complete
- * PPC 18-348 C-D Unit housing washer 08/24/18-Complete
- * PPC 18-347 A-B Unit housing washer 08/24/18-Complete
- * PPC 18-346 Camera system replacement 08/24/18-Complete
- * PPC 18-345 Braille electrical circuits 09/07/18-Complete
- * PPC 18-344 Temp cooler condenser 09/07/18-Complete
- * PPC 18-343 Washer-dryers temp laundry 09/11/18-Complete
- * PPC 18-342 Food service slicer replacement 09/07/18-Complete
- * PPC 18-341 Food service food processor replacement 09/07/18-Complete
- * PPC 18-284 Concrete replacement 07/13/18-In Progress
- * PPC 18-281 Muster room projector 08/07/18-Complete
- * PPC 18-279 Temp kitchen kettle replacement 08/07/18-Complete
- * PPC 18-278 Cotton kitchen kettle 08/07/18-Complete
- * PPC 18-242 TC-TD water heater 7/09/18-Complete
- * PPC 18-234 E-F Unit washer 6/15/18-Complete

SUMMARY

Upcoming projects include Full Body Scanner, Housing Ramp Renovations, PBF Track Improvements, Fire Alarm System Upgrade, Perimeter Fence Security Upgrade. Continued interior painting extensively throughout the facility.

Current issues include camera monitor system outages, need upgrades; microwave detection system outages, in need of upgrades; Icon plumbing fixtures upgrades; Housing Roof replacement; Parking lot replacement.

G ROBERT COTTON CORRECTIONAL FACILITY
5-Year Plan FY2021

| Building | Project Description | Reason Description | Quantity & Units | Facility Priority | Cost Estimate |
|--|--|---|--|-------------------|---------------|
| Site | Replace building roofs (Bld. 100,200,400,500,600,700, Temp Housing 1, 2, 3) | Roofs are beyond years, 1,000,000 used in FY18-19, 700,000 encumbered FY19-20 leaves 1,800,000 not yet submitted and approved for PPCR | Each/7 | 1 | \$3,500,000 |
| 100 - ADMIN buildi | Upgrade door access to intercom and swipe readers | Install 4 swipe card readers and an intercom system to the entrances of the 100 building to increase building security. | 4 swipe readers, 1 intercom plus hardware and software for | 2 | \$75,000 |
| Temp housing unit | Upgrade lighting, flooring, and entrance doors | Replace the outdated lighting with new high efficiency LED lighting. Repair current floor pitting, then cover with tile. Replace the entrance doors due to damage and old age. Install new doors with higher insulation rating for temperature control and energy savings | multiple | 3 | \$275,000 |
| Sitewide | Upgrade cameras and Server | Upgrade the camera server to accommodate increase in storage and additional cameras. Install 12 x 360 cameras in the temp housing units to cover blindspots in the system. Install an additional 20-24 cameras throughout the facility and perimeter to cover blindspots observed since the original system installation. | 36 cameras, 1 server | 4 | \$200,000 |
| 200 Building | EMERG. ELEC. DIST. SYSTEM-Miscellaneous. Replace transfer switch, feeder, and distribution panel. EMERGENCY LIGHTING-Install additional emergency light fixture(s), Wall Mounted. | Upgrade the emergency/generator power system to meet facility needs during a power outage. This includes power distribution and lighting. | Each/1 | 5 | \$125,000 |
| Visitor, admin, and 1st shift parking lots | remove, repair, and/or replace parking lots | Tear out, grind & resurface, and/or replace as needed. This is due to wear and tear beyond serviceable life and potential visitor and staff safety concerns. | asphalt estimate needed | 6 | \$1,250,000 |
| Level 2 and progra | Remove & Replace or Repair, Concrete Slabs/Pads, sidewalks, throughout Cotton side of facility including courtyard and in front of the level 2 housing units. Remove the asphalt pads in front of the housing units and replace with | Due to age of system. To prevent failure. To fix deteriorated, damaged, failure area. Safety issues. | Yard/2000 | 7 | \$350,000 |
| Middle of the secur | Remove & Replace, Concrete Slabs/Pads, sidewalks, asphalt throughout facility | The area between level 4 housing and the 600 building, and the area behind the 300 building, L-unit, and food service to the sallyport needs to be repaired and replaced. | Yard/1600 | 8 | \$240,000 |
| 2nd shift and maintenance parking lots | Remove & Replace, Concrete Slabs/Pads, sidewalks, asphalt throughout Non Secure side of facility | Resurface and paint parking areas. This is needed for normal wear and tear. | asphalt estimate needed | 9 | \$300,000 |
| Facility Wide | Replace existing window system - w/ insulated system. | Damaged, Worn out or Insulated seal broken, and need to update some to more energy efficient models. | Each/1 | 10 | \$200,000 |
| Education | Rebuild masonry wall. | Damaged. Leading to More Serious Problems. To Cover up Water Damage. | 1/Each | 11 | \$225,000 |
| 400 Building | Replace pneumatic with direct digital controls (DDC). | Not functioning or broken. | Each/1 | 12 | \$80,000 |

| | | | | | |
|-------------------|---|--|--------|--------------|--------------------|
| 700 Building | Replace pneumatic with direct digital controls (DDC). | Not functioning or broken. | Each/1 | 13 | \$80,000 |
| 200 Building | Replace pneumatic with direct digital controls (DDC). | Not functioning or broken. Provide better temperature control. | Each/1 | 14 | \$150,000 |
| Temp side housing | Automatic Shower control | constant handle replacement, broken or stolen. | Each/6 | 15 | \$40,000 |
| Facility Wide | Replace carpet. | Worn out. Damaged. To Cover up Water Damage. | Each/1 | 16 | \$60,000 |
| 600 building | Temp Food Service Dish Machine | Replace the Temp Food Service dish machine | Each/1 | 17 | \$50,000 |
| 200 Building | Cotton Food Service Dish Machine | Replace the Cotton Food Service dish machine | Each/1 | 18 | \$50,000 |
| 200 Building | Food Service HVAC | Replace/Repair/Add coolers/freezers in food service | Each/1 | 19 | \$50,000 |
| | | | | Total | \$7,300,000 |

MICHIGAN DEPARTMENT OF CORRECTIONS

“Committed to Protect, Dedicated to Success”

MEMORANDUM

Date: June 27, 2019

To: Lee McRoberts, A/Warden
Detroit Reentry Center/ Detroit Detention Center

From: Kotzian, Kevin; Physical Plant Superintendent
Detroit Reentry Center/Detroit Detention Center

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

Grounds Beautification.

Diamond plate installation in high traffic areas.

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. PPCR for AC in 500 building was submitted and denied.

Housing Units 200, 400 and 700

The housing units are in good structural condition. Buildings are currently CLOSED. Buildings are heated in the winter and repairs are ongoing. Repairs are made as needed. The roofs need 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. All cells have been cleaned out of all fixtures, including bunks. MOP in place to replace roofs.

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 and there is no cooking equipment.

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 with repairs being made as necessary.

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 fair working condition. The DRC VMS MOP project will be upgrading the system to the same platform later this year. "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 need seal repair kits.

CC.

Lee McRoberts

Frank Konieczki

Daniel Smith

**Detroit Detention Center CORRECTIONAL FACILITY
5-Year Plan FY2021**

| Building | Project Description | Reason Description | Quantity & Units | Facility Priority | Cost Estimate |
|----------|---|---|------------------|-------------------|--------------------|
| 100 | Replace air conditioning system | Unit is 30 years old, parts are obsolete. Controls need to be repalced too. | 1 | 1 | \$1,200,000 |
| Site | Install building automated controls for heat and AC, in 100 and 500 bldg. Tying into the exisiting system at DRC. | Too better monitor and handle adjustments from 1 common location. | 1 | 2 | \$275,000 |
| 700 | Replace roof | Current roof was not replaced, past its life expetancy. | 1 | 3 | 210,000 |
| 400 | Replace roof | Current roof was not replaced, past its life expetancy. | 1 | 4 | \$125,000 |
| 200 | Replace roof | Current roof was not replaced, past its life expetancy. | 1 | 5 | \$183,000 |
| | | | | Total | \$1,993,000 |

MICHIGAN DEPARTMENT OF CORRECTIONS

“Committed to Protect, Dedicated to Success”

MEMORANDUM

Date: June 27, 2019

To: Lee McRoberts, A/Warden
Detroit Reentry Center/Detroit Detention Center

From: Kotzian, Kevin; Physical Plant Superintendent
Detroit Reentry Center/Detroit Detention Center

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

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

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

Overview of Physical Plant accomplishments

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

New VMS installed.

Exit sign replacement in 300, 600 and 800 bldg.

Evacuation Diagram updated.

Quartermaster ramp renovation.

Annual review of Physical Plant

Housing Units 200, 400, 500 and 700

The housing units are in good condition. They are structurally in very good condition. Painting is on going. Shower areas have been problematic, stainless steel walls and epoxy floors will be used in showers in 200 and 500 bldg. 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. Maintenance has been tough in 500 bldg, the offenders are jamming the door tracks and are not cleaning the unit.

Warehouse 900 building

The Warehouse Building is structurally in good condition. Refrigeration equipment needs upgrading. Roof was replaced.

Administration 100 building

The Administration Building is structurally in good condition. 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. The facility is in the process of getting the VMS upgraded.

Maintenance 900 building

Maintenance Building is in good condition. Roof was replaced this year.

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. The turnover to State employees has made communication on break downs easier, allowing us to make repairs.

Grounds

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

sensor wiring is addressed as problems arise. The facilities "B" zone is was 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 was 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 drainpipe 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 were replaced last year were 900 and 600 building.

Security systems

PELS system was replaced in 2017 year. Camera system was replaced in 2018. Zones are all functional and we have the sally port microwaves online per the ADD memo on security standards.

Boilers

Heating boilers are in good condition. Hot water boilers in 700, 400 and 200 housing units have been replaced with more energy efficient units. We will try to replace building 800 and 100 domestic hot water heaters in FY20.

CC.

Lee McRoberts

Frank Konieczki

Daniel Smith

Detroit Reentry Center CORRECTIONAL FACILITY

5-Year Plan

FY2021

| 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 | \$1,200,000 |
| Site | Asphalt roadways through out facility. | Pavement is deteriorating. | 1 | 2 | \$1,250,000 |
| 300 bldg | Replace quadropole exterior doors/frames and hardware. 100, 300 and 800 building | Worn out, rusting. | 3 | 3 | 75,000 |
| Site | Sidewalk by front entrance of Administration. | Concrete needs to be leveled. | 1 | 4 | \$65,000 |
| 100, 800 &300 | Replace hot water heaters. | Units are old and parts are becoming obsolete. | 3 | 5 | \$120,000 |
| 100 Adm bldg | Replace acousitic ceiling tiles. | Worn out and discolored. | 1 | 6 | \$18,000 |
| 800 bldg F/S | Replace dishwasher exhaust fan. | Parts are obsolete. | 1 | 7 | \$12,000 |
| Site | Recaulk/reseal windows 100 bldg, 300 bldg and 800 bldg. | Worn out. | 1 | 8 | \$ 30,000 |
| Big yard | Soil stabilization/Grading. | To imporove drainage. | 1 | 9 | \$ 60,000 |
| | | | | Total | \$2,830,000 |

MICHIGAN DEPARTMENT OF CORRECTIONS

“Committed to Protect, Dedicated to Success”

MEMORANDUM

DATE: June 6, 2019

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/DWHC Annual Physical Plant Report

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

The Maintenance Department has done an outstanding job maintaining the RGC/DWHC considering staff shortages.

Overview of Completed Projects

DWHC Drains
Admin heating cooling
F/S Heating
4W nurse station updated
3W nurse station updated
C-Unit roof replacement
DWHC Oxygen project

Annual review of Physical Plant

Housing Unit 1

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

Housing Unit 2

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

Housing Unit 3

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

C-Unit

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

Administration

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

Food Service

The overall condition of the Food Service area is in fair condition. Floor and wall tiles need to be replaced throughout the building. Painting needs to be done.

Building 142

This building is in all around good shape.

Sally Ports

Intake sally port is in great working order. Main sally port gates are in good working order. JMF back sally port are in good working order.

Maintenance Building

The overall condition of this building is good.

Grounds

The facility grounds are in good shape. Walkways and sidewalks are scheduled to be replaced.

DWHC

The overall condition of the building is good. Some of the roofs need to be replaced soon. The windows need to be updated soon. The exterior bricks need attention soon.

CC

File

Mike Baker

Daniel Smith

RGC/DWHC

5-Year Plan

FY2021

| Building | Project Description | Reason Description | Quantity & Units | Facility Priority | Cost Estimate |
|-----------------|--|---|------------------|-------------------|---------------|
| Arsenal Remodel | Remove existing walls and change the weapon hatch access | Create better storage and flow. Help organise weapon control and inventory and create a dress area for assembly squads | | 1 | \$500,000 |
| 2,3 Blocks | Replace Existing windows | The current windows are inefficient and drafty. Replacement would save energy and make the air temperature in the blocks more consistent. | | 2 | \$750,000 |
| DWH | Replace main roof | The roof has reached its life expectancy | | 3 | \$250,000 |
| 1-2-3 block | Roof top air handlers | Air handlers have exceeded life expectancy | | 4 | \$600,000 |
| DWH | Update controls and valves on negative pressure patient rooms. | Existing system is obsolete and not reliable causing frequent alarms. | | 5 | \$350,000 |
| DWH | Update East and South Gates | Gate areas need updating due to age | | 6 | \$300,000 |

Michigan Department of Corrections

Memorandum

“Committed to Protect, Dedicated to Success”

DATE: July 18, 2019

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

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

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

Another year has passed and we continue to effectively maintain the Facility with our excellent maintenance staff here at MTU. We made improvements to A Unit heating system late last winter and have a project in the works to improve B and C Units heating systems as well. We have struggled with our new boilers since they were installed; Lochinvar replaced one of the boilers late last winter and are in the process of replacing two more. I look forward to a better heating season this winter than we have had the last couple of years. We had three new roofs put on housing units B, C and D and have another roof project underway that will give us several new roofs and many repairs to other roofs, this project will take place next spring.

Over the past year we have had several electrical issues that we are glad to have repaired and behind us. Our Food Service kettle replacement project is set to start next week. We also have our razor ribbon / fence project that just started July 1 and will go into next spring, and our PPD project has been put on hold at this time. Another project we have going is our culinary arts program building which will be a very nice addition to our facility. With all the projects, along with the everyday maintenance we do hear at Richard A Handlon Correctional Facility, we strive to make it a safe and secure environment for both inmates and staff.

Housing Unit A / Healthcare

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

- Air handling equipment is in fair to good condition
- Laundry equipment is in good condition
- Heating duct was repaired and reinsulated 2019
- Interior walls, floors and ceilings in good condition

Housing Unit B

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

Housing Unit C

- Roof and fascia new in 2018
- Exterior brick and block are in good condition
- Windows are old and drafty and should be considered for replacement
- Electrical system is old and in fair to good condition
- Domestic hot and cold water lines are in fair to poor condition and should be considered for replacement
- Most doors and locks are in good condition and are replaced as needed
- Air handling equipment is in fair to good condition
- Laundry equipment is in good condition
- Interior walls, floors and ceilings are in good condition
- Card room is getting some soundproofing installed because of how loud it gets

Housing Unit D

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

Housing Unit E

- The roof and fascia are in good condition
- Exterior brick and block are in good condition
- Windows are old and drafty and should be considered for replacement

- Electrical system is in fair to good condition
- Domestic hot and cold water lines are in fair to poor condition and should be considered for replacement
- Most doors and locks are in good condition and we replace as needed
- Laundry equipment is in good condition
- Perimeter heat system is in good condition, fin tube could stand to be cleaned
- Interior walls, floors and ceilings are in good condition

Housing Unit F

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

Field House

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

Recreation Building

- Roof and fascia is slated for replacement spring 2020
- Exterior brick and block in good condition
- Plumbing in good condition
- Doors in fair condition

Activity Building

- This building is slated to be demolished and a new building put in its place by spring of 2020

School Building

- Roof and fascia in fair to good condition and slated for some repairs spring of 2020
- Exterior brick and block are in good condition
- Windows in fair to good condition
- Interior walls, floors and ceilings in good condition
- Electrical system in fair to good condition
- Heating components in good condition
- Doors and locks are in good condition and are replaced as needed

Food Service Building

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

Administration Building

- Roof and fascia are in fair to poor condition and is slated to be replaced spring of 2020
- Exterior brick and block are in good condition
- We are in the process of painting the exterior wood siding
- Windows are in good condition
- Heating system is in good condition
- Electrical system is in fair to good condition
- Domestic hot and cold water lines are in fair condition
- Interior walls, floors and ceilings are in good condition

Fence. Security Systems and Lighting

- Fence is in fair to good condition, we just started our razor / fence project to replace all razor and to replace some fence sections that are in poor condition
- Both interior and exterior fence security systems are fairly new and in good working condition
- All of our exterior and security lighting are in good condition

Maintenance Buildings and New Boiler Room

- Exterior brick and block in good condition
- Interior walls and floors in good condition
- Electrical system is in fair to good condition
- Domestic water lines in good condition
- Heating components in good condition
- Doors and locks in good condition and are replaced as needed
- Roof and fascia is in good condition with some minor repairs to be made spring of 2020
- Boiler room equipment is fairly new (2016) and is in good condition with exception of our heating boilers that we have battled with since new and they have now replaced three of them

Gun Towers

- Exterior in fair to good condition, could stand to be painted
- Roofs and fascia in poor condition and slated for replacement spring of 2020
- Plumbing and electrical in good condition
- Windows and doors in fair condition

Generator Building

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

Storage/Lock Shop Building

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

Two Storage Pole Buildings

- Roofs in fair condition and slated to have a coating put on them in spring of 2020
- Exterior walls in good condition
- Floors in good condition
- Doors and locks in good condition
- Electrical in good condition

Grounds and Bar Screen

- Interior and exterior grounds are in good condition
- Interior blacktop drives and lot behind the school are in poor condition and should be replaced
- Interior concrete side walks are in fair to good condition
- Exterior blacktop parking lots and perimeter road are in very poor condition and need to be replaced ASAP
- The bar screen that serves both MTU and ICF is very old and manually run, This should be considered for replacement especially since it takes care of two facilities

Gun Range Building

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

Physical Plant Change Request (w/approval date)

| Project Number | Project Description | Approval Date | Project Status |
|-----------------------|------------------------------|-----------------------------------|--|
| | PPD upgrade | | On hold |
| 18-115 | Razor Ribbon Enhancements | Returned to facility 3/6/18 | Started 7/1/19 |
| 18-232 | Soundproof C-Unit Card Room | Returned to facility 5/24/18 | Materials should be here any time |
| 19-202 | Heat in 5 healthcare offices | Returned to Facility (no date) | Need to make a few changes and get inspections |
| 19-218 | Natural Gas Restoration | Returned to facility 3/29/19 | Completed 6/10/19 |
| 19-227 | School Compressor | Returned to facility 4/23/19 | Pad poured, parts in, waiting on spec sheets from Grainger |
| 19-363 | Admin-Lobby AC Split Unit | Has not been returned to facility | Installing |

Summary

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

Richard A. Handlon Correctional Facility
5-YEAR PLAN **FY2021**

| Building | Project Description | Reason Description | Quantity & Units | Facility Priority | Cost Estimate |
|-------------------------|--|--|------------------|-------------------|---------------------|
| Housing Units | Electrical Study for Housing Units A, B, C, D, E, and F Units | Condition and capacity of housing unit electrical system is in question. Multiple failures in the primary system have occurred in the last couple years. | 6 | 1 | \$100,000 |
| Bar Screen | Replace bar screen | Current waste stream solids must be raked by hand off a strainer device located in the waste stream from ICF and MTU. This waste must be hauled to license waste disposal site. This is to prevent excessive materials going to the City of Ionia that results in fines. | 1 | 2 | \$1,000,000 |
| Housing Units D, E, & F | Replace the supply and return lines along with the radiators in the cells in Housing Units D, E and F. | The supply and return lines are old and corroded on the inside so the water doesn't flow as good as it should. These pipes also develop leaks quite often. New supply and return lines along with new radiators would make these buildings heat better and make it more comfortable for the prisoners. | 3 | 3 | \$1,500,000 |
| Housing Units | Replace hot and cold water supply lines in Housing Units A, B, C, D, E & F | The hot and cold water supply lines in the units are old and in bad shape and develop leaks on a regular basis. | 6 | 4 | \$4,000,000 |
| Parking Lots | Repave two parking lots and pave our third lot which is lime stone. | The existing pavement is in very poor condition which results in pot holes that cause trip and fall hazards and vehicle damage. Over \$10,000.00 in patching material was spent in 2019 making repairs to the failed pavement in our parking lots. | 3 | 5 | \$450,000 |
| Perimeter Road | Repave perimeter road including the north perimeter which is stone. | Pot holes and failed pavement create hazards that can reduce response time for chase vehicles and cause vehicle damage responding to events.. | 1 | 6 | \$250,000 |
| Food Service | Replace two large ovens in Food Service | These are the two main ovens for cooking and baking, The units are over 30 years old and were rebuilt 10 years ago, Many parts are no longer available and these are the main ovens used in preparing meals. | 2 | 7 | \$1,000,000 |
| Housing Units | Replace windows in all housing units. | The windows in the housing units are old and few seal the weather out especially in high winds. Replacing the windows would make the cells easier to heat, make it more comfortable for the prisoners and save a great deal of energy. | 6 | 8 | \$6,000,000 |
| | | | | Total | \$14,300,000 |

MICHIGAN DEPARTMENT OF CORRECTIONS

“Committed to Protect, Dedicated to Success”

MEMORANDUM

(Sent Electronically)

DATE: June 25, 2019

TO: Sherman Campbell, Warden
Gus Harrison Correctional Facility

FROM: Brent Ford, Physical Plant Superintendent *Brent Ford*
Gus Harrison Correctional Facility

SUBJECT: 2019 Annual Physical Plant Report, Gus Harrison Correctional Facility

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

FINDINGS

NORTH FACILITY

Over the past year the facility has continued to fine tune the security enhancements. The rest of the HPS yard lights were replaced with new LED lighting. Housing Units 1-6 had LED lighting upgrades as well. We continue to update lighting to LED as we can. Housing Unit 2 is the home of the North dog program and we installed a pen between HU’s 1&2 for off leash time for the program dogs.

1. Housing Units 1, 2, & 3

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

We are experiencing more repairs on the boilers, due to their maturity. We are repairing them as needed and will be replacing the boiler in Housing Unit 3 in the next few months.

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

The new wheelchair lift in housing unit 3 has still required emergency service over the past year. Otis Elevator has been working diligently to keep it running. This chair lift will be replaced this fall.

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

Housing Unit 2 is where the dogs are housed on the North side of the facility and have a dog pen located between Housing units 1&2 for off leash time.

2. Housing Units 4 & 5

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

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

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

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

We are experiencing more repairs with the cell doors, due to the age. Repairs are being made and preventative maintenance continues to be a priority.

The wheelchair lift in housing unit 4 is currently operational due to repairs made by Otis Elevator but due to its age and the difficulty finding replacement parts it will be replaced this fall.

3. Housing Unit 6

This housing unit remains closed due to low inmate count statewide.

This housing unit is in good quality condition due to regular maintenance. We will continue to monitor and maintain this unit; even though it is not currently housing prisoners.

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

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

4. Segregation Unit

Segregation is in great shape and with the installation of ICON water controls in all 22 cells; this has reduced the repairs and limited self-cell flooding and drain plugging while also reducing water and sewer usage. The air conditioner in the segregation bubble requires regular maintenance due to its age.

5. Administrative Building

This building is in excellent shape due to regular maintenance.

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

We still experience periodic bubble gate issues due to the age of the gates but all gates are scheduled to be replaced in the near future.

The EM room updates have proven to be of great benefit and have worked out well.

The heating boilers in this building continue to operate properly. The new air conditioning unit and HVAC controls have been installed and though the new system gives us periodic issues it has made the building more comfortable and the system more energy efficient to operate.

6. Food Service Building

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

The equipment requires frequent repairs due to the age and use. I would request that we consider replacing the serving lines and dish machine that has become so costly to repair.

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

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

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 but does experience some roof leaks which are addressed as the weather allows. An HVAC upgrade is currently in the planning stages for this building.

9. Maintenance/Warehouse/Generator Building

This building is in good condition. The exterior brick and interior block 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. The switch is functioning without interruption.

The generator is in reliable condition. It is tested monthly and gets regular scheduled maintenance. We continue to focus on the preventative maintenance plan to assure the generators are running at 100%.

SOUTH FACILITY

The south side security systems continue to be fine-tuned as necessary. The MSI license plate factory lighting was changed out to all new LED lighting and made a huge difference in safety, visibility and cost

savings. Housing Unit E is where the dog training program is located with ten dogs lodge inside the cubicles with their handlers. We installed a dog pen outside of Housing Unit E for the dogs to be off leash.

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

The doors and windows are showing deterioration. Some doors have been replaced. Eight prisoners in a cube are expediting wear and tear on these units.

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

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

Housing unit C was closed in the beginning of this year and we are making some minor repairs, patching walls and painting the unit while it is out of service.

2. **Food Service Building**

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

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

The hot water boiler is in high demand and requires frequent maintenance.

The South freezer replacement project was completed and is functioning well.

The cooler floor has been replaced and sealed and is easier to clean and more sanitary.

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 though the walls consisting of drywall are in constant need of repair and painting.

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

The boiler is in good working condition and is repaired as needed.

The health care portion of this building is maxed out as far as occupied space. This is a small area that is used to provide treatment for 1280 prisoners.

The visiting room is also small, but staff are able to make it work.

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

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

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

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

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

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

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

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

8. **Chapel**

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

The roof replacement over one year ago has resolved many leaking issues.

The heating and cooling system is undergoing replacement at this time.

9. **Parking Lots, Perimeter Roads and inside Sidewalks**

The parking lots and perimeter road are in pretty good shape. There are some areas that still need to

have new asphalt or concrete replaced especially near the warehouse and the drive from Parr Highway to the Sallyport. There are quite a few sidewalks that need to have the old concrete removed and replaced as the weather permits.

10. Outside Grounds

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

SUMMARY

Overall, considering the age of the buildings, it is my opinion that the facility is in excellent condition. This is due to the dedicated maintenance staff in our department by utilizing their professional knowledge and skills, prisoner labor to the fullest and following the preventative maintenance program. The entire facility staff and administration also play a vital role in the maintenance through effective communication and cooperation.

We, as in the administration staff, have a duty to put forth the legitimate effort into researching cost-effective methods to reduce our utilities cost.

We continue to recognize significant energy usage in the south administration building and south school using individual window air conditioner units. A solution to this long term would be to centralize air conditioning. There would be an initial installation cost but savings on the back end.

We are looking forward to completing the following projects over the next few months. As previously mentioned, we are planning to continue with LED lighting upgrades, replace the boiler in Housing Unit 3 boiler, replacing the chair lifts in Housing Units 3&4 and concrete sidewalk replacement as needed.

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

/BF

Cc: D. Messer, Deputy Warden
A. Johnson, Administrative Officer
File

GUS HARRISON CORRECTIONAL FACILITY
5-Year Plan FY2021

| Building | Project Description | Reason Description | Quantity & Units | Facility Priority | Cost Estimate |
|-------------------|---|--|------------------|-------------------|---------------|
| 200 | Replace HVAC Air Conditioning Unit and Controls | The current system is over 20 years old and well beyond its usefulness. The coolant is getting hard to find and is extremely expensive. The 300 building gets its heat from the 200 building and the HVAC updates will benefit both buildings. | 1 System | 1 | \$850,000 |
| North/South Admin | Repair Propane Backup-Heating System | Current system is in need of updates. Per the inspections, there were areas noted that will improve the operation of the system. This back-up system is vital in providing heat and hot water if the natural gas system is disrupted. | 1 System | 2 | \$25,000 |
| Site | Replace the Main Electrical Transformer in HU 2 Electrical Room | The current transformers has begun to get louder and louder. The housing unit will only have critical systems should the transformer fail and the generator back up system kicks in. | 1 System | 3 | \$50,000 |
| HU 2 | Back Up Sewage Grinder | This facility does not currently have a spare/backup sewage grinder. Without a functioning grinder large items will be sucked into the sewage pumps resulting in the facility losing its ability to get rid of its waste products. | 1 System | 4 | \$16,000 |
| Site | Back Up Cameras | The facility has few replacement cameras in attic stock. We have lost cameras on two different occasions this year and need to have replacements on hand. | 24 Units | 5 | \$25,000 |
| Site | Asphalt Maintenance Drive Replacement and Sealing Parking Lots | Remaining original asphalt needs replacement. Asphalt installed in 2016 is in good condition but should be crack filled and sealed to extend the life of the product and reduce potholes and other trip hazards. | 1 System | 6 | \$180,000 |
| Site | Replace Air Conditioning Unit and Controls in North Programs Building | Current unit is becoming costly to maintain and the coolant is no longer being manufactured. Replacing the pneumatic controls with a computerized system will result in more efficient operating costs. | 1 System | 7 | \$700,000 |
| 300 Bldg | Replace PA System | Current PA system is old and operates sporadically. A new system would provide concise and clear announcements facility wide. This will greatly improve communications for both staff and inmates. | 1 System | 8 | \$100,000 |
| Site | Water Heaters and Heating Boiler Replacements | Many of the housing unit water heaters and heating boilers are original to the facility and need to be replaced with newer more efficient units. | 18 Units | 9 | \$600,000 |
| Site | Remove Asphalt and Replace With Concrete In Front of NFS Dock Area. | Remove the existing hazardous rutted and busted asphalt and replace with concrete for longevity | 1 System | 10 | \$25,000 |
| NFS Dock | Replace HU's 4, 5 & Seg Base Cell Control Panels | Replace the base cell door control panels with new updated controls. Current system is failing and components are becoming harder to find. | 3 Systems | 11 | \$1,000,000 |
| Site | Install Sewage Auger Screen System | The current sewage grinder system is old and not very effective in grinding up foreign matter in the sewer lines resulting in damaged sewage pumps. The local county drain commission recommends an auger screening system be installed. | 1 System | 12 | \$100,000 |
| South HU's | Replace Washers and Dryers Purchased in 2017 | Purchase replacement washers and dryers for the South housing units. The existing units are used nearly constantly and will be worn out and beyond repair. | 16 Units | 13 | \$75,000 |
| N/S Food Service | Food Service Floor Tile Removal and Epoxy Installation | Current floor tiles are repeatedly cracking and breaking providing a hazard. Removing the floor tiles and sealing the floor with an epoxy will reduce hazards and help meet sanitation requirements. | 2 Systems | 14 | \$80,000 |
| Site | Facility Walk Through Gates | Replace aging facility gates with new to provide a safe and secure environment facility wide. | 15 Units | 15 | \$40,000 |

Annual Facility Inspection

MICHIGAN DEPARTMENT OF CORRECTIONS

“Committed to Protect, Dedicated to Success”

MEMORANDUM

Date: 6/10/19

To: Warden Davids, ICF

From: Nicholas Clark, Physical Plant Superintendent, ICF

Subject: **Annual Physical Plant Report, Ionia Correctional Facility**

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

Facility Overview:

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

Facility key and lock system is in process of being upgraded to the BEST lock system.

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

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

The Fire Alarm System was replaced in 2018.

The Duress System (PPD) is in good condition.

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

Ionia Correctional Facility

Building 100: Administration

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

Building 200: Support Services

- The HVAC system is outdated and needs to have the coils replaced with ones that are more efficient.
- Plumbing is generally in good condition.
- The electrical system is in good condition. Food Service coolers need to be added to the emergency power.
- Food Service is generally in good condition. The Mixer was just replaced this year 2019 and Ovens are due for replacement in Project #19-102.
- Health Care area interior finishes such as floor tile and ceiling tile are in fair condition. We are currently repairing floor tile as we get time as well as the ceiling tile.

Building: 200: Maintenance, Warehouse and Electrical Generator Room

- The HVAC system is generally in good condition.
- The plumbing system is generally in good condition.
- The electrical system is in good condition.
- The building is in a general good state with some exterior brick repair needed.
- Generator has needed a few minor repairs throughout the year. Also, the generator does not have phase monitoring capabilities. Upgrading to an Automatic Transfer Switch with Phase monitoring would be a good idea.
- Several standalone AC units have been replaced with mini split units in 2018.

Building 300: Education

- The HVAC system is 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 is in good condition with no repairs noted.
- Building 300 has a couple medium size cracks where expansion joints should be installed. Other than that, the building is in good condition.
- Several standalone AC units are in place and should be upgraded to multi zone mini splits.

Units 1-5

- The roof is in good condition with minor leaks.
- Door and Gate controls are outdated and need to be replaced but are in working condition.
- The HVAC systems are generally in good condition.
- The plumbing systems are generally in good condition;
- Icon water regulating systems are functioning well.
- The electrical systems are in good condition.
- Several entry doors are showing signs of deterioration.
- In 2018 Unit 2 converted areas to accommodate the Start program.

Units 6-7

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

Pole Building:

- Pole building is in good condition.

Guard Towers:

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

PPC Requests (w/approval date)

- * Best Lock #17-215 Approved 7/6/2017 Replace of all facility keys and locks.
- * Additional Cameras #17-182 Approved 5/12/2017 Installation of additional cameras.
- * Concrete Repair #18-230 Approved 5/29/2018 Repair or replacement of concrete in various locations thru out the facility including Sally Port and Pit.
- * Housing Unit 6/7 Fiber repair #18-275 Approved 6/18/2018 Replacement of Fiber optic cable.
- * Mail Room wall installation #19-136 Approved 1/18/2019 Removal of cubical walls and installation of solid permanent wall.
- * Smoke Purge system #19ICF12 Approved 10/30/2018 Installation of smoke purge system.
- * Water Main Check Valve has been approved as an emergency no MOP yet. Repair and replacement of Water main check valve and reduced pressure zone valve.

SUMMARY

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

Ionia Correctional Facility

5-Year Plan

FY2021

| 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 | \$ 1,500,000.00 |
| 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 | 2 | \$ 1,300,000.00 |
| All Buildings | Replace exterior doors | Current doors and frames are rusted and need replacing | 1/Lot | 3 | \$ 250,000.00 |
| 100/200/300 Buildings | Replace ac condensing units. | Replace condensing units and coils on 100/200/300 buildings. Units are past useful life expectancy. | 1/lot | 4 | \$ 200,000.00 |
| All Buildings | Exterior brick replacement. | Project shall consist of the removal and replacement of existing brick. Redo brick tuck work. Brick is cracking/grouting is failing. | 1/Lot | 5 | \$ 120,000.00 |
| 300 Building | Replace Carpet | Replace carpet thru out entire upstairs | 1 | 6 | \$ 70,000.00 |
| | | | | Total | \$3,440,000 |

Michigan Department of Corrections

“Committed to Protect, Dedicated to Success”

Memorandum

DATE: June 28, 2019

TO: Noah Nagy, Warden, Lakeland Correctional Facility

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

SUBJECT: Annual Physical Plant Report, Lakeland Correctional Facility

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

Lakeland Correctional Facility is in great shape. In the past year several physical plant improvements have been completed at the facility. All the aging bathroom partitions in the geriatric housing units were replaced with new stainless-steel partitions. The inmate showers in units B-1 and B-4 were redesigned to better accommodate inmates with medical restrictions. Several buried condensate return lines had leaks repaired, saving the facility operating costs. The razor ribbon on the perimeter fences was enhanced, adding to facility security. The power plant experienced upgrades to the boilers, generators, and alarming systems to allow the building to be unmanned during non-business hours, saving the facility staffing costs. Replaced carpeting and painted offices in the Records offices, Inspector’s office and the Business offices. Replaced inmate telephones with touchscreen phones. Enlarged and re-modeled the facility’s religious kitchen to be compliant with sanitation standards. Upgraded light fixtures at the power plant to cost effective LED light, saving the facility operating costs. Re-designed and replaced concrete at the facility warehouse dock enhancing employee safety. Replaced old hot water piping in housing unit “B” for increased water flow to inmate facilities. Replaced several entrance doors in “A”, “B”, “C”, “D”, “E”, “F”, “G”, and “H” buildings. Installed security doors and security magnets at critical entrances to “A” building. Replaced walking surfaces near “B” building for added employee and inmate safety. Replaced several aged and nonfunctioning air conditioning units in “A”, “H”, “C” buildings in addition to the facility lock shop. Installed new fiber to all facility buildings. Made improvements to the facility HVAC systems for more reliability. Maintained a high level of effectiveness in the daily repairs and operations of a busy correctional facility with a large physical footprint.

Annual Review of Physical Plant:

Building 11 (CDW): This building has been closed. No utilities are on. The roof has developed a leak and will not be repaired at this time because it's an abandoned building. The building is scheduled for demolition in the summer of 2019.

Building 12 (CDW): This building has been closed. No utilities are on. The building is scheduled for demolition in the summer of 2019.

Buildings 13 thru 18 (CDW): All buildings have been closed. All utilities have been turned off. Basements are pumped out on an as-needed basis. All buildings are scheduled for demolition in the summer of 2019.

Building 19 (ACF): The building has been closed and the heat and water turned off. Minimal power is on for inspections only. This building is on the DOC demolition list.

Building 27 (LCF): School and Segregation. This building is in good condition. Roof is less than 20 years old with no problems. Much of the building is air conditioned with mini split systems. The windows have all been replaced with energy efficient windows. The exterior doors have been replaced with new doors. The segregation shower area needs to be re-modeled. The segregation cells need an exercise area installed for inmate use.

Physical plant improvements:

- Entrance doors in the front and back of the building replaced with new doors to aid in energy efficiency.
- Installed new fiber from "A" building to "D" building.
- Replaced walking surface to the school/programming areas.
- Cut down and removed dangerous sycamore tree outside of the building.

Building 29," A" building (LCF): Administration, Control Center, Healthcare and Inmate Housing. The building is in good condition and operates well, considering its different functions. The roof is fifteen years old and will need to be replaced soon. The building is air conditioned. The mechanical systems are in average condition and will need to be replaced soon. 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. All the walk-through gates are recently new. The building electrical distribution in the Administration area needs to be replaced and upgraded. Physical Plant improvements:

- Removed dish machine from "A" building and converted room to health care storage.
- Replaced faulty switch gear in "A" building attic that controls HVAC system in front of the building.
- Replaced controls on walk through gates 1 and 2.
- Remodeled visitor's restroom.
- Replaced supply and return fan in HVAC system in "A" building.
- Upgraded lights in the visitor's room to LED.
- Installed electrical and communications circuit in visitors waiting area.
- Re-modeled ADW office.
- Installed additional cupboards in warden wing kitchenette.

- Manufactured and installed mop racks in each inmate housing unit.
- Replaced entry doors by Control Center.
- Replaced cupboards, sink, and flooring in employee breakroom in “A” building.
- Remodeled and carpeted Inspectors office.
- Upgraded inmate phones to touch screen phones.
- Installed carpeting in Record’s office retention office.
- Replaced carpet and painted both business offices.
- Replaced exterior windows in the Inspector’s office.
- Removed bathtub in Deputy’s wing and replaced with mop sink.
- Installed additional J-pay machine for inmates in “A” building.
- Installed concrete sidewalk leading to A-3 activity room.
- Replaced old bathroom partitions in A building with new stainless-steel partitions.
- Remodeled office in A building for new RN 13.
- Replaced interior entrance door for RN 13.
- Installed sheet metal “roofs” over all the facility communications servers.
- Manufactured and installed mop racks in “A” building.

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

Buildings 43 (ACF): This building has been closed. No heat or water. 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. Both buildings are on the facility demolition list. No utilities are on.

Building 46 (LCF): Housing. Building is in fair condition. Roof is less than 20 years old and will need to be replaced soon. The primary heating system has not been functional for many years. We heat this building with two secondary systems which are marginal when we have extreme cold for extended periods. Funding has been requested to replace the primary heating system, for many years. The courtyard by units B ¼ was replaced last year. The courtyard by units B 2/3 needs to be replaced. The interior electrical distribution system needs to be updated. The sidewalks on the north end of the building were replaced last year. The emergency exit steps on the north side of the building were replaced last year. Physical Plant Improvements:

- Replaced 32 “problematic” smoke detector heads in housing areas.
- Installed sheet metal “roofs” over all the facility communications servers.
- Replaced deteriorating sidewalk by B-3.
- Replaced back steps outside of B-2 and B-3.
- Manufactured and installed mop racks in “B” building
- Replaced hot water supply and hot water return pipes in “B” building.
- Upgraded inmate phones to touch screen phones.
- Sealed the asphalt on B-1/4 courtyard.
- Re-modeled showers in B-1 and B-4 to better serve inmates with physical accommodations.

Building 47 (LCF): Housing, Laundry and Quartermaster. Condition of this building is about the same as Building 46. The two 60-pound washers in the central laundry were replaced last year. The other laundry equipment is aged but operates fine. Replacing the dryers will be necessary in the upcoming years. The roof is less than 20 years old and will need to be replaced soon. Physical Plant Improvements:

- Replaced 100' of condensate return piping in front of "C" building.
- Installed sheet metal "roofs" over all the facility communications servers.
- Installed fan in inmate restroom in C-5.
- Manufactured and installed mop racks in "C" building.
- Upgraded inmate phones to touch screen phones.
- Replaced 32 "problematic" smoke detector heads in housing areas.
- Repaired water main leak in yard behind "C" building.
- Replaced exterior door and locking system to the facility quartermaster.

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

Buildings 51 (LCF): Housing. Building is over 20 years old and is 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 last 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. The fasteners for the roofs are scheduled to be replaced during an upcoming DTMB roofing Restoration Project. Physical Plant Improvements:

- Upgraded lighting to LED in "E" building.
- Replaced exhaust fan for bathroom exhaust in "E" building.
- Manufactured and installed mop rack in E-2.
- Replaced ceramic tiles in the inmate restrooms in E-2.
- Upgraded inmate phones to touch screen phones.
- Cleaned duct work systems for bathroom exhaust in "E" building.

Building 52 (LCF): Housing. Building is over 20 years old and is 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 last 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. The fasteners for the roofs are scheduled to be replaced during an upcoming DTMB roofing Restoration Project. Physical Plant Improvements:

- Upgraded lighting to LED in "F" building.
- Repaired condensate return leak under "F" building courtyard.
- Upgraded inmate phones to touch screen phones.
- Cleaned duct work systems for bathroom exhaust in "F" building.
- Replaced exhaust fan for bathroom exhaust in "F" building.

- Installed sheet metal “roofs” over all the facility communications servers.

Building 53 (LCF): School and Programs. This building is pole barn construction and is over 20 years old with metal roof and siding. Interior areas are generally in good condition. Mechanical and electrical systems are operating as designed. Air conditioning unit in the library needs to be updated. The roof fasteners are scheduled to be replaced as part of a DTMB project in the Summer of 2019. Physical Plant Improvements:

- Installed fan and remodeled RUM office in “G” building.
- Upgraded lighting to LED in “G” building.
- Replaced entrance doors and frame to “G” building
- Installed sheet metal “roofs” over all the facility communications servers.
- Replace deteriorating walkway entrances to the school and rec areas.

Building 54 (LCF): Food Service. This building is pole barn construction and is over 20 years old with metal roof and siding. Some leakage has occurred with ice build up on the eaves and gutters. A new freezer and cooler were installed last year. The roof is being replaced this year with standing seam metal.

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 AC equipment will need to be replaced soon. The food service equipment is in fair condition and requires a lot of maintenance weekly to keep things running. Dining area is in good condition. Exterior is in fair condition; the outside entrance doors were replaced last year. Mechanicals are in good condition and operate as designed. Pots and pans sink were replaced last year. Kosher kitchen was expanded this year. A separate building is needed for storage. The current building is too small and is serving more meals than it was designed to serve. One of the steam kettles needs to be replaced. The fire alarm system needs to be replaced. Project approval is pending. Physical Plant Improvements:

- Upgraded lighting to LED in food service building.
- Installed sheet metal “roofs” over all the facility communications servers.
- Replaced food service serving line floors with epoxy for a more sanitary surface.
- Installed air curtains over the exterior doors of food service to help with insect control.
- Repaired condensate leaks behind “H” building.
- Enlarged and remodeled religious kitchen to meet sanitation requirements.
- Replaced Salvajor in food service by dish machine.
- Replaced aged hot box in food service building.
- Replaced interior entrance doors in “H” building.
- Replaced mini split AC unit in food service commissary.
- Rebuilt facility Hobart mixer.
- Standardized and replaced all padlocks in food service building.

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

Building 60 (CDW): Warehouse, maintenance storage and Transportation. This building is currently being used for storage of food products. Warehouse, store, facility ERT functions, the

facility training area, and some maintenance functions have been moved to this building. Building infrastructure and mechanical systems are in fair condition. Windows and doors need replacing. The parking lot was re-paved this year. A handicapped accessible ramp was installed this year. The roof is in poor condition and is being replaced in the summer of 2019. Physical Plant Improvements:

- Replaced pneumatic air lines for heating controls in building 60.
- Remodeled overhang at warehouse truck dock.
- Installed new door for training entrance ramp in building 60.
- Installed keyless entry for ramp training entrance in building 60.
- Replaced and redesigned warehouse truck dock.
- Installed sheet metal “roofs” over all the facility communications servers.
- Installed safety chains and a safety rail on warehouse truck dock.
- Replace sixty feet of hydronic heat pipe.
- Created location to recover mattresses and pillow covers for inmates.

Building 61 (CDW): Power Plant. The building and equipment have been well maintained and is meeting the needs of the complex. Boilers are 44 years old and have had very little done to them since their installation. Staff continues to install energy saving devices and equipment to make the powerhouse run more efficiently. Generators are being maintained and operate as designed. Current emissions reports are all up to date. A new permit for operating was just completed and approved by the EGLE. The power plant controls were updated and now it serves as an “unmanned” plant. The DA tank is scheduled for replacement in the fall of 2019. Physical Plant Improvements:

- Completed DTMB boiler controls upgrade project.
- Upgraded facility generator with new controls.
- Upgraded wireless well communication controls and repeater.
- Replaced defective condensate return piping from powerhouse to sewage pump house.
- Repaired and recertified switch gear breakers at facility generator building.
- Upgraded all power plant lights to LED fixtures.
- Replaced condensate return pump in power plant.
- Installed sheet metal “roofs” over all the facility communications servers.

Building 66 (CDW): Sewage Lift Station. The building houses the main sewage pumps for the entire complex. The pumps are in good condition and the new controls and energy saving devices have been working well to operate more efficiently. The wet well inside of the building and the wet well outside of the building were both cleaned 3 years ago. Doors and windows need replacing, roof is in fair condition. The forced sewer 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 line is scheduled for replacement as part of a DTMB project. A screen is needed on the out-going sewer line. Physical Plant Improvements:

- New exhaust fan installed.
- Lights upgraded to LED.

Building 70 (CDW): Grounds Maintenance. Building is in good condition. The roof leaks at times. An additional roof drain needs to be added. The steam supply pipe was replaced this year.

Physical Plant Improvements:

- Replaced tires on John Deere 997.
- Replaced sprayer for herbicide applications.
- Replaced and upgraded all facility weed whips for grounds maintenance.
- Repaired high pressure steam leak to grounds maintenance building.
- Replaced pipe for high pressure steam line for building.
- Replaced exhaust fan and curb in welding crib in building.

Building 71 (CDW): Physical Plant Operations. This building has become the central location for all computer and fiber systems for the complex. This equipment has high priority and security functions. The roof was replaced three summers ago. The doors and windows need to be replaced with energy efficient ones. The administrative offices were carpeted and painted this year. Physical Plant Improvements:

- Installed carpet and painted PPS offices.
- Replaced entrance door and keypad on maintenance building 71.
- Replaced AC unit in facility lock shop.
- Sealed break room floor in maintenance building.
- Installed sheet metal “roofs” over all the facility communications servers.

Complex Infrastructure: Roads, Tunnels, Piping Systems, Electrical Distribution, Water Distribution and Storage. Roads throughout the closed prison and Camp are in poor condition and have been closed. The perimeter road and parking lots for LCF were replaced and re-stripped last year. The interior roads inside of LCF are all recently new and in great shape except for the road leading from the east side weight pit to the B-5 back dock.

The sally port inspection pit is remodeled to be safer to enter.

Tunnels that serve the Camp continue to deteriorate due to ground water. Tunnels leading to buildings 42 and 43 are in good condition. Half tunnels to LCF and ACF are good to fair.

Repairs have been made to some hot water, hot water return and condensate piping. Other areas still need replacing. Most tunnels need to have the pipe insulation replaced.

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

The gun range berms are scheduled to be raised as part of a DTMB project.

Most water mains are in good condition. The water tower is in good condition. Cathodic protection was inspected last year. Physical Plant Improvements:

- Removed deteriorating decorative wall outside of Control Center.
- Installed concrete pad for facility trash container and recycling container by the information desk.
- Replaced half tunnel lids that were starting to crack.
- Manufactured new half tunnel lids.
- Repaired water main leak in ACF yard.
- Installed light for facility flagpole.
- Replaced leaking condensate return piping from main tunnel in LCF to “A” building.
- Rebuilt four catch basins for storm water.

Perimeter Fence and Security System: The fence security system was upgraded two years ago. The perimeter lights have all been upgraded to LED lights. The perimeter cameras, as well

as several interior cameras, were replaced last year. A new cattle gate was installed on the inside of the facility last year. Physical Plant Improvements:

- Completed DTMB razor ribbon enhancement project.
- Replaced interior light pole and light fixture by LCF sally port.
- Replaced defective LED light in executive parking area.
- Replaced wireless security sensors on interior and exterior gates at sally port. Purchased portable metal detector for custody staff to use in Yard.

CC:

Susan Mittelstadt

Daniel Smith

Dave Albrecht

LAKELAND CORRECTIONAL FACILITY
5-Year Plan FY2021

| Building | Project Description | Reason Description | Quantity & Units | Facility Priority | Cost Estimate |
|------------------------------|--|--|------------------|-------------------|---------------|
| LCF A Housing | Replace central air conditioning equipment in A building Housing, Health Care, and the Administration areas. | Current systems are very aged and require a lot of maintenance. | 5 units | 1 | \$770,000 |
| LCF Food Service | Replace HVAC equipment. | Current heating and cooling equipment is aged and requires a lot of maintenance. Also to increase efficiency. | 2 | 2 | \$338,800 |
| LCF 'A, B & C' Housing E,F,G | Replace existing roofs. | Roofs are worn and needs replacing. | 142,100 SF | 3 | \$2,200,000 |
| Power Plant | Install electronic fire detection system and sprinklers in building. | Currently no fire detection systems in building. | 1 unit | 4 | \$600,000 |
| Site | Condensate return piping. | To decrease operational costs. Replace condensate return piping in half tunnel and direct buried pipe. | 1 unit | 5 | \$880,000 |
| Power Plant | Replace existing salt storage tank. | Current tank is deteriorating and needs replacing. | 1 | 6 | \$242,000 |
| LCF Site | Food Service truck dock | Lower dock so it is the right height to accept truck deliveries. Currently a dock leveler is used. It would be much safer to lower the concrete and have the dock at the correct height. | 1 | 7 | \$199,650 |
| LCF B,C Housing | Replace steam coils in housing units | Current coils are aged and have periodic leaks. | 13 units | 8 | \$193,600 |
| LCF Maintenance Storage | Install fire protection system. | Building has no detection system. | 2,400 SF | 9 | \$57,233 |
| Administration Building | Upgrade the main electrical distribution lines and service panels. | Increased hour needs have exceeded current system. | 1 unit | 10 | \$900,000 |
| Site | Replace Mechanical pipe chase doors in A, B and C buildings | Doors are original and many are hard to open. | 1 unit | 11 | \$400,000 |
| Food Service | Replace cooking ovens. | Current ovens are original and aging. Repairs are numerous and expensive. Due to the high amount of usage, replacement is recommended. | 1 unit | 12 | \$100,000 |

| | | | | | |
|---|--|---|------------|----|-------------|
| Site | Replace asphalt road from Fourth Street to the Warehouse parking lot. | Current asphalt road is deteriorating and needs to be replaced. | 1 unit | 13 | \$200,000 |
| LCF Site | Replace deteriorating asphalt around Food Service building | Existing roadways are becoming uneven and dangerous to traverse. | 1 | 14 | \$363,000 |
| LCF C building | Replace central laundry equipment | Existing equipment is becoming aged. Replace existing steam dryers and two large washing machines. | 10 | 15 | \$218,900 |
| LCF 'D' School | Air handling units heating only. Replace steam heating air handling units in Segregation area. | Not functioning or broken. Future major expense. | 3,000 SF | 16 | \$110,000 |
| LCF | Install fall protection on roof areas of A,B,C,D,E,F,G and H buildings | Provide a safe way in which Maintenance staff can access and repair Maintenance equipment located on the roofs of Housing, Programs, and Administration buildings. | 8 | 17 | \$266,200 |
| Maintenance | Replace pneumatic heating controls with direct digital controls (DDC). | Beyond useful life. Not functioning or broken. | 17,530 SF | 18 | \$72,000 |
| Power Plant | Install condensing economizer system at the Power Plant for all three boilers. | Decrease operational costs. | 1 unit | 19 | \$800,000 |
| LCF Admin 'A' Housing and 'B & C' Housing | Fin tube radiation. Only in housing Units. | None presently installed. Doesn't provide adequate heating. Underflow heating system is not working. | 109,000 SF | 20 | \$504,848 |
| LCF 'B & C' Housing | Replace drop ceilings with drywall ceilings | Provide more security for institution. | 21,500 SF | 21 | \$1,144,660 |
| A,B,C,D,E,F,G,H | Couple the existing pneumatic heating control system with direct digital controls. | Request will provide energy savings and a better working/living environment and reduce maintenance work orders. | 212,900 SF | 22 | \$145,200 |
| ACF Site - All | Building demolition. | Damaged. Request of Facilities Maintenance. | 328,940 SF | 23 | \$1,705,000 |
| LCF Warehouse | Replace existing single pane windows with energy efficient windows. | Worn out. Damaged. | 30 Units | 24 | \$605,000 |
| LCF Site | Replace electronic detection cable on inside and outside perimeter fence. | Cable needs to be replaced before its useful life is up. | 2 Units | 25 | \$332,750 |
| LCF Site | Pavement/Driveway/Perimeter Road, Bituminous, Remove & Replace Full Depth. Interior drives from C Bldg. north to delivery area at 'B' housing. | Due to age of system. Due to facility request. To prevent failure. To fix deteriorated, damaged, failure area. To improve appearance. Long-term/high maintenance issue. Drives (fire route) have reached their life expectancy and have cracked and are broken. | 30,000 SF | 26 | \$266,200 |

| | | | | | |
|--------------------------|---|--|----------|----|-------------|
| LCF Site | Pave parking lot on East side of facility warehouse | Easier to maintain and keep dust down | 1 | 27 | \$220,000 |
| Grounds Main | Replace grounds maintenance building roof | Roof is worn and needs replacing. | 1 | 28 | \$275,000 |
| LCF 'A, B, C & D' School | Replace/new steam to hot water converter system - 800 GPM. Replace heat exchange (150 GPM approx.). | Worn out. | 4 Units | 29 | \$192,995 |
| LCF 'B' Building | Upgrade the main electrical distribution lines and service panels. | Current service is too small and outdated. | 1 Unit | 30 | \$181,500 |
| 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. | 1 Unit | 31 | \$1,210,000 |
| Power Plant | Replace existing window system - w/ insulated system. | Worn out. Damaged. | 1,550 SF | 32 | \$133,100 |
| LCF Generator Building | Site Improvements III, new, above ground tank | Upgrade above ground generator fuel tank to include overflow protection. | 1 Unit | 33 | \$60,000 |
| LCF site | Install new pole barn | Install pole barn and connect to the grounds maintenance building to provide staff adequate room to service equipment and allow for necessary storage for the facility equipment. | 1 | 34 | \$363,000 |
| LCF bldg. E,F,G,H | Replace existing windows in food service, program building, and two housing units. | Current windows are single pane and inefficient. | 60 | 35 | \$1,089,000 |
| LCF site | Install garbage compactor on East side of prison | Additional compactor to keep inmates from traversing behind food service building. Also to give the facility redundancy for their waste disposal needs. | 1 Unit | 36 | \$84,700 |
| Bldg. 71 Maintenance | Replace existing window system - w/ insulated system. | Worn out. To Eliminate High Maintenance Condition. Request of Facilities Maintenance. | 1,500 SF | 37 | \$133,100 |
| LCF 'B & C' Housing | Pavement/Driveway/Perimeter Road, Bituminous, Mill & Resurface. Courtyard area of building. | Due to age of system. To fix deteriorated, damaged, failure area. To improve appearance. Long-term/high maintenance issue. To extend life. Courtyard is beginning to deteriorate with cracking and settling and is causing trip hazards. | 4 Units | 38 | \$106,480 |
| LCF site. | Install gravel service road on west side of E and F buildings. | Area is very wet and many times impassable. Allow access for maintenance staff all year long. | 1 | 39 | \$84,700 |
| Grounds | Replace existing window system - w/ insulated system. | Worn out. To Cover up Water Damage. | 840 SF | 40 | \$266,550 |

| | | | | | |
|------------------|--|--|----------|--------------|---------------------|
| Site | Hook up to City of Coldwater for potable water supply. | Operating wells for the site is expensive. | 1 unit | 41 | \$500,000 |
| Site | Salt storage building for grounds maintenance | Allow facility to store salt on site and purchase cheaper | 1 Unit | 42 | \$165,000 |
| LCF Food Service | Misc. projects. Addition of 2500 SF to kitchen prep area. | Damage Due To Facility Growth. Request of Facilities Maintenance. Double number of meals compared to original design capacity. | 2,500 SF | 43 | \$880,000 |
| LCF B building | Remodel inmate shower areas in B-2 and B-3 so they are handicapped accessible. | Due to the aging population of the facility, more handicapped fixtures are becoming necessary. | 2 | 44 | \$114,950 |
| | | | | Total | \$19,675,116 |

MICIDGAN DEPARTMENT OF CORRECTIONS

"Committed to Protect, Dedicated to Success»

MEMORANDUM

DATE: June 13,2019

TO: Patrick Warren, Warden
Macomb Correctional Facility

FROM: James McDonald, Physical Plant Supervisor

SUBJECT: **Annual Physical Inspection 2019 - MRF**

Administration Building

Deficiencies noted:

PA system is in continuous heed of repair. Brick work is needed on the wall around the visiting room yard, the faces of the vertical laid bricks are popping off. Exterior doors are deteriorating due to age and need replacement.

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. Sliding gates are currently being replaced and the Control Center/EM upgrades and remodel project is currently in the bid process.

Housing Units 1 - 7

Deficiencies noted:

Mechanical room doors located in the housing unit bathrooms and all unit exterior doors are deteriorating and need replacement. The top locks in HU' s #1, 2, and 3 are in need of replacement. The door control panels in HU#4 and HU#5 are in need of replacement. Hot water heaters and heating boilers are aged and will soon need to be replaced. Brick work is needed on the exterior walls (soldier course) mainly on portions of HU#1 and HU#5, the faces of the vertical laid bricks are popping off in several areas.

Finding/Observations:

Housing units are in good condition. Roofs on units 1-6 have been replaced. Floors, walls, ceiling are clean and look good. The shower stalls in most of the units have been retiled. Inmate lockers in HU#4 have been replaced and lockers in HU#S are in the process of being replaced. Mechanical, electrical, water and sewage systems are working well. Handicap elevators in all housing units were replaced last year. 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:

Serving line is in poor condition and will need to be replaced

Findings/Observations:

Kitchen equipment for the most part is in good working order; the serving line unit needs replacement The "stainless steel skins" that line the warming bins are paper thin and have been repaired on numerous occasions.

Food Service

Deficiencies noted:

Many of the ovens and pass through coolers and warmers are dated and will need to be replaced. The Hobart mixer is becoming aged and is requiring frequent maintenance. In the Religious kitchen the oven and steamer will soon need replacement due to equipment age and condition.

Findings/Observations:

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

Building 300 School

Deficiencies noted:

Entrance doors are in poor condition and will be replaced when funding is available. A section of galvanized piping located in the mechanical room is deteriorating and needs to be replaced.

Findings/Observations:

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

Health Care

Deficiencies noted:

Findings/Observations:

The interior is in good condition, well illuminated and maintained. There were no problems to note with the building structure itself or utilities.

Segregation

Deficiencies noted:

Findings/Observations;

Area is clean and well illuminated.

Intake Area/Sallyport

Deficiencies noted:

Findings/Observations:

Area is clean and well illuminated. Sallyport shack was replaced last year, pit is in very good condition.

Building 500 Warehouse. Commissary Store. Maintenance

Deficiencies noted:

Exterior doors are deteriorating and in need of replacement. 8" backflow preventer on main water line has been leaking at times and will eventually need to be replaced.

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:

Several windows are in poor condition and will be replaced.

Findings/Observations:

Plumbing, heating, and electrical have been well maintained.

Fences, Zones, Fire Protection Systems, and Grounds

Deficiencies noted:

Some of the zones require replacement shaker wire as this is an ongoing maintenance issue. 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. Replacement and repairs on all related components are addressed as they arise. Landscape is well maintained. Light poles, lighting elements, and stanchions are sound and watertight

Secondary Energy Plants, Generators and Propane Converter

Generators are tested monthly, well maintained and are in working order. Propane mixer is not operating and is scheduled for replacement

Water Tower

Water Tower is clean and in good condition. The 8" backflow preventer has been leaking at times and will eventually need to be replaced.

Summary:

Several projects are in progress or have been scheduled. The asphalt project is currently underway and is expected to be completed this summer. The sliding gate project is currently in progress and is scheduled for completion in July. The Control Center/EM Upgrades and Remodel is currently out for bid. The propane mixer replacement is also out for bid.

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 FY2021

| Building | Project Description | Reason Description | Quantity & Units | Facility Priority | Cost Estimate |
|---------------------|--|--|------------------|-------------------|---------------|
| Housing Unit 5 | Modify Doors to allow key to open, close, and top lock | Modify doors to be used as a level 2 unit | 96 units | 1 | \$125,000 |
| Facility | Repair Brick Work | To fix deteriorated and damaged brick; Improve appearance | 1 unit | 2 | \$249,000 |
| Housing Units 1,2,3 | Replace Top Lock System - HU 1,2,3 | Age of system(24yrs), replacement parts are not available, failure to operate has increased. | 360 units | 3 | \$600,000 |
| Housing Unit 2,4,5 | Replace PK Heating Boiler | Age of system; parts availability; eliminate high maintenance costs and increase efficiency; | 1 unit | 4 | \$228,000 |
| Housing Unit 1,2,4 | Replace Hot Water Heater - HU 1,2,4,5 | Age of system(24yrs), eliminate high maintenance costs and increased efficiency. | 1 units | 5 | \$408,000 |
| Facility | Replace Exterior Doors | Age of equipment. Damaged and deteriorated. Improve appearance | 15 units | 6 | \$870,000 |
| Housing Units 1-6 | Replace Interior Mechanical Room Doors in Restrooms | Age of system(25yrs). Eliminate high maintenance cost; increase safety; improve appearance | 14 units | 7 | \$35,000 |
| Housing Units 1,2,3 | Paving work in Small yards and perimeter road. HU 6 Sidewalk replacement | Increased safety and security | 1 Unit | 8 | \$750,000 |
| Facility | Replace PA System | Age of syste(25yrs); eliminate high maintenance cost; frequent system failures | 1 unit | 9 | \$250,000 |
| Building 200 | Steamers for Food Service | Improving efficiency | 2 Units | 10 | \$25,000 |
| Housing Units 1,2,3 | Stainless steel dayroom tables with attached seats | Increased safety and security | 126 Untis | 11 | \$315,000 |
| Front Entrance | Powered Gate for Front Entrance | Increased safety and security | 1 unit | 12 | \$75,000 |

| | | | | | |
|---------------------|---|--|----------|--------------|--------------------|
| Housing Unit 1,2,3 | Officer Station Renovations HU 1,2,3,6 | Increase efficiency, safety and security, and improve appearance | 4 units | 13 | \$250,000 |
| Facility | Build Shooting range for Pistols and Shotguns | Decrease training costs; Increase training availability and access | 1 unit | 14 | \$900,000 |
| Building 200 | Add addition to kitchen area | Improving efficiency; Increased safety; Increase kitchen space being utilized for religious diets. | 1 unit | 15 | \$900,000 |
| Housing Units 4 & 5 | Replace Door Controls - Units 4 & 5 | Age of system(24yrs), replacement parts are not available, | 2 units | 16 | \$120,000 |
| Housing unit 1,2,3, | Replace Level II Prisoner Lockers | To fix deteriorated lockers. Prevent prisoner injuries. Safety | 840 | 17 | \$200,000 |
| Site | Shaker Wire | Frequent system failures. | 4000ft | 18 | \$40,000 |
| Building 500, Water | Replace Backflow Preventer - Building 500 and Water Tower | Age of system; parts availability; eliminate high maintenance costs and system failures; | 1 unit | 19 | \$20,000 |
| Housing Units 1-6 | Epoxy coat showers | Age of system(25yrs). Eliminate high maintenance cost; increase safety; improve appearance | 44 units | 20 | \$143,000 |
| Facility | Electronic Tool control inventory scan program | Improving efficiency; Increased safety; | 1 unit | 21 | \$10,000 |
| ERT Trailer | ERT Trailer | ERT Mobile Command Center | 1 Unit | 22 | \$15,000 |
| Building 200 | Fire Suppression system | Bring fire suppression system up to code | 1 unit | 23 | \$115,000 |
| | | | | Total | \$6,643,000 |

MICHIGAN DEPARTMENT OF CORRECTIONS

"Committed to Protect, Dedicated to Success"

MEMORANDUM

DATE: June 28, 2019

TO: Gregory Skipper, Warden
Bryan Griswold, Facility Manager

FROM: Paul Tefft Physical Plant Supervisor

SUBJECT: 2019 Annual Physical Plant Structural Report: Michigan Reformatory

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

G-Block was closed in January of 2017. This building was built in 1887 and is generally in good structural condition. The structure consists of two floors. The first floor is an 83 bed inmate cell block. The second floor houses the Deputy Wardens and support staff offices.

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

Interior, first floor:

G-Block is a two level cell block constructed of concrete with plaster ceilings and walls and has very few cracks and is structurally sound. The concrete floor has area drains for cell flooding and is in very good shape. Electrical and plumbing was completely remodeled in 2000 and is working perfectly. Windows are aluminum frame and in good working condition however "R" value is a concern. The locking system is old and still in working condition however it needs to be replaced since repair parts are no longer available. Doors and frames have no rust and are in good working order. The heating system is low pressure steam and is in good working condition. There is 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 a dog program.

Interior, second floor:

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

**OLD DETENTION BUILDING #2
(6,040 Sq. Ft.)**

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

**H-WARD / D-WARD BUILDING #3
(18,240 Sq. Ft.)**

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

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

Interior first floor H-Ward:

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

Interior second floor D-Ward:

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

**E-WARD / A-WARD BUILDING #4
(17,940 Sq. Ft.)**

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

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

Interior first floor, E-ward (Quartermaster):

The walls are plaster and structurally sound with some repair being needed below the A ward bathroom. The ceiling was replaced in 2000 with drop in tiles and has a good “R” rating of 23. The doors and frames were replaced in 2000/2014 and are in good working condition. A new employee bathroom with a shower was installed in 2000. New electrical was installed in 2000. The heating is low pressure steam and is working very well. Central laundry was added in 2014 including a pipe chase being added to connect the building to the tunnel system. Steam, electrical, plumbing and mechanical all passed inspection, and laundry went on line in August of 2014. Laundry equipment lease has been bought out in September 2018, all equipment is now facility owned.

Interior second floor A-Ward;

This Ward was converted to an open bay housing unit in 2008. It houses 120 Level 2 Prisoners. A unit has plaster ceilings with ceiling fans for air flow control. The unit has a new electrical service, a new bathroom, plumbing service and a large day room all in 2008. The heating system is new with low pressure steam converted to forced air circulation with digital thermostatic control. Windows are aluminum frame and fully functional. There is no air conditioning.

F-WARD / B-WARD BUILDING #5 (16,100 Sq. Ft.)

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

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

Interior first floor F-Ward:

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

Interior B-Ward:

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

and is in good working order. Heating is low pressure steam and in good working order.

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

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

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

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

J-BLOCK BUILDING #7 (93,175 Sq. Ft.)

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

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

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

The windows in this unit are single pane and are in good repair however energy efficient windows would help with energy consumption and prisoner comfort. Electrical panels for cell power in the J-

block catwalk pipe chase need replacing because of the high moisture levels.

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

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

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

Exterior:

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

Interior first floor CMT:

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

Interior second floor Library:

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

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

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

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

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

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

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

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

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

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

Interior, second floor: The Recreation area was remodeled in 1992. This included new bathroom and electrical up grade. The walls are plaster and need some repair; the floor is carpeted with hard wood flooring on ends and is in good condition. The heat is low pressure steam and in good condition. With the roofing replacement in 2014 the mechanical system was overhauled for the makeup air system and the roof ventilation. The controls for both of these system have been upgraded to work on temperature and humidity.

COMMISSARY BUILDING #25
(7,176 Sq. Ft.)

This area is constructed of masonry and steel construction. It is in good condition and had a new single ply roof installed in 1994 with roof life to be estimated lasting till 2021. The plumbing and electrical are in good condition.

ADMINISTRATION BUILDING #26
(18,558 Sq. Ft.)

This building is a three story structure and is in good structural condition. The first floor serves as the main entrance to the prison and has a visitor waiting area and restroom facilities. The second floor houses the warden offices, business offices, training room, staff bathrooms, and a conference room. The basement houses the arsenal, and employee break room.

Exterior:

The roof was replaced in 1992. Some areas of the roofing are again in need of repair with roof life to be estimated lasting till 2014/201921 depending on the area. A stair tower exists for emergency egress, but an elevator is needed to meet barrier free code. The barrier free ramp leading to the lobby could use some patching. The windows are a mix of aluminum, wood frame and steel frame. All are single pane and not energy efficient.

Interior first floor:

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

Interior second floor:

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

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

Guard Post 2, 4, 8, and 11 are the only posts being utilized at this time. These posts are in good working order. The remaining posts are in varying condition; however all are winterized.

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

This building is a wood constructed building which was built originally as a Deputy Warden's residence. It is one story with a full basement. The building is in good condition and has a newer electrical service, the plumbing was replaced in 2002 and the roof was installed in 2000 with roof life to be estimated lasting till 2024.

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

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

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

The east end of this building is of wood construction and is in fair condition. The flat roof on the west end was replaced in 1993 and is in good condition. The sloped roof was re-roofed in 2005.

In 2009 and 2010 the electrical service was upgraded in the basement and at the north east end of the main floor. The wood overhead doors need to be replaced.

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

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

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

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

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

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

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

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

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

Building constructed in 1966. This building is constructed of brick and concrete. The warehouse has two loading docks, two freezers, one cooler and one dry storage room. All other area is open area for warehouse racking and storage.

INFRASTRUCTURE

New 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.

New Telephone system was installed in 2017.

New Fire alarm system was installed in 2018

Razor Ribbon enhancement was completed in 2018

New Boiler #1 and #3 2017/2018

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

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

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

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

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

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

RIVERSIDE CORRECTIONAL FACILITY

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

DEERFIELD CORRECTIONAL FACILITY

2018 Annual Physical Plant Structural Report-RMI

June 28, 2019

Page 10 of 10

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

Paul Tefft, Physical Plant Supervisor

Michigan Reformatory

5-Year Plan

FY2021

| Building | Project Description | Reason Description | Quantity & Units | Facility Priority | Cost Estimate |
|----------------|--|---|------------------|-------------------|---------------|
| Site | Steam distribution Repairs for underground tunnel and direct barried piping. | to repair and replace failing system due to age. | 450 lf | 1 | \$875,000 |
| Sewer Grinder | Replace Grinder and rebuild auger for common sewer for all four facilities. | Grinder unit is outside of specifications and is not properly operating. | 1 | 2 | \$60,000 |
| Perimeter Wall | Repair/Reseal the interior and exterior of RMI's Perimeter Wall | Wall was painted and sealed several years ago. The paint/sealer is peeling away. The top of the wall needs caping to stop water damage. | 1500 in.ft. | 3 | \$500,000 |
| Site | Parking/Driveway/Perimeter Road, Bituminous. Overlay Existing with Bituminous Driveway located between Wall Street and Sally port and driveway down to power plant. Overlay existing with new 3" new bituminous payment. | Due to age of system, prevent erosion, fix deteriorated damaged, failed areas. To prevent personal injury. To improve appearance. Service reliability. | 80,000sq.ft. | 4 | \$600,000 |
| 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. | 8000 sq. ft. | 5 | \$90,000 |
| Power Plant | Replace make up water preheater | the shell and tube heater has failed including piping for configeration of new boilers. | 1 | 6 | \$75,000 |
| Administration | Replace existing window system-w/insulated system. Replace all single glazed, wood framed windows. | Worn out. Damaged. To eliminate hight maintenace conditions. To provide consistent comfortable temperature for visitors and staff. | Numerous | 7 | \$175,000 |
| Building #2 | Due to the condition of the roof, the structure is no longer sound and needs removal. | The roof on this building is over twenty years old causing deterioration of building and contents. Due to correctional standards the building is not feasible for housing imates. There is no plan to use this building. McDonald Roofing Company est. the cost of this building roof to be \$122,000. (2104) | 1 | 8 | \$425,000 |
| Dairy Barn | Due to the condition of the roof, the structure is no longer sound and needs removal. | Facility Recommends removal of barn. The status of the structural is unknown and needs to be evaluated. The roof leaks badly risking damage to timbers. This project includes the abatement of the existing roofing materials. McDonald Roofing Company (2014) rated the roof condition as very poor. Estimated cost to repair.\$135,000. | 1 | 9 | \$450,000 |
| Food Service | Steamers/veggie Steamer | these units are obsolete and require replacement for continued use | 2 | 10 | \$75,000 |
| Power Plant | Replace #2 Boiler | Boiler #2 is a back up boiler for the automated power plant that can not be operated with out 24/7 coverage. Downsizing the boiler for summer time use would increase the sites ability to lower utility costs | 1 | 11 | \$450,000 |
| Food Service | Replace ovens | age of ovens is causing continous failures, replacement of units is needed | 4 | 12 | \$225,000 |

| | | | | | |
|----------------------|---|--|---------------|--------------|--------------------|
| A/E Ward | Repair/Replace Roof and Insulation | Survey from McDonald Roofing Company gives this roof a zero life expectancy. | 10,300 sq. ft | 13 | \$350,000 |
| Maintenance Building | Repair/Replace Roof and Insulation | Survey from McDonald Roofing Company gives this roof a zero life expectancy. | 5400 sq.ft. | 14 | \$350,000 |
| Library Bathroom | Separate inmate bathroom for staff use. | currently there is no secure separate bathroom for staff in or near the library. | 1 | 15 | \$60,000 |
| Chapel Roof 1&2 | Repair/Replace Roof and Insulation | Survey from McDonald Roofing Company gives this roof a zero life expectancy. | 5200 sq.ft. | 16 | \$180,000 |
| I Block Roof | Repair/Replace Roof and Insulation | Survey from McDonald Roofing Company gives this roof a zero life expectancy. | 19500 sq.ft. | 17 | \$350,000 |
| J Block Roof | Repair/Replace Roof and Insulation | Survey from McDonald Roofing Company gives this roof a zero life expectancy. | 18500 sq.ft. | 18 | \$550,000 |
| | | | | Total | \$5,840,000 |

MICHIGAN DEPARTMENT OF CORRECTIONS

“Committed to Protect, Dedicated to Success”

MEMORANDUM

DATE: 7/2/19

TO: Melinda Braman, Warden SMT
John Morrell, Facility Manager
Parnall Correctional Facility

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

SUBJECT: Annual Facility Report 2019

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

Parnall Correctional Facility

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

92-Administration Building

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

57-Warden Suite and Physical Training Center

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

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

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

61-Old Traffic Building –

- This building structurally is in sound shape
- Paint peeling

- No ceilings
- Windows need replacement
- This building could be added to the demo list

91-Levin School

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

200-Modular Annex

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

201-Modular School Offices

- This building is in good condition considering its structure
- New carpet is needed
- Roof and soffit need to be replaced.

219-Gym

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

198-Programs

- This building is in very good condition.

74-Maintenance

- This building is in good condition.

213-Maintenance Storage

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

79-Food Services

- This building is in good shape for its age
- Windows need energy efficient upgrade.

56-Storage Room

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

8-Block-Housing

- This building is in good shape considering its age
- This Unit is currently used as a mechanical room, supplying water and heat to 9/10 block housing units

9-Block-Housing

- This building is in good shape considering its age.
- New locking system will be needed in the near future
- The shower area's in this Housing Unit needs complete replacements, and commercial grade epoxy
- New roof is also needed and scheduled for this year (2019)

10-Block-Housing

- This building is in good shape considering its age.
- New locking system will be needed in the near future
- The shower area's in this Housing Unit needs complete replacements, and commercial grade epoxy
- New roof is also needed and scheduled for this year (2019)

16-Block-Housing

- This building is in good shape.

196-A-Unit-Housing

- This building is in good shape considering its age.

197-B-Unit-Housing

- This building is in good shape considering its age.

32-Factory

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

31-Vocational Village

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

53-Chapel

- This building is in good condition considering its age.

Sally port

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

74-Maintenance Grounds

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

Summary The facility is in good condition considering the temporary units are well over twenty-five years old. The grounds are well maintained. The stun fence that

currently surrounds building 81,31,32 is currently being demo' d and a new a/b fence installed. A new fire alarm system install is complete which also includes a new security interface. A new centralized laundry is in design and construction to be constructed within the perimeter of the facility. A new camera system has been installed. Perimeter lighting has been updated. A new PPD system has been installed. Currently Changing out all exterior, inter perimeter lighting is currently being changed over to LED

Areas of concern include:

- 1. Asphalt/Concrete Repair/Replacements throughout complex. Including perimeter road, staff and visitor parking and maintenance area's**
- 2. Roofs throughout need replacing 8/9/10 Block (housing units), scheduled for replacement summer 2019**

PARNALL CORRECTIONAL FACILITY (SMT)

5-Year Plan

FY2021

| Building | Project Description | Reason Description | Quantity & Units | Facility Priority | Cost Estimate |
|----------------------|--|---|------------------|-------------------|--------------------|
| 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 | 1 | \$1,000,000 |
| 9 & 10 HOUSING UNITS | HOUSING UNIT 9/10/16 block PRISONER SHOWERS - REPLACE UNSANITARY showers (epoxy) INCLUDING SHOWER CHAIRS AND HANDICAP ACCESS. | WORN OUT. LEAKING. UNSANITARY, CRACKED FLOORS. LEAKING SEWAGE. HEALTH AND SAFETY ISSUE. | 12 SHOWER AREAS | 2 | \$250,000 |
| BLDG 79 | Food Service Floors (epoxy) | HEALTH AND SAFETY ISSUE Some floors are bitimus concrete floors, hard to keep clean. Some are old tericoda floors that the tile has become loose and/or missing | | 3 | \$75,000 |
| FACILITY WIDE | EXPAND PUBLIC AND STAFF PARKING LOTS; PAVEMENT, DRIVEWAY, PERIMETER ROAD - Expand public and staff parking lot and replace sidewalks | 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 | 4 | \$500,000 |
| BLDG 31 | VOCATIONAL VILLAGE FUTURE SPACE | NEEDED TO EXPAND ON EDUCATIONAL AND SKILL TRADE PROGRAMMING. | N/A | 5 | \$500,000 |
| 9 & 10 BLOCK | COLD WATER SUPPLY TO BE REPLACED FROM MAIN TO BASE. SEWER LINES TO BE REPLACED FROM MAIN TO FIXTURES. | HEALTH AND SAFETY ISSUE | N/A | 6 | \$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 | 7 | \$150,000 |
| BLDG 31 EXT | INSTALL NEW WINDOWS (BLOCK IN TO STANDARD SIZE) | OUR CURRENT WINDOWS ARE OUTDATED, LEAK AIR AND WATER, AND THEY POSE A THREAT TO SECURITY FOR STAFF AND INMATES. | N/A | 8 | \$500,000 |
| 9 & 10 BLOCK | ROOF REPLACEMENT | ROOF IS LEAKING AND CAUSING CEILING DAMAGE. SAFETY CONCERN. | N/A | 9 | \$500,000 |
| FACILITY WIDE | Facility CARPET replacement (deputy's suite, School buildings) | CARPET IS OUTDATED, TORN AND NEEDS REPLACING. | N/A | 10 | \$50,000 |
| | | | | Total | \$1,400,000 |

MICHIGAN DEPARTMENT OF CORRECTIONS

“Committed to Protect, Dedicated to Success”

MEMORANDUM

DATE: July 16, 2019

TO: Willis Chapman, Warden

FROM: Rick Cleveland,
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 building of this age. This report will detail only the work that is not considered “routine”, it will be items that directly affect the safety and security of the facility.

Overview of Physical Plant Accomplishments

The Solaris roof top defense system has been added to building 100, 200, 800 and MSI Laundry. We have had continual problems with this system, especially in the winter.

Our razor ribbon will be enhanced, this project is expected to begin in September 2019.

The facility is installing LED lighting throughout the facility as funds are available. The Business Office, Lobby and Wardens suite, Warehouse and Food Service have been changed to LED.

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

The maintenance department has started resurfacing the showers in the units, this will be a slow process as funds are made available.

Auburn Unit/Burn Unit (Bldg. 700)

There continues to be the need for new Boiler in this housing unit. This project should be completed by September 2019.

The handicapped wheelchair mechanical lift is scheduled to be replaced by September 2019.

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

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

The facility has begun the installation of the I-CON system plumbing valve system on the showers and toilets 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 needs new metal insulated doors, hardware and frames. The entrance doors on the front and back of this housing unit get considerable wear and tear over the years and have just come to the end of their usefulness.

The roof of building 400 is scheduled for replacement, the project is expected to be completed in September 2019.

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

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

Building 1000 roof is in poor condition and is being replaced by September 2019.

The elevator in Franklin B unit is scheduled to be replaced by September 2019.

Franklin unit has had one of two domestic hot waters replaced in 2019.

A project request has went forward requesting to repurpose Essex A, this would add 24 usable beds and address PREA compliance. This project has started and expected to be completed by October 2019.

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

Building 200 has had one of two domestic hot waters replaced in 2019.

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

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

Food Service needs a replacement “Quick-Blast Chill” refrigerator to assist in meeting food code requirements.

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

Food Service needs two new serving lines (mobile) to replace the stationary units currently built into the line.

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

Programs (Building 300)

The entrance doors need replacement in building 300, but for the most part this building is in good shape.

We were just informed that the 20-ton air conditioning unit for the general and law library is unrepairable, we will be submitting a physical plant change request for this in early FY 2020.

Administration (Building 100)

We need to replace the sliding doors (Doors 1, 2 and 3) at the Bubble and Control Center to maintain the safety and security of the facility when employees, visitors, and prisoners enter and exit this area. We have seemed to get the work on these doors under control, although there are still times, we need to work on these doors for the most part they have

been running well. This is in our five-year plan but due to the expense of this item it is still on hold.

The elevator in Building 100 is in good condition, there have been some minor issues with this elevation 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 area, the Wardens suite and the Business Office have been converted to LED lighting, by doing so we have been able to remove several fixtures which significant saving to our facility will be.

MSI (Building 600)

This building is in good shape for the most part. The steel roof has several leaks which maintenance can patch until we can replace the roof.

Site Needs

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

The Generator is in good working condition. It recently had its yearly full load test completed with an entire tune up, however additional testing on the motor is being scheduled. 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 area of the facility.

The roof to building 800 that houses the generator will be replaced by September 2019.

The facility has replaced its entire zone defense, the A and B zone defense is an all new

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 complete except for the berm, the facility had 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 in several key areas:

1. Replacement of the perimeter road, sidewalks and parking lots.
2. Door entrance and exit door replacements.

3. Roof replacement on building 400 and 600 need to be addressed and will be included on our five-year plan.
4. Installation of I-CON system- This project has started and is approximately forty-five percent complete.

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

Cc.
Ed Valled
Andrea Stinson
Dave Albrecht
Gene Page
Richard White
Steve Zubek

THUMB CORRECTIONAL FACILITY

5-Year Plan

FY2021

| Building | Project Description | Reason Description | Quantity & Units | Facility Priority | Cost Estimate |
|----------------------|---|---|------------------|-------------------|--------------------|
| Site | Replace existing fire alarm system. | Operational, in need of system upgrade. | 8 Units | 1 | \$900,000 |
| Bldg. 500, 600 & 700 | Auburn-Burns unit, MSI Laundry and Essex unit roofs are in need of replacement due to fare, wear and tare. | Water damage, freezing conditions are adding to the damage of the roofs. | 2 roofs | 3 | \$2,000,000 |
| Site | Replace existing perimeter road, parking lots and sidewalks throughout the facility. | Water damage, freezing conditions are adding to the damage of the sidewalks. | 6 Units | 2 | \$1,700,000 |
| Bldg. 200 | Replace three existing food storage walk-in refrigeration units in food service. | Floors are in need of replacement. They are original units, several years of use. | 4 Units | 3 | \$300,000 |
| 100/200/300 | Replace single exterior/interior door, door frames, and hardware. Main entrance, Bubble, Control center, Food Service, Education. | Water damage, freezing conditions are adding to the damage of the parking lots. | 6 Units | 2 | \$650,000 |
| Bldg. 100/300 | Replace controls on air conditioning units. | Obsolete, repair parts unavailable. | 2 Units | 3 | \$125,000 |
| Bldg. 200 | Replace inoperable-discarded quick chill/blast freezer in food service. | Original unit cannot be reaired due to fair, ware and tare. | 1 | 3 | \$25,000 |
| Bldg. 200 | Replace existing serving line in food service with two mobile units for ease of cleaning and meeting sanitaion requirements. | Original unit cannot be reaired due to fair, ware and tare. | 2 | 3 | \$15,000 |
| Bldg. 200 | Replace existing stainless steel scrap, wash and rinse tanks and all stainless countertops in pots and pans area of food service. | Original unit cannot be reaired due to fair, ware and tare. | 1 | 3 | \$10,000 |
| | | | | Total | \$5,725,000 |

MICHIGAN DEPARTMENT OF CORRECTIONS

"Committed to Protect, Dedicated to Success"

MEMORANDUM

DATE: June 20, 2019
TO: Warden Shawn Brewer, 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 FY2018 and at this writing in FY2019:

- **Roofs** - Jennings
- **Chiller Replacement** - Installation of three 400 ton air cooled chillers and associated appurtenances for facility air conditioning. 2 chillers were put into operation in July. The other chiller was be installed over the winter in time for the 2019 cooling season.
- **Food Service Floor Sealing** – Clean and seal all exposed high traffic concrete floors in this building.
- **Fieldhouse Infrastructure Enhancements** – Replacement of a door in room 110, new window in room 112, new ceiling and lighting fixtures in room 111, replacement of a fin tube heat exchanger in room 112 including balancing valves in rooms 111 and 112, replacement of a cabinet heater in room 110.
- **Centralized Hydronic Heat Exchangers and pumps**- Replace the two main hot water heating heat exchangers and pumps located in the tunnel/basement of Kent. These supply hot water for heating to all of the East Side buildings except Calhoun, Dickinson and MSI.
- **HVAC Controls Upgrade** – Units 4, 5, Programs/Unit 6, Fieldhouse, RCG- Installation of DDC controls new field devices and integration into the BAS controls system.
-

These are DTMB projects currently in progress in FY2019 at this writing:

- **Roofs** – Jennings/Lenawee, Dickinson, RGC shed, Maintenance shed.
- **Vocational Village**- Create a vocational programs area for prisoners to be located in the former Unit 6 area of the Programs Building.
- **Tennis & Basketball Replacement** – Replacing the large tennis court in the West big yard and the large basketball court in the East big yard.
- **Video Management & Perimeter Surveillance Upgrade** – Replacement/addition of new surveillance cameras including a new video recording/storage system and perimeter lighting.
- **Fieldhouse Gymnasium Floor Replacement**
- **Gladwin Duct Cleaning/Multiple Buildings Exhaust Fan Upgrade** – Clean the HVAC ductwork in Gladwin and upgrade the restroom/shower exhaust fan systems in Calhoun, Dickinson, Emmet, Filmore, Gladwin and Harrison.

Needed future facility-wide issues:

- **PA System** – This system is old and obsolete. The amplifiers are failing frequently. This system should be replaced.
- **Exterior Lighting** – The parking lot and interior lighting fixtures and poles need to be replaced. The fixtures are a combination of high pressure sodium, metal halide and mercury vapor. All of which require frequent replacement and more costly to operate when compared with LED fixtures. The majority of the poles are deteriorated from rusting and the underground conduit carrying the wiring is deteriorated and prone to failure.
- **Perimeter Road** - This asphalt drive is starting to deteriorate and plans should be in place to replace it.
- **Primary (4800 volt) Electrical Substations** – Electrical substations in the West Administration Building, Jennings and Prisoner Services Building are obsolete and prone to erratic operation. New parts are no longer available. These substations need to be replaced.
- **Motor Control Centers (480 volt)** – The motor control centers in all buildings except Food Service, MSI and the emergency generator room need to be replaced primarily due to obsolescence and damage due to excessive atmospheric moisture over the years due to past steam leaks and poor ventilation.

Staffing

We currently have staffing openings for 1 Physical Plant Supervisor 12, 4 Maintenance Mechanics, 2 Plumbers, 1 Electrician, 1 Equipment Technician 10 and 1 Refrigeration Mechanic 10.

Powerplant and Utilities

This summer we completed the installation of three 400 ton air-cooled York water chillers and related auxiliary equipment to replace the existing two 600 ton Trane lithium bromide absorption chillers.

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

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

West Side

Administration Building

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

The Health Care area is in overall good condition.

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

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

Replaced two chilled water coils in 2019,

Exterior doors need to be replaced.

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

Programs Building & Vocational Village (Under construction)

The building structure overall is in good shape.

This roof was replaced during the summer of 2016.

The auditorium lighting needs to be upgraded to LED fixtures.

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

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

Replaced the chilled water coil in 2019.

Exterior doors need to be replaced.

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

The windows need to be replaced.

Food Service Building

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

Plans are to clean quarry tile area adjacent to the dish machine and install epoxy resin coating.

Housing Unit 1

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

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

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

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

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

All Level IV doors need to be replaced due to worn locking devices and hinges. 15 have been replaced so far. All Level IV locks need to be re-cored with Best 7 pin cores.

Housing Unit 2

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

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

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

Housing Unit 3

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

Replaced two chilled water coils in 2019.

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

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

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

Housing Unit 4

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

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

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

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

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

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

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

Housing Unit 5

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

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

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

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

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

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

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

Field House

The roof was replaced during the summer of 2016.

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

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

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

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

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

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

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

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

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

Prisoner Services Building

This building is in very good overall condition as it was recently renovated in 2016. Air handlers need to be replaced as well as hot and cold decks. The typical life expectancy of an industrial/commercial HVAC system is 20 – 25 years with proper maintenance. This system is 43 years old. Essentially, the entire HVAC system needs to be replaced.

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

Maintenance Building

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

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.

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

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

Dickinson Unit

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

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

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

Emmett Unit

The roof was replaced in 2014.

The T12 lamps and ballasts need to be replaced with T8 or LED fixtures to improve lighting and energy savings.

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

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

Filmore Unit

The roof was replaced in 2014.

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

The chilled water air handling unit needs to be replaced as it is beyond its useful life. Air handlers need to be replaced as well as hot and cold decks. The typical life expectancy of an industrial/commercial HVAC system is 20 – 25 years with proper maintenance.

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

Gladwin Unit

The roof was replaced in 2014.

The T12 lamps and ballasts need to be replaced with T8 or LED fixtures to improve lighting and energy savings.

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

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

Harrison Unit

The roof was replaced in 2014.

The T12 lamps and ballasts need to be replaced with T8 or LED fixtures to improve lighting and energy savings.

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

Replaced the fan, shaft and bearings in AHU4 in 2019.

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

Jennings Building/School/Lenawee Housing Unit

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

The loading dock is in poor condition, and has poor grade for proper drainage.

The T12 lamps and ballasts need to be replaced with T8 or LED fixtures to improve lighting and energy savings.

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

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

Kent Building

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

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

Replaced the fan, shaft and bearings in AHU3 in 2019.

The two primary hydronic heat exchangers and circulating pumps that service all the East side buildings were replaced in 2019.

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

L Administration Building

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

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

The roof needs to be replaced.

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

MSI Building

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

RGC/ Unit 9/Adjacent Pole Barn

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

A panoramic xray machine was installed in the Dental unit in 2019.

The roof over the trailers an the roof of the main building will be replace via DTMB project 472/18410.CDP.

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

Warehouse

This area has inadequate space to suit our current needs and needs to be expanded. 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: Dan Smith
Shawn Brewer
Toni Moore

WHV - Womens Huron Valley Correctional Facility
5-Year Plan FY2021

| Building | Project Description | Reason Description | Quantity & Units | Facility Priority | Cost Estimate |
|---|--|---|------------------|-------------------|---------------|
| Powerplant | Replace the 3 Cleaver Brooks watertube steam boilers with 3 firetube boiler with economizers, and low NOX burners. Boilers to be sized for new, lower steam load due to replacement of steam absorbers with electric chillers. | Combustion controls are not capable of needed turndown and controls are nearing obsolescence. More cost effective to replace the watertube boilers with firetube boilers having low Nox burners that it would to install conversion burners on the existing boilers. Boilers cycle continuously during the summer months due to lack of steam | 3 Units | 1 | \$2,428,125 |
| C, D, E, F, G, H, J, K, L, RGC | Restroom exhaust fan enhancement. | Increase exhaust velocity of the restroom vent fans and reduce maintenance costs. *In progress. | 29 units | 2 | \$800,000 |
| Emmet | Conversion of 6 dry cells to wet cells. | Needed for additional observation cells when Calhoun Acute is full. | 6 units | 3 | \$137,812 |
| Roof Replacements | Replace the roofs on Dickinson, Calhoun, East Administration Building, Pole Barn Near RGC, RGC, RGC trailers | Roofs are beyond their expected useful life and all show evidence of damage and leaks. *In progress | 118,600 sq. ft. | 4 | \$1,800,000 |
| Exterior Lighting Upgrade | Replace exterior lighting fixtures with LED fixtures. | The high pressure sodium, metal halide and mercury vapor lighting is costly to maintain and operate when compared to LED fixtures. *In progress | 195 units | 5 | \$509,315 |
| 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 |
| PA System | Replace the facility-wide public address system. | Existing equipment is old and has reached the end of its useful life. Parts are obsolete. *PPCR Submitted | 1 Unit | | \$600,000 |
| West Admin, Jennings & Prisoner Services Building | Replace the 4,800 volt primary electrical substations. | Existing equipment is obsolete, unreliable and replacement parts not available. | 3 Units | | \$2,636,100 |
| All buildings except Food Service and MSI | Replace the 480V and 208V motor control centers. | Existing equipment is in generally poor condition, obsolete, unreliable and replacement parts not available. | 21 Units | | \$2,500,000 |
| Perimeter Road | Replace the asphalt perimeter road. | The existing asphalt road is in poor condition and needs to be replaced. *In progress | 1 Unit | | \$300,000 |
| Gun Range | Install gun range. | Gun range onsite would eliminate mass travel expenses. | 1 Unit | | \$819,000 |
| RGC Addition | Addition to the RGC (Unit 9) building | Eliminate the modular unit used for RGC Healthcare. Reduce prisoner movement outside of building. Provide a centralized intake. | 4800 sq ft | | \$2,100,000 |

| | | | | | |
|-------------------------------|--|--|--------------|--|-------------|
| West Housing AHU Replacements | Replace AHUs in Housing Units 1-5 | Existing units are outdated and in need of replacement. | 15 units | | \$1,500,000 |
| 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 | Warehouse addition to the facility. | To provide additional space to accommodate the increased direct shipping that will occur due to changes in fleet transportaion; to provide heated storage for items such as caustics, paints, mattresses and other items requiring warehousing in a facility as large as WHV. | 15,000 sq. ft. | | \$2,340,000 |
| 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 |
| 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 |
| 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 |
| Site | Soil Stabilization/Grading, Add/Regrade Drainage Swale/Lawn Area. Area between perimeter fence and bldg.'s. #7 and #8 does not drain well. | To improve drainage. | 80,000 SF | | \$572,000 |
| Site | Soil Stabilization/Grading, Add/Regrade Drainage Swale/Lawn Area. Existing berms within lawn area in front of bldg. H. | Long-term/high maintenance issue. Prevent water from infiltrating building exterior. Lawn area was constructed with 3' high berms which causes drainage to flow toward bldg. - recommend removal of berms. | 7,600 SF | | \$63,800 |
| Site | Soil Stabilization/Grading, Add/Regrade Drainage Swale/Lawn Area. Located within the main activity area between bldg.. C and D at NE corner south of pathway. | To improve drainage. To prevent personal injury. To improve appearance. Due to site/soil characteristics. Low area approx. 100'x60'. Area continues to settle, has been filled before. Water prevents mowing and is hazard to inmates. Recommend overfill | 6,000 SF | | \$50,400 |
| Site | Soil Stabilization/Grading, Add/Regrade Drainage Swale/Lawn Area. Existing berms within lawn area in front of bldg. H. | Long-term/high maintenance issue. Prevent water from infiltrating building exterior. Lawn area was constructed with 3' high berms which causes drainage to flow toward bldg. - recommend removal of berms. | 7,600 SF | | \$63,800 |
| Site | Soil Stabilization/Grading, Add/Regrade Drainage Swale/Lawn Area. Located in corner between bldg.. K and L adjacent to connector. | To improve drainage. Prevent water from infiltrating building exterior. Area was not correctly graded or addition stone has been added preventing water from flowing out of enclosed area. Water sometimes has entered bldg. K. Area needs to be re-graded | 2,400 SF | | \$24,200 |
| Power House | Preplace pneumatic controls on steam station with solid state controls | Worn out, not reliable. 2 PRV station | 1 Units | | \$37,000 |

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|------------------------|--|---|--------------|--|-----------|
| 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 |
| 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 |
| 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 |
| 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 |
| Administration/Medical | Replace acoustic ceiling system. | Worn out. Damaged. | 15,775 SF | | \$106,000 |
| 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 |
| Administration/Medical | Replace VCT. | Worn out. Damaged. | 3,960 SF | | \$26,600 |

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|----------------|---|---|-----------|--------------|---------------------|
| 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 |
| Site | Soil Stabilization/Grading, Add Rip Rap & Geotextile. Area located between bldg. E and circulation drive. | To prevent failure. To prevent personal injury. To improve appearance. Soil erosion issue. Area is badly eroding, mostly from roof drainage and shaded area with side slope. Recommend grout rip rap along north face of wing and up 10' I along side of building | 1,200 SF | | \$27,800 |
| 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 |
| | | | | Total | \$24,513,452 |

MICHIGAN DEPARTMENT OF CORRECTIONS

“Committed to Protect, Dedicated to Success”

MEMORANDUM

DATE: October 30, 2019

TO: Daniel Smith, Physical Plant Division

FROM: Todd Lavacs, Facility Manager

SUBJECT: Annual Facility Report 2019 Woodland Correctional Facility

This annual report has been prepared in accordance with PD. 04.03.100 Preventative and Emergency Maintenance for Correctional Facilities specifically, section “N” requires CFA Physical Plant Superintendents conduct an annual inspection of their respective facility to assess the need for future maintenance.

The overall condition of the facility is good. The existing buildings that were built approximately 1964, have some issues that are of concern, however the issues in the newer buildings that were added to the facility near year 2000 are minor. Our powerplant building is in great shape, however 2 of our boilers are nearing life expectancy and starting to leak from the tubes inside.

Woodland Center Correctional Facility

Facility MOP Accomplishments:

Microwaves added to tunnel
HVAC building controls upgrades-Ongoing
New Cameras installed throughout the facility
Inmate phones switched from analog to digital
Parking Lot and Perimeter road asphalt replacement
Replace Bubble gate doors and other misc. doors throughout the facility -Ongoing

Internal Facility Project Accomplishments:

Installed no trespassing signs on M-36
Upgraded all exterior lights and light poles to LED
Replaced flooring in TOBR rooms
Hardening of housing pod inmate porter cell ceilings – Ongoing

Add shower cages in each housing unit – Ongoing
Add exhaust fan in arsenal – Ongoing
Replaced corey tile in main kitchen
Added offices for medical records
Add bolt down tables and stools in each housing unit – Ongoing
Create “Command Center” in conf. room in the event of facility lockdown -Ongoing
Repair PA System

Current Infrastructure Observations:

Huron:

Building in overall good condition but in need of fresh paint in certain areas

Pods 1-10:

Pod floors are deteriorating and in need of replacement. Added to the 5 year plan for MOP consideration.

Infirmery and Med Clinic:

Areas in overall good condition.

Woodland Building:

Areas in overall good condition

Power Plant:

Lighting upgraded to LED.
Annual CSD completed
Annual boiler inspections completed
Boilers have leaky tubes. Working on pricing for replacement vs new boilers.

Lift Station:

Good condition.

Well house:

Building in overall good condition

Huron Administration Building:

Building in overall fair condition.

Maintenance Building:

Building in overall good condition. Exterior paint will be needed on front fascia and overhangs. Some VCT flooring starting to peel.

Parking Lot/Perimeter Road:

The parking lot is in overall fair condition however needs to be expanded to allow for adequate parking. The perimeter road is in poor condition and in need of resurfacing.

Currently undergoing MOP Project to address this.

Food Service/Warehouse

Overall the area is in fair condition. The existing lighting is in need of upgrading as electrical internally is very brittle and causing issues. Lighting to be upgraded as funding is available.

Future projects known to date include sallyport security upgrades, fire alarm upgrades, and arc flash mitigation. Some future concerns include maintenance to existing switch gear throughout the facility, replacement of broken floor drain piping in basement mechanical rooms, install outdoor treatment modules, abate existing asbestos ceiling tiles and floor tiles in areas of the facility that currently have them.

WOODLAND CORRECTIONAL FACILITY

5-Year Plan

FY2021

| Building | Project Description | Reason Description | Quantity & Units | Facility Priority | Cost Estimate |
|-----------------------------------|---|---|------------------|-------------------|---------------|
| Pods | Add leg iron slots to all cell doors in the pods. | Enhanced security precautions to allow for staff to safely add leg irons to highly assaultive prisoners. | 180 | 1 | \$60,000 |
| Facility Wide | Design and air balance new HVAC system | Necessary to balance temperatures in all areas of the facility. | 1 | 2 | \$500,000 |
| Power house | Update/replace/repair switch gear for generators | Upgrade necessary for a smooth transition to generator power in the event of a power outage. | 1 | 3 | \$250,000 |
| Sallyport | Install razor wire to sally ports | Both sally ports are in need of two rows of razor wire. | 1 | 4 | \$60,000 |
| 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 |
| Admin/Huron/MA C pool basement | Replace/repair floor drains | Existing floor drains failing and need to be repaired or replace to keep area/equipment free of damage due to water. | 1 | 6 | \$75,000 |
| 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 | \$5,000,000 |
| Warehouse/Food Service | Replace roof membrane | Roof membrane has exceeded its expected life. Replacement will prevent further damage to roofing structure and leaks into the building. | 1 | 8 | \$150,000 |
| Maintenance | Build Pole Barn for Equipment Storage | A lot of equipment is left outside exposed to weather elements. A inside storage area for maintenance equipment will extend the life of the equipment | 1 | 9 | \$75,000 |
| Facility Grounds | Repair drainage in front of facility | Areas in front of M-36 has significant flooding. Improved drainage would assist keeping the areas drier and easier to maintain. | 1 | 10 | \$100,000 |
| Main Kitchen/MAC | Replace plenum style ceiling tiles | Old tiles are damaged and in need of replacement | 1 | 11 | \$100,000 |
| All Pods | Replace existing flooring in all day rooms | Existing flooring is original rubber flooring and several sections are cracked and peeling. | 10 | 12 | \$50,000 |

| | | | | | |
|-----------|--|---|---|--------------|--------------------|
| Pod Yards | Install 4 outdoor modules | To safely allow yard time for potentially violent inmates. | 8 | 13 | \$80,000 |
| Pod 3 | Convert rubber room into a regular cell. | There is no need for a rubber room. Converting to a regular cell would add one usable cell to our current prisoner count. | 1 | 14 | \$40,000 |
| | | | | Total | \$6,580,000 |

MICHIGAN DEPARTMENT OF CORRECTIONS

“Committed to Protect, Dedicated to Success”

MEMORANDUM

Date: June 13, 2019

To: Eames Groenleer; CFA Jackson Business Office Business Manager

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

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

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

Annual Review of SMR Physical Plant;

Building #4

This building is structurally in good condition. Exterior brickwork on the building has been repaired and overall looks to be in good condition. Windows and doors need to be upgraded with energy efficient units. A project is slated to begin soon to replace some of the doors inside the wall that are in poor condition. Wall coverings and flooring in occupied areas of the building are in good condition. Lighting and HVAC systems are in serviceable condition but need to be updated to modern standards. Plumbing systems are functional in occupied areas. Fire alarm system is in poor condition but is slated to be upgraded soon. Roof is in good condition. Parking lot to west of building is in poor condition.

Building #5

This building is structurally in good condition. Exterior brickwork on the building has been repaired and overall looks to be in good condition. Windows and doors need to be upgraded with energy efficient units. A project is slated to begin soon to replace some of the doors inside the wall that are in poor condition. Wall coverings and flooring in occupied areas of the building are in good condition. Lighting and HVAC systems are in serviceable condition but need to be updated to modern standards. Plumbing systems are

functional in occupied areas. Base is scheduled to be occupied very soon by the transportation dept. and numerous upgrades have taken place to accommodate the new base of operations for them. Fire alarm system is in poor condition but is slated to be upgraded soon. Roof is in good condition. Parking lot to west of building is in poor condition. A project is under design to add a second front entrance to the current recruitment areas.

Building # 6

This building is structurally in good condition. Exterior brickwork on the building is deteriorating and needs some repair. Windows and doors need to be upgraded with energy efficient units. A project is slated to begin soon to replace the exterior doors inside the wall. Wall coverings and flooring in occupied areas of the building are in good condition. Lighting and HVAC systems are in serviceable condition but need to be updated to modern standards. Plumbing systems are functional in occupied areas. Fire alarm system is in poor condition but is slated to be upgraded soon. Roof is in good condition. Parking lot is in good condition.

Buildings # 7 & #51

These two buildings are structurally in good condition. Exterior brickwork on them is deteriorating and needs some repair. Windows and doors need to be upgraded with energy efficient units. A project is slated to begin soon to replace the exterior doors inside the wall. Building 7 and 51 are currently in use as the Ella Sharp Cellblock Seven museum. HVAC and lighting systems function adequately but need to be upgraded to modern standards. Fire alarm system is in poor condition but is slated to be upgraded soon. Interior areas of Cellblock 7 are being damaged due to various roof leaks in the building. This is causing paint to fall off the walls in many areas. Interior areas of building 51 are in good condition. Roof of building 7 is in very poor condition. Roof of building 51 is in poor condition. A project is slated to begin soon to replace these roofs. Parking lot is in good condition.

Building #13

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

Buildings #17

This building is structurally in good condition. Exterior brickwork on it is deteriorating and needs some repair. Windows and doors are in poor condition and need to be upgraded with energy efficient units. Lighting in some areas has been upgraded as part of the energy project. Fire alarm system is functional and slated to be replaced as part of an upcoming project. Flooring and wall coverings on the first floor seems to be in good

condition. Rest of the building is in poor condition. Roof is in good condition. Elevator is in poor condition and should be replaced. HVAC systems are in poor condition and A/C is not functional.

Buildings #18

This building is structurally in good condition. Exterior brickwork on it is deteriorating and needs some repair. Windows and doors are in poor condition. Lighting has been upgraded in most areas to modern standards. HVAC systems are functional but need to be upgraded to modern standards. Fire alarm system is functional and is slated to be replaced as part of an upcoming project. Plumbing systems are functional. Flooring and wall coverings are in good condition. The roof is in poor condition and should be replaced.

Building #19 SMR admin and Record Storage building

This building is structurally in good condition. Exterior brickwork on it is deteriorating and needs some repair. Windows and doors are in poor condition. Lighting has been upgraded in most areas to modern standards in some areas. HVAC systems are functional but need to be upgraded to modern standards. Fire alarm system is functional and is slated to be replaced as part of an upcoming project. Plumbing systems are functional in occupied areas. Parts of the roof are in good condition and parts are in poor condition. Some sections will be replaced as part of an upcoming project.

Building # 26, Power Plant

This building is structurally in good condition. Hot water heating and domestic hot water boilers have been upgraded to modern units. Windows and doors need to be upgraded with energy efficient units. Primary switchgear and generators need to be upgraded to provide fully automatic operation. A project is just beginning to replace all of these items and automate the plant. Lighting, plumbing, and HVAC systems need to be updated to modern standards. Fire protection systems have been replaced and are in good condition. Flooring was damaged during the current switchgear project and is slated to be repaired soon. Roof is in poor condition but is slated to be replaced soon.

Building # 30, Radio shop

This building is structurally in good condition. Windows and doors need to be upgraded with energy efficient units. Lighting, plumbing, and HVAC systems need to be updated to modern standards. Roof is in poor condition. Staff are being moved out of this building and it will be added to the demo list.

Building # 57, Health Fitness

This building is structurally in good condition. Windows and doors need to be upgraded with energy efficient units. Wall coverings and flooring are in good condition. Lighting, plumbing, and HVAC systems need to be updated to modern standards. Roof is in good condition. Parking lot is in good condition.

Building # 62, ADD offices

This building is structurally in good condition. Exterior brickwork on it is deteriorating and needs some repair. Windows and doors need to be upgraded with energy efficient units. Lighting, plumbing, mechanical, and HVAC systems need to be updated to modern standards. Wall coverings and flooring seems to be in good condition. Roof conditions range from poor to good. Parking lot is in poor condition with some areas slated to be replaced this year.

Building # 68, water tower

The structure is in good condition. Level controls have been problematic and are currently being repaired.

Building # 119, Gun Range

This building is structurally in good condition. Windows and doors need to be upgraded with energy efficient units. Lighting, plumbing, and HVAC systems need to be updated to modern standards. Roof is in good condition.

Building # 126, Records Storage Building

This building is structurally in good condition. Roof is in good condition. A project is just beginning design to convert this building to the statewide records storage facility.

Building # 137, Radio Shop

The building is structurally in good condition. Windows and doors are in fair condition and need to be upgraded. Lighting, plumbing, and mechanical systems are all in good condition. Roof is in good condition.

Building # 138, Maintenance shop portion

The building is structurally in good condition. Windows and doors are in fair condition and need to be upgraded. Lighting, plumbing, and mechanical systems are all in good condition. Fire alarm system has been replaced and is in new condition.. Roof is in good condition.

Building # 194, Maintenance Unheated Storage

The building is structurally in good condition. Doors are in poor condition and need to be upgraded. Roof is in good condition.

Building # 218, Regional Warehouse

This building is structurally in good condition. Windows and doors need to be upgraded with energy efficient units. Lighting has been upgraded as part of the energy project. Plumbing and HVAC systems need to be updated to modern standards. Roof is in fair condition. Cooler and freezer equipment is outdated, and much is non-functional. It needs to be replaced with modern equipment. Fire alarm system has been replaced and is in new condition. Fire suppression is currently in adequate for the building, but a project is just beginning design to replace the system. Truck dock plates and doors are in poor condition and need to be replaced. Staff parking lot on South side of building is in poor condition.

Roads and Parking Lots

Main business office parking lot and roads are in good condition. Most of the rest of the facility roads and parking lots are in fair to very poor condition.

Tunnels and Utilities

Most tunnel areas are becoming badly deteriorated and either needs to be rebuilt or replaced. Domestic hot water lines have been replaced and are in new condition. Heating hot water lines are in fair condition with several expansion joints in poor condition. Primary and secondary electrical infrastructure is in good condition. Domestic water system and fire hydrants are all functional and in fair condition. Sewer and stormwater systems are in fair condition, with the exception, of manholes and catch basins in several areas that are in poor condition. In the pump building, the south booster pump has been rebuilt and the north pump is in good condition. Backflow preventors were tested and pasted for the year.

Grounds Areas and Cemetery

All the various grounds areas are in good condition and maintained to a high standard by Regional Maintenance staff.

CC

Ed Vallad

Pam McBride

Dan Smith

File

Albrecht, David A. (MDOC)

From: Groenleer, Eames E. (MDOC)
Sent: Tuesday, June 25, 2019 8:22 AM
To: Albrecht, David A. (MDOC)
Subject: RE: SMR Preventive Maintenance Manual

Reviewed and approved.

From: Albrecht, David A. (MDOC) <AlbrechtD@michigan.gov>
Sent: Thursday, June 13, 2019 1:28 PM
To: Groenleer, Eames E. (MDOC) <GroenleerE@michigan.gov>
Subject: SMR Preventive Maintenance Manual

Please review attached Preventive and Emergency Maintenance Manual for the Jackson Business Office Operations. Once you are completed with the review, please respond to this email stating you have reviewed it and are okay with it. I will then add that email to the manual before I submit it to Ed's office.

David Albrecht
Physical Plant Administrator
CFA Jackson Business Office
4000 Cooper Street
Phone: 517-780-6445
Cell: 517-435-5941

Southern Regional Administration
Jackson Business Office
5-Year Plan **FY2021**

| Building | Project Description | Reason Description | Quantity & Units | Facility Priority | Cost Estimate |
|------------|---|---|------------------|-------------------|---------------|
| 13 | Replace Business Office roof. | existing roof is in poor condition and leaking. | 1ea | 1 | \$300,000 |
| 13 | Replacement of existing Building HVAC system and Controls | Existing system is obsolete and can no longer control building temperature reliably. Many areas do not receive proper ventilation. New system would provide for energy savings and facilitate staff productivity. | 1 ea. | 2 | \$950,000 |
| 218 | Replace all truck dock plates | all units are in poor condition and on the verge of failing. | 8ea | 3 | \$120,000 |
| 62 | Replace ADD's office roof. | existing roof is in poor condition and leaking. | 1ea | 4 | \$250,000 |
| 17 | Remodel all 3 floors of Rotunda into usable office space. | Existing areas are in poor condition. This would allow removal of all staff out of building 18 and closure of that area. This would reduce footprint and result in significant energy savings. | 1ea | 5 | \$1,000,000 |
| 6, 7 | Repair damaged brickwork and concrete on exterior of buildings. Tuckpoint brick where needed. | Exterior of buildings is deteriorating and needs repairs. | 1ea | 6 | \$800,000 |
| 62 | Repair damaged brickwork and concrete on exterior of buildings. Tuckpoint brick where needed. | Exterior of building is deteriorating and needs repairs. | 1ea | 7 | \$250,000 |
| 6 | Replace roof on 6 block. | Many areas are in very poor condition and need replacement. | 1ea. | 8 | \$350,000 |
| UST/AST | Remove all old fuel oil tanks that are located in the vicinity of the powerhouse. | Tanks are long out of use and pose an environmental hazard. | 4 each | 9 | \$ 350,000 |
| 138 | Install new electric service to Regional Maintenance shop to allow removal of trellis and bridge system that current service relies on. | There is an existing overhead electrical service that could supply the shop and allow removal of the old system that needs to be demolished. | 1ea | 10 | \$ 250,000 |
| 4,5 | Repair and repave parking lot in front of 4 and 5 block | Area has been unused for many years and in poor condition. Transportation is now going to use this area for there vehicle parking and also transportation staff will be parking personal vehicles in this area. | 75,000 sq ft | 11 | \$ 250,000 |
| 11, 12, 60 | Demolish unused buildings located within the wall of the complex. | Buildings are deteriorating rapidly and are no longer needed. | 3ea | 12 | \$900,000 |

| | | | | | |
|-----------------|--|---|-----|--------------|---------------------|
| 217,63,75,97,99 | Demolish unused buildings located outside the wall of the complex. | Buildings are deteriorating rapidly and are no longer needed. | 5ea | 13 | \$400,000 |
| Incinerator | Demolish former jackson incinerator buildings located outside the wall of the complex. | Buildings are deteriorating rapidly and are no longer needed. | 1ea | 14 | \$5,000,000 |
| | | | | Total | \$11,170,000 |