

# MICHIGAN DEPARTMENT OF CORRECTIONS

*“Committed to Protect, Dedicated to Success”*

## FY2022 FIVE YEAR ASSESSMENT PLAN SUMMARY

The mission of the Michigan Department of Corrections is to create a safer Michigan by holding offenders accountable while promoting their success. The following is the Michigan Department of Corrections Five Year Plan Summary. This plan includes MDOC project priorities for 29 Correctional Facilities 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 29 open facilities consisting of 1,044 buildings equaling 5.658 million square feet sitting on 4,502 acres. The MDOC must provide a full range of services similar to a small community. These prison complexes must function in a safe and secure manner to ensure public, staff and prisoner safety 24 hours a day, 7 days a week, 365 days a year. In addition to the operational sites, MDOC is responsible for maintaining closed facilities. This group of closed facilities consists of 305 buildings equaling 4.8 million square feet on an additional 1,645 acres.

The MDOC Physical Plant Division with assistance from 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: Sept. 3/2020

TO: A/ Warden Sarah Schroeder

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 300 Bldg. Programs
2. Sneeze Guards installed all yard phones and housing unit phones and KIOSK
3. In the process of mounting all phones on walls to maintain Social Distancing

### LMF

#### **Housing Unit Aspen Segregation**

This unit is in good condition overall. The brick and mortar have some deterioration and the caulking around the windows is in poor condition. The 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. PPC Submitted

#### **Housing Unit Birch Segregation**

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

#### **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 windowsills 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.

#### **Housing Unit Spruce General Population Level II**

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

#### **100 Building Administrations**

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

#### **200 Building Food Service**

The overall condition of this building is good. All windows 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. Will start Spring of 2021

#### **200 Building Health Services**

The exterior walls, doors, and windows are in good condition. Roof warranty repairs completed. New Boilers and HVAC will start in Spring of 2021

#### **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. for HVAC upgrade. In the hands of the Professional now. (OHM) This was Completed in 2020.

### **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 was sandblasted and inspected and painted.

### **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. Stun Fence getting repaired 9/15/2020 due to Storm Damage in 2019. Razor Ribbon in between Fences collapsed due to weight of snow. Estimate 1000' needs replacing.

### **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) Completed

### **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.

**All the facility building exterior doors are rusted out and need replacement.**

cc:

Ed Vallad, Physical Plant Manager

A/Warden Schroeder, Alger Correctional

Daniel Smith, Physical Plant Division

Jeff Niemi, Regional Physical Plant Superintendent

Becki Nylander, Business Manager

**ALGER CORRECTIONAL FACILITY**  
**5-Year Plan FY2022**

Building	Project Description	Reason Description	Quantity & Units	Facility Priority	Cost Estimate
Facility	Gates 1, 2, 3, 4, and 5. LMF.NEW.02	Original gates. Gates and parts are wearing out and need of replacement repair due to continual use on a daily basis. DTMB File #472/19537.JBB	5	1-MOP	\$557,813
All Buildings	Replace single exterior door/frame/hardware and provide new larger, heavy duty door and frames with smaller sidelite. Recondition the brick and caulking. LMF.600.A05	Worn out. Damaged. Leading to More Serious Problems. To Eliminate High Maintenance Condition. Food carts are damaging all units. DTMB File#472/19306.TAP	8	2-MOP	\$882,000
Aspen, Birch, Cedar	Repair and/or Replace Shower Stalls, LMF.NEW.05	Replace existing shower walls with an stainless steel and floors with an acceptable product. DTMB File #472/19320.TAP	6	3-MOP	\$751,669
Food Service	Refrigeration Update. LMF.NEW.09	The refrigeration system needs an upgrade. This project would include replacing the freezer and refrigeration plant in Food Service. DTMB File #472/19343.TAP	1	4-MOP	\$98,343
Facility	Brick and Mortar Reconditioning LMF.NEW.12	To recondition brick & mortar. Facility Funded.	8	5-MOP	\$200,000
Facility	Refurbish Gun Towers LMF.NEW.11	The towers were built in 1990. The windows and doors are worn out and don't seal properly. The towers will need to be sandblasted and painted. New windows and doors will need to be installed. Facility Funded.	5	6-MOP	\$215,000
Aspen & Birch	Aspen and Birch Purge System LMF.NEW.10	Upgrade/Installation of building smoke purge system for the purpose of removing the SCBA from these units and well as eliminate the necessary training of staff to use the equipment. Northern Region Priority #7	2	7-MOP	\$750,000
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. Facility Funded.	1	8-MOP	\$46,200
Pine & Spruce	Egress Ramps LMF.NEW.13	The ramps will be used if the wheelchair lifts become unusable due to break down. The ramps will be installed in the Pine and Spruce units. DTMB File #472/19525.JBB	2	9-MOP	\$250,000
				<b>Total</b>	<b>\$3,751,025</b>

# Michigan Department of Corrections

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## Memorandum

**Date:** 8/03/2020

**To:** Kris Taskila, Warden  
Baraga Correctional Facility

**From:** Wes Pietila, Physical Plant Supervisor  
Baraga Correctional Facility

**Subject:** Annual Facility Report

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

### Baraga Correctional Facility

#### Administration - 100 BLDG

- The roof system is in very good condition having been replaced 11 years ago, showing no signs of damage.
- Exterior door frames are rusting due to salt/moisture from winter months. Physical plant request has been submitted to replace.
- The electrical/security system continues to function properly and are tested daily.
- Building exterior wall packs have been replaced with LED fixtures.
- The cement walk in front of building has been replaced.
- The heating/cooling systems are functional and regularly maintained. The pneumatic controls have been replaced with DDC controls from Johnson control
- The A/C in control center, Roof top and Phone/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, employees entrance door, mail room windows and Roof top A/C unit
- The recirculation lines were constantly leaking, we have replaced 60% of it at this time.

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

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

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

### **Programs - 300 BLDG**

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

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

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

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

- Roof systems was replaced 2017 and have no issues to report.
- Electrical/security systems function properly and are regularly maintained.
- Cell door food slots in units 1-4 have all been redone.
- A/C in unit Bubbles 2,5,7 need to be updated
- Plumbing system operate properly. Icon electronic valves are being added in problem areas. The water heaters in all the HUs but 2 have been changed to new units. Unit 2 will be replaced this month.
- The recirculation lines are constantly leaking. We have replaced 40% of it at this time.
- HVAC systems are regularly maintained. Boiler in unit 6 has been replaced.
- The pneumatic controls were problematic. And have been Replaced with electronic controls.
- All housing units have a laundry room with gas dryers' commercial washers that are routinely monitored and maintained.
- The ceiling tiles on various wings are falling, high humidity and no exhaust systems due to showers may have an impact.



- Shower area tile need repair and replacement. Replace with stainless steel inserts.
- All cameras function properly.
- The exterior of the HUs are in over all good condition.
- Front doors and yard doors to units are in rough shape and will likely need replacing soon. Physical plant request has been summited and approved.

### **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 were constantly leaking. We have replaced 70% of it at this time.
- The domestic hot water system was replaced with high efficiency boilers/water makers.
- HVAC systems are regularly maintained and function well.

### **Sewage Lift Station**

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

### **Propane Backup System**

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

### **Facility Grounds**

- All fencing is in good condition. Any repair or problems are done timely.
- The perimeter road and parking lot are 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. Project complete.
- 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 work.

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

### **Camp Ottawa**

- The overall exterior condition of the facility is fair.

### **Ojibway Correctional Facility**

- The overall exterior condition of the facility is good.

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

**BARAGA CORRECTIONAL FACILITY**  
**5-Year Plan FY2022**

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	Replace A/C for 100 building	The current system is 25 years old and requires constant repair		3	\$219,200
Administration	Control Center Renovations	The control center must be renovated to adequately view and operate the new security systems.	1	11	\$25,000
Administration	Muster room renovations	The muster room needs renovations for current needs	1	10	\$25,000
Education	Heating boiler. Replace existing with new.	Doesn't provide adequate heating. Utility cost savings. Impairs building operation. Personal comfort. Existing does not meet heating demand.	1 Unit	7	\$35,000
Housing Unit 1	Replace Existing Water Control Valves with ICON Valves	Replace existing cell water fixtures with I-con system. Current fixture are problematic, outdated, and costly to repair. I-con are reliable and efficient	76	in progress	\$54,883
Housing Unit 1	Replace 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 ceramic tile in showers with stainless steel insert	Worn out. Damaged. Leading to More Serious Problems. To Eliminate High Maintenance Condition.	8 showers	6	\$84,000
Housing Unit 2	Replace Existing Water Control Valves with ICON Valves	Replace existing cell water fixtures with I-con system. Current fixture are problematic, outdated, and costly to repair. I-con are reliable and efficient	76	in progress	\$54,883

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

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	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 ceramic tile in showers with stainless steel insert	Worn out. Damaged. Leading to More Serious Problems. To Eliminate High Maintenance Condition.	8 showers	6	\$84,000
Housing Unit 6	Replace cell doors and hardware.	Worn out. Damaged. Leading to More Serious Problems. To Eliminate High Maintenance Condition. System needs constant adjustment to work properly.	80 Units		\$339,360
Housing Unit 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 ceramic tile in showers with stainless steel insert	Worn out. Damaged. Leading to More Serious Problems. To Eliminate High Maintenance Condition.	8 showers	6	\$84,000
Housing Unit 6	Miscellaneous. Replace existing cell lavatory faucets.	Requirement for other improvements. Maintenance issue.			\$40,703
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 ceramic tile in showers with stainless steel insert	Worn out. Damaged. Leading to More Serious Problems. To Eliminate High Maintenance Condition.	8 showers	6	\$84,000
Housing Unit 7	Miscellaneous. Replace existing cell lavatory faucets.	Requirement for other improvements. Maintenance issue.			\$40,703

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)	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
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 1-8, 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
Site	Site Improvements III, Remodel/Repair, Sallyport. Add steel I-beam across gate to prevent vehicles from ramming through gate and reconstruct concrete cap that supports the steel grating over the inspection pit. Crack-seal joints within the	Due to age of system. To prevent failure. To fix deteriorated, damaged, failure area. To improve appearance. Long-term/high maintenance issue. Service reliability. Due to snow plow damage. To improve security. Due to frequent use by heavy/large tr	1 Unit		\$101,808
Site	Sanitary Pre-Treatment Mechanism, Bar Screen, New. Locate it adjacent to the existing screw auger. Utilize the existing building and modify it as required to fit the new mechanism. New controls would be required and special	Due to facility request. Existing is undersized. To prevent failure. Long-term/high maintenance issue. Service reliability. To extend life. Existing screw auger device jams frequently and constantly needs to be dismantled to clean the compacted garb	1 Unit		\$981,720
Site	Manhole/Vault, Electric, Remove & Replace. Add (2) new electrical/telecom manholes located east of (2) existing manholes that are located at the bottom of the steep hill behind the Maintenance Building and near Level 1 security	Due to facility request. To prevent failure. To prevent personal injury. Service reliability. Life safety issue. Existing structures fill up with water because they are in a low spot. Maintenance worker runs risk of being electrocuted.	2 Units		\$63,832
Site	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.		8	\$125,000
Site	Replace concrete in Sally port.	Remove damaged sections of concrete replace with new. Crumbling concrete poses a safety issue.	2	in progress	\$30,000
Support Services	Replace food service cooler and freezer doors and walls	Current doors are hard to open and close. Door blocks hallway when open		4	\$125,00
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	9	\$250,000
Support Services	Replace overhead doors. Replace coiling door at loading dock, use door with more reasonable locking system that won't allow motor to operate when door is locked.	Worn out. Damaged. To Eliminate High Maintenance Condition.	64 SF		\$25,250
Warehouse	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	5	\$36,100
Maintenance	Replace roof top heating unit	Current heating unit is original and problematic. Parts are hard to find	2	5	\$36,100
				<b>Total</b>	<b>\$8,694,224</b>

# MICHIGAN DEPARTMENT OF CORRECTIONS

*“Committed to Protect, Dedicated to Success”*

## MEMORANDUM

**DATE:** June 4, 2020

**TO:** Randee Rewerts, Warden, Carson City Correctional Facility

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

**SUBJECT: 2020 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. All 6 flat roofs on the west side slotted for replacement have been completed and on the east side the food service building, the school and the gym have all had the roofs replaced with new standing seam metal roofs.

This year we were able to replace the plumbing controls in the level IV unit cells with I-CON system controls which has saved us \$76,000 this year in utility costs. We added Maxiris IR towers to our perimeter road entrances to enhance our perimeter detection system. We remodeled a room in the west school to move the hearings investigators into giving them the needed space to work efficiently. In the MSOP unit we added a library for the offenders to have access to the resources they need to aide in their programming. We were able to replace and upgrade 4 of the water softeners in the housing units and have a plan in place with approval to complete the rest once the restrictions due to COVID-19 are lifted. We have other projects that have been approved but are currently on hold like the addition of unit officer stations in E/F level I housing unit, upgrading the paging system, re-paving the perimeter road, adding a religious kitchen to the east food service building, and upgrading the segregation cells with I-CON plumbing controls.

Physical plant in Lansing was also able to complete the upgrades to the fire alarm system. The roofing project concluded this year which included three new metal roofs on the east side and the remainder of the flat roofs on the west side. The project to install the smoke purge system was almost complete before March when the shutdown for COVID-19 occurred and should be able to be completed quickly upon restart of the project.

### **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 was replaced the end of August 2019 there are still areas that need addressing where the counterflashing was not replaced
- 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. This building has access control.

#### **Prisoner Services/Segregation building 200**

- The sidewalks and walkways are in good condition.
- The roof was replaced in June 2019 there are still areas that need addressing where the counterflashing was not replaced
- 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 has been submitted and approved for the replacement of the entry doors but is currently on hold.
- The HVAC systems needs updating from pneumatic controls to digital. The boiler providing steam to food service needs to be replaced. The control upgrade and the boiler replacement has been on the 5-year plan. A physical plant change request was submitted and approved to replace the boiler but is currently on hold.
- The security systems are in good condition.

#### **Education/Programs building 300**

- The sidewalks and walkways are in good condition
- The roof was replaced in June 2019 there are still areas that need addressing where the counterflashing was not replaced
- The building architectural structure is in good condition
- The HVAC system needs updating from pneumatic controls to digital. This has been on the 5-year plan.
- The security systems are in good condition

#### **Unsecured Level I Housing Unit building 400**

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

#### **Level IV Housing Unit building 500**

- The sidewalks and walkways are in fair condition some heaving has occurred and will be addressed by facility maintenance staff
- 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 was sent to Lansing as a change request and approved but is now on hold
- The roof is in fair condition
- The building architectural structure is in good condition with the exterior wall sheeting in need of refinishing at the ventilation exhaust areas due to rusting
- The HVAC system is in good condition. The tube heaters are inspected bi-annually and are in good condition
- The security systems are in good condition

### **Level II Housing Unit building 700**

- The sidewalks are in 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 for demolition and was demolished on 8/14/2019

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

### **Hazardous Material Storage Building 1300**

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

### **East Administration Building**

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

- The security systems are in good condition.

#### **East Food Service**

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

#### **East School Building**

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

#### **East Housing Unit A/B**

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

#### **East Housing Unit C/D**

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

#### **East Housing Unit E/F**

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

### **East Gym**

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

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

### **Perimeter Fences and Walls**

An inspection of the Fences shows them to be in generally good condition, with only minor problems found in the Perimeter or Buffer fence construction materials (post, fence fabric, razor wire, wire ties, gates, etc.). We added privacy slats to the buffer fence on the west perimeter near the employee parking area to deter the introduction of contraband by individuals throwing packages over the fencing.

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.

## **Roadway and Walkway**

The Roadways and Walkways are in poor condition we are repairing some areas in the parking lots and making temporary patches on the perimeter road. The main walkway on the level I side of the facility has holes and heaving that we need to repair as soon as contractors can enter the facility again. The perimeter road and the roadway from east food service going west towards the MSI gate will need to be repaved soon. This was added to the 5-year plan last year and an approved project request is on hold due to COVID-19 and budget issues resulting from COVID-19. The walkway leading from the main walk on the facility's level I side to the gym must be removed and replaced. It was failing prior to the roofing contractors driving heavy equipment on it which pulverized the concrete. After the COVID-19 crisis and we can have a concrete truck deliver inside the facility our plan is to add drainage and gutters when we replace this section of walkway.

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 FY2022**

Building	Project Description	Reason Description	Quantity & Units	Facility Priority	Cost Estimate
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	1	\$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	2	\$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	3	\$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	4	\$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	5	\$1,735,500
100	Replace AC unit condensing unit	Replace 30 year old condensing unit servicing the administration building	1	6	\$111,308
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

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	13	\$37,752
Site	Add vehicle barrier gates to west employee parking lot	Control entrance to the employee parking lot and safety and security for the staff.	1	14	\$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	15	\$50,000
West	Add ADA Egress Ramps for H/U's with Wheel Chair Lifts	Meet ADA standards for handicap accessibility	1	16	\$350,000
Site	Arc Flash Mitigation Phase III	Arc Flash Mitigation for Phase III Arc Flash Study per Physical Plant Division	1	17	\$312,500
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	18	\$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	19	\$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	20	\$41,140
East Housing Units	Upgrade electrical distribution system - Install additional branch panelboards, distribution panel, replace existing 75KVA transformer with 112.5KVA, replace 100A building service feeder with 200A service.	Existing equipment was designed for fewer occupancy numbers so the system is at full capacity. Upgrading the system will provide for current occupancy numbers and bring the system into compliance with current standards.	1	21	\$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	22	\$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	23	\$341,462
				<b>Total</b>	<b>\$8,010,583</b>

# MICHIGAN DEPARTMENT OF CORRECTIONS

*“Committed to Protect, Dedicated to Success”*

## MEMORANDUM

**DATE:** August 11, 2020

**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 Generator Building Project #18-086
- Replace Hot/Cold Carts in Food Service Project #115
- A/C in Programs Building Project #19-413
- Data Drop in East Pavilion Project #19-112
- East Side Siren Replacement Project #19-189
- East Steam Kettle Replacement Project #19-254
- West Side Health Care Renovation Project #19-123
- Sallyport Data Drop Project #19-113
- Transportation Building HVAC Replacement Project #19-075
- West School Ventilator Replacement Project #20-18
- Additional Visitor Lockers Project #20-067
- Pull-up Bars Project #20-082
- Replace Hot/Cold Carts in Food Service Project #115

### **Facility Inspection:**

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

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

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

All building infrastructure (siding, windows, doors, etc.) are in usable condition. This building also



has exterior doors in need of repair or replacement due to rusting. This building did receive wall patching, painting of doors, windows and walls. All heating and air conditioning equipment was maintained and is in good working condition at this time.

### **Food Service (East)/East Quartermaster Building**

All building infrastructure (roofing, siding, windows, doors, etc.) are in usable condition. 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. The boiler and hot water tank were both replaced this year.

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

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

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

This building has a newer 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, it is in need of new skirting. New mini-split HVAC unit installed this year.

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

This building is in need of new entrance doors. Repairs to attic insulation are still needed. There is a

membrane attached to the trusses which separates a void area above unit ceilings and the attic space itself. This membrane has holes in it and needs to be repaired, along with adding insulation. The roof covering on this building is in good condition. The hot water storage tank needs to be replaced.

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

This building is in need of new entrance doors. Repairs to attic insulation are still needed. There is a membrane attached to the trusses which separates a void area above unit ceilings and the attic space itself. This membrane has holes in it and needs to be repaired, along with adding insulation. The roof covering on this building is in good condition. The hot water storage tank needs to be replaced.

### **Housing 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, with exception of the hot water tank, it will need to be replaced soon. This building also needs the attic membrane repaired and insulation added. N unit needs new TV cable installed.

### **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. The hot water storage tank will need replacement soon.

### **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.

### **Records Retention Building (East)**

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

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

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

### **Administration Building (West)**

All building infrastructure (siding, windows, doors, etc.) are in good condition, with the exception of the roof, it will need to be 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 not in operation, the project to make repairs was discontinued. The emergency backup generator is in good condition and tested weekly. The generator room has been rebuilt with new foundation, walls and roof system.

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

All building infrastructure (siding, windows, doors, etc.) are in good condition. All boiler systems, both domestic hot water heaters and heating boilers, are currently in good condition in all of these units, with the exception of E/F unit domestic water boiler will need to be replaced soon. The hot water storage tanks in all buildings, except for A/B, will need to be replaced soon. 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, with exception of the deck/ramp, it will require renovation very soon.

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

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

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

We have patched, and continue to patch damaged areas both inside and outside the secure perimeter as needed. Many areas inside and on the perimeter road, 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 East side buffer fence is in need of repair, it was damaged by a transportation van. Midland Fence is being scheduled to make the repairs.

### **Sally Ports (East & West)**

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

cc: Administrative Officer

**CENTRAL MICHIGAN CORRECTIONAL FACILITY**  
**5-Year Plan FY2022**

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	\$1,508,139
STF West	West Roofing Replacement Project #19-304	Deteriorated Conditions	STF West Buildings	4	\$1,365,600
STF East	East Chow Hall Dish Machine and Dish Tank Area	Deteriorated Conditions	East Chow Hall	5	\$500,000
STF West	West Chow Hall Freezer, Dish Machine and Dish Tank Area	Deteriorated Conditions	West Chow Hall	6	\$1,000,000
STF	Perimeter Road	Deteriorated Conditions	Road	7	\$2,000,000
STF East	East Admin Bubble Gates	Deteriorated Conditions	Bubble Gates	8	\$350,000
STF	Hot Water Storage Tanks in 7 Units	Deteriorated Conditions	Seven Tanks	9	\$200,000
STF East	East Water Softener/Water Main	Deteriorated Conditions	Buildings	10	\$1,000,000
				<b>Total</b>	<b>\$9,423,739</b>

# Michigan Department of Corrections

*“Committed to Protect, Dedicated to Success”*

## MEMORANDUM

**DATE:** August 12, 2020

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

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

**SUBJECT:** 2020 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 still needs some grading work to keep water from entering the new walk-in freezer. All concrete light poles bases at the facility are in pretty good shape.

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

URF East Brick and Masonry exteriors are holding up well. There are no major problems currently to report. We continue to caulk and repair grout lines in the brick buildings as they start to chip and fall out. Last Fall we sprayed cement sealant on all East facing walls to prevent moisture penetration. 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. The West Administration building and West Food Service buildings have new standing seam metals roofs. We have added West Programs and West Warehouse/ERT buildings to this project but due to Covid-19 the rest of this project has been put on hold.

**ROOF SUPPORT SYSTEMS:**

URF West still has the original Metal Roofing from start-up. The wood trusses, purlins and rafters are still in good shape. There is no sign of damage or excessive wear. There are some watermarks from past leaks, but the wood is still solid. With the Roof Project on West Food Service, Administration, Programs and West Warehouse/ERT buildings engineers will check the structural integrity of the existing trusses. Contractors will brace and add purlins as needed before adding new roofing material.

**WINDOWS:**

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

**FLOORS:**

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

**DOORS AND HARDWARE:**

All doors and hardware are addressed through the work order system. We continue to repair many aluminum doors with new standard hinges and pocket hinges for added

support on the East side of the facility. The West housing unit's entry doors have been replaced 3 years ago and are holding up well. The interior doors were replaced as needed and we have a couple of spares for future replacements. Exterior entry double doors have been replaced in Programs building (2) and West Administration exterior. All East and West Entry Gates/Doors will be replaced as a MDOC funded project scheduled for start in 2020 but is on hold due to Covid -19.

#### **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 are holding up well even though we seem to get a lot of freezing rain on top of the large snowfall we receive every year. We are scheduled to get new Sally Port openers, gates, Controls and added razor wire in sally port. Replacement of the all entryway gates/doors on both East and West entrances to help secure entry/exit of the facility but again these projects are on hold due to Covid-19.

#### **HEATING AND COOLING SYSTEM:**

HVAC systems throughout the facility are all now under construction and replacement of all roof top AC units, all heating circulation pumps, domestic hot water pumps, mixing valves and hot water tanks are being completed on the Eastside of the facility. Completion of this project is estimated to be completed in late December of 2020. Westside of the facility HVAC systems are in good working order and all issues are addressed through the Micro-Main work order program.

#### **ELECTRICAL DISTRIBUTION SYSTEM:**

The electrical distribution systems have held up well at the facility. The emergency backup generators have had their yearly P.M. maintenance. Some of the underground wires for Pike unit Lights have been repaired 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. Marquette and Programs buildings both have had the emergency switch gear panels replaced and are working as designed.



**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 still 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 backgrounds and they have done a good job with this area of Maintenance. We have completed the West Food Service Cooler/Freezer Project and all equipment seems to be working well.

**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) but is on hold due to Covid-19

**COMMENTS:**

**2019 Projects**

Metal replacement (West door entry areas)

Dish Tank remodel (West)

New PA system facility wide

West Programs and West Warehouse roofs

Bubble gate replacements both East and West.

Sally Port gates/controls/razor wire

Perimeter Road Project

Body scanner installation

Fire Alarm Smoke head upgrade

(All outside contracted projects are on hold due to Covid-19) except HVAC project.

# CHIPPEWA CORRECTIONAL FACILITY

5-Year Plan

FY2022

Building	Project Description	Reason Description	Quantity & Units	Facility Priority	Cost Estimate
Site	Replace Heating Plant/HX skid for the 1100 building steam conversion unit.	Matrix Consulting engineers have provided a project quote #19065 to replace the heat exchanger skid package and supporting controls. Construction estimate \$1,136,603, DTMB \$56,830 and engineering fee of \$90,928.	1	1	\$1,284,361
Site	Replace Steam lines, condensate return and traps between west conversion room and steam plant.	Replace the underground steam lines, condensate return and traps. Ware over the years has identified leaks causing loss of treated water increasing utility cost. Steam plant has been shut down to repair, causing an interruption of the facility.	1	2	\$875,000
Food Service Warehouse	Replacement of Warehouse Walk-In Cooler/Freezer Replacement Doors and Casings	Seals are leaking and causing excess air flow which affects temperature causing the food service product to be susceptible to go bad causing loss in product costs. The current freezer doors and parts are obsolete.	3 units	3	\$20,890
East Housing Units	Add new equipment for Round and Steamboat. New door control and lighting control panels.	More cost effective to replace soon. Obsolete, no longer manufactured, parts unavailable. To eliminate high maintenance condition. Life safety code issue.	5 units	4	\$115,500
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 situations. Underground fiber install required to connect old KTF system with URF Control Center	facility wide	5	\$125,000
1100 Maintenance	Replace Emergency Power Switch Gear Service	Outdated and potentially dangerous situation when operating power change.	1 each	6	\$155,000
Food Service East & Food Tech East	Fire Alarm Commissioning and upgrades	Mist-a-fire suppression with new code compliant system. This purchase will be system into compliance.	2 units	7	\$400,000
Facility Wide Buildings	Replace existing window system - w/ insulated system. New frames and window units with better heavy-duty hardware.	Worn out. Damaged. Leading to More Serious Problems. Will eliminate High Maintenance cost and will eliminate water damage. Ongoing replacement as windows fail.	18	8	\$300,000
West Housing Unit	Replace roofs on 4 pole style buildings	Protects existing structure and prevents weather damage along with possible health conditions of staff and prisoner population. Also minimizes maintenance repair costs.	4 units	9	\$1,888,000
East Housing Units	Replace Roofs on housing units	Protects existing structure and prevents weather damage along with possible health conditions of staff and prisoner population. Also minimizes maintenance repair costs.	6 units	10	\$1,169,772
East Buildings - Admin, programs, FS/HS	Replace Roofs on East Buildings	Protects existing structure and prevents weather damage along with possible health conditions of staff and prisoner population. Also minimizes maintenance repair costs.	4 units	11	\$1,117,670
Site Fencing	Replace all bullrings used to hold items on the perimeter fence, sally gate, razor wire security install.	Current system is outdated, bullrings are non-compliant with current MDOC standards require replacement to meet security concerns and recommendations. Partial funding under 472/18229	facility wide	12	\$200,000

Site	Sanitary Pre-Treatment Mechanism, Bar Screen, Remove & Replace. Located northwest of 400 Unit by Tone Road. Leave existing in-ground bar screen pit, but install automated bar screen mechanism, contained in a building. Existing testing shed near muffin monster.	Due to facility growth it has become a long-term/high maintenance issue. Existing bar screen is raked daily by inmates.	1 Unit	13	\$565,000
Shooting Range expansion	Training Range structure and Berm installation	Add shooting building and additional berm to shooting range for URF/KCF. Need for multi-agency to use shooting range, second bermed range will allow for appropriate qualification on weapons. Shooting range (\$109,309.11) & Classroom (\$23,795.45); total \$133,104.56, URF portion \$66,552.28	1 unit	14	\$66,552
				<b>Total</b>	<b>\$8,282,745</b>

# MICHIGAN DEPARTMENT OF CORRECTIONS

*“Committed to Protect, Dedicated to Success”*

## MEMORANDUM

DATE: August 2020  
TO: Warden, Shane Jackson, LRF  
FROM: Chris Babcock, Physical Plant Superintendent, LRF  
SUBJECT: 2020 Annual Physical Plant Report, E.C. Brooks Correctional Facility

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

During the month of August, the Annual Physical Plant Inspection for Earnest C. Brooks Correctional Facility was completed for the year 2020. This inspection provides an overview of the general condition of the buildings and grounds.

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

### **Earnest C. Brooks Correctional Facility**

#### **Administration Building**

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

#### **Allegan housing unit**

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

### **Baldwin housing unit**

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

### **Conklin housing unit**

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

### **Eastlake housing unit**

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

### **Fremont housing unit**

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

### **Chapel building**

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

### **School building**

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

### **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 sheds 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 and have completed several of them already.

### **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 has been completed but we are waiting on the final close out documents.
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 have installed all new carpet in the 2<sup>nd</sup> floor as well, this project is completed, and Central Office has been notified.
3. Project #19-529. GAG to add ADA egress ramps to housing units A, E and F is approved and on hold due to COVI-19
4. Project #18-138 Installing a completely new Air conditioning system in the school building. This project has been completed, and Central Office has been notified.
5. Project #16-402 The replacement Blender system has been installed and has run successfully on full load. The tank and piping have been painted and now we are just waiting for re-stickering of the tank, final inspections and close out documents for this project.
6. Project #19-551 Arc Flash Phase 3 mitigation study has been approved and on hold.
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. The contractors have been selected and we anticipate starting this in the spring of 2021.

8. We have submitted an ACR to increase the distance between all prisoner phones and Kiosk to allow for proper social distancing. All the yard phones have been moved and we are currently working on moving the rest of the items.
9. We have submitted an ACR to install 5 stainless tables in Dublin unit day room and are awaiting approval to proceed.
10. We also continue to upgrade the interior LED pole lights

cc: Dan Smith  
Jeff Niemi  
Ken McComb, Business Manager

# E.C. BROOKS CORRECTIONAL FACILITY

5-Year Plan

FY2022

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	\$210,000
LRF Buildings	Replace the heating boilers in Housing Units; Conklin and Dublin, 2 in Food Service and 2 in the Administration building.	To replace the original boilers that were installed when the facility was built with new high efficiency boilers. This will prevent future failure and should show substantial utility cost saving and reduce maintenance cost and repairs.	6	3	\$1,300,000
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	\$168,000
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	\$106,000
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	8	\$950,000
LRF Admin	Replace Bubble Gates	Upgrade to newer, more reliable and advanced technology.	4	9	\$850,000
				<b>Total</b>	<b>\$4,984,000</b>



# MICHIGAN DEPARTMENT OF CORRECTIONS

**“Committed to Protect, Dedicated to Success”**

## MEMORANDUM

Date: 08/10/2020

To: Warden, Mike Brown, 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 have been approved. Boiler project has started with warranty work to be completed on Phase 1 and Phase 2 off to a late start due to Covid. Roofing project also pushed back due to Covid. 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 29 yrs. old.
- \* A new heating boiler is needed. The current boiler is 29 yrs. old and it is hard to find replacement parts.
- \* Unit ventilators needed
- \* 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 29 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 29 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 29 yrs 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. – New boilers installed in G/H, E/F Unit vents installed in G/H, E/F, C/D. remaining work scheduled for this fall
- \* 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.
- \* Exterior doors for housing units need replacing
- \* K-unit, all doors are 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.

### **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)**

- \* Housing units Boiler projects phase I 472-16380 08/16/2018 complete, warranty issues
- \* Housing units Boiler projects phase II 472-19032 01/02/2019
- \* Security Gate and controls 472-20021 10/10/2019
- \* Parking lot improvements, redirect of driveway entrance 472/19-255 KCF 05/21/2019
- \* Food Service Dishtank replacement 471-19173 02/08/2019 no contractors showed for walk through, project on hold due to Covid
- \* Move Mailroom to Level 2 facility 472/19-028 KCF 11/07/2018 Project Mailroom office moved to KCF warehouse
- \* Facility roof replacement 18-044-KCF 11/17/2018
- \* Toilet partitions in level 2 housing PR 19-261 KCF 05/16/2019
- \* 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 complete. Fence issues have been resolved

### **Projects without a PPC**

Install window Velcro screens – Complete  
Continue to install new housing unit roof fans – Complete  
Complete a door replacement plan for level II & K Unit- replacing worst doors as time permits  
Evaluate Trash Compactor (Keep or lease)- Leasing per contract

## **DMB Projects**

- HVAC & Boiler Upgrades/Replacements 472/16380
- \* Housing units Boiler projects phase II 472-19032 01/02/2019
- \* Security Gate and controls 472-20021 10/10/2019
- \* Parking lot improvements, redirect of driveway entrance 472/19-255 KCF 05/21/2019
- \* Food Service Dish tank replacement 471-19173 02/08/2019
- \* Facility roof replacement 18-044-KCF 11/17/2018

**KINROSS CORRECTIONAL FACILITY**  
**5-Year Plan FY2022**

Building	Project Description	Reason Description	Quantity & Units	Facility Priority	Cost Estimate
Administration	Replace secure perimeter pedestrian gates and controllers (Gates 1 and 2)	The gates require frequent repairs and parts are obsolete. Project 472/19210		1	\$300,000
Site	Roof Replacement of four housing unit buildings, maintenance building, pavilion, 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	\$2,400,000
Administration	Replace heating boiler, unit ventilators and controls	Boilers are in overall poor condition, becoming unreliable, and inefficient. Boiler change out will greatly improve safety and security and building operation Pneumatic controls and unit ventilators are in poor condition, providing adequate fresh air to work with building ventilation is a manual operation		3	\$325,000
Education/Library/Programs	Replace heating boiler, unit ventilators and controls	Boilers are in overall poor condition, becoming unreliable, and inefficient. Boiler change out will greatly improve safety and security and building operation Pneumatic controls and unit ventilators are in poor condition, providing adequate fresh air to work with building ventilation is a manual operation		3	\$385,000
Food Service Level II	Replace heating boiler	Boilers are in overall poor condition, becoming unreliable, and inefficient. Boiler change out will greatly improve safety and security and building operation		3	\$190,000
Food Service level II and K unit	Cooler and Freezer upgrades	Issues with reliability of compressors and electrical components. Replace 2 unit condensers, and 1 evaporator unit, under emergency repair requests at Level 2 location recently		4	\$75,000
Site	Replace exterior doors around facility as needed	Replace Exterior entrance doors, as needed in Housing units, Administration, Education and Food Service. Main entrance doors are no longer repairable through constant usage, have exceeded life cycle. Mechanical Room doors and frames are deteriorated from seasonal ice control (salt under eve side of building)		5	\$210,000
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 Sally port then traffic makes a left turn to the parking area. Traffic would be diverted to the back side of the parking lot, away from the Sally port. Project 472.19345		6	\$406,875
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
Grounds	Misc. projects. Provide 3200 SF pole barn addition to Maintenance/Grounds Building.	Secure area to repair large equipment secure storage for snow removal and grounds equipment		9	\$80,000
Around the existing perimeter	Buffer Fence	Continue to add additional buffer fence around the perimeter to limit public access from adjoining properties.		10	\$250,000
Shooting Range	Shared Shooting Range	Improvements to shared shooting range, including an addition, classroom improvements, and an additional berm		11	\$66,552
				<b>Total</b>	<b>\$5,123,427</b>

# MICHIGAN DEPARTMENT OF CORRECTIONS

*“Committed to Protect, Dedicated to Success”*

## MEMORANDUM

**DATE:** 6/15/20  
**TO:** Erica Huss, Warden Marquette Branch Prison  
**FROM:** Sean Sundholm, Physical Plant Supervisor MBP  
**SUBJECT:** Annual Facility Inspection Report for Marquette Branch Prison

An Annual Facility Inspection was conducted per Item I of PD 04.03.100, Preventive and Emergency Maintenance for Correctional Facilities, and per Chapter 5 of the MDOC Physical Plant Operation Plan. The purpose of the inspection is to assess the need for future maintenance and to identify budgetary needs and establish spending plans. This year’s annual inspection results follow and are noted by building.

### MARQUETTE BRANCH PRISON

#### Recent Accomplishments

1. Upgraded fire suppression system in level 1 and 5 kitchens.
2. Upgraded the hot water recirculation system for entire prison.
3. Doubled the number of cameras at the prison.
4. Installed new dual fuel generator and switch gear in power plant.
5. Installed full drape concertina wire around entire perimeter.
6. Upgraded to all new LED interior yard lighting.
7. All new LED perimeter lighting.
8. New boilers and automation controls for power plant.
9. Upgraded level 5 housing units to LED lighting.
10. Storm drain runoff system rerouted for entire prison.
11. New water main from front entrance into the facility.

#### Administration (Building 1)

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

#### Rotunda (Building 2)

- Replace existing window system - w/ insulated system.
- Interior finish to meet “Class C” requirements (Partial Completion).
- Tuck point all sand stone on exterior walls.
- New trim/fascia on post 9.

#### Brooks Center (Building 3)

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

- Roof system (Ballasted EPDM) need to be replaced and has been scheduled.

#### **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. Project has been put out for bids for 2020

### **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.



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

- Trim needs painting.

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

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

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

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

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

- Building in poor condition—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.
- Looking to add ICON water saving electronic controls to showers, sinks.

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

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

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

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

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

- Replace shower ventilation because it is inadequate for the number of prisoners being housed in this dorm.
- Remodel shower/bathroom areas. The tiles, flooring, ventilation and some of the plumbing are high maintenance areas and are in need of a complete remodel.
- Looking to add ICON water saving electronic controls to showers, sinks.
- 

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

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

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

- Replace roofs.
- Exterior needs painting.

### **Site**

- PPD system is in need for a full replacement as current system is no longer supported by contractors and has failed several times with no spare parts available.
- Parking Lots north and west of cell block B - Seal cracks and place 1.5" bituminous pavement overlay over existing bituminous pavement on parking lots.

- Drive between lot north of cell block B and lot west of cell block C down to Post 4 - Remove and replace full depth of bituminous pavement. Enlarge radius around curves and widen drive.
- State vehicle parking lot - Seal existing cracks and overlay with 1 1/2" bituminous pavement northeast of the Brooks Center. Add gravel shoulder to the northeast edge of the pavement.
- Replace broken and cracked sidewalks and handball court in Level V. Sidewalks are heaving and are a safety and security concern.
- Replace full depth bituminous drive from sally port entrance to A dorm.
- Upgrade new cable T.V. distribution system through out facility.

## **MANGUM FARM**

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

### **Service Building** (Building 52)

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

### **Cattle Barn** (Building 53)

- Exterior needs painting.

### **Farm Storage – Tools/Quonset** (Building 54)

- Exterior needs painting.

### **Horse Barn** (Building 55)

- Exterior needs painting.

### **Feed Storage Barn** (Building 58)

- Exterior needs painting.

Cc: Robin McCarthy, Administrative Officer

**MARQUETTE BRANCH PRISON**  
**5-Year Plan FY2022**

Building	Project Description	Reason Description	Quantity & Units	Facility Priority	Cost Estimate
Site	Replace the PPD system at MBP	The existing PPD system at MBP is obsolete and parts are hard to come by.	1 system	1	\$1,600,000
O dorm	O dorm roof is in need of replacement.	The existing roof has reached it's life expectancy and is a constant high maintenance issue.	9,500 SF	2	\$300,000
Warehouse	Construct Warehouse Building outside secure perimeter	Reduce vehicle traffic within the secure perimeter and the introduction of contraband.	18,000 SF	3	\$2,100,000
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 not meeting 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
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	7	\$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	8	\$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	9	\$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	10	\$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	11	\$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.	Due to age of system. To prevent failure. Long-term/high maintenance issue. Due to freeze-thaw cycles. Parking lots north and west of the administration building need pavement overlay and crack seal. Lots have some cracking pavement overlap along with seal cracking would extend life.	72,440 SF	12	\$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	Needed to comply with ADA guidelines.	22,500 SF	13	\$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	14	\$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	15	\$15,000
				<b>Total</b>	<b>\$8,602,400</b>

# MICHIGAN DEPARTMENT OF CORRECTIONS

*“Committed to Protect, Dedicated to Success”*

## MEMORANDUM

Date: August, 2020

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

From: Billy Gibson; A/Physical Plant Superintendent, MCF

Subject: **Annual Physical Plant Report**

As required by PD-04.03.100 Preventive and Emergency Maintenance for Correctional Facilities, the annual physical plant inspection for MCF was completed for the year 2020. This inspection provides an overview of the general condition of the building's envelope and grounds. MCF was built in four stages starting in 1973 until Unit 6 was completed in 1986. The facility and building envelopes are still in good condition after 46 years of service.

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

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

Control upgrades continue.

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

#### **MCF**

Steam stations in housing units 2, 3, and 4 have been replaced.

Facility controls upgrade phase one has been completed.

Asbestos survey has been completed.

Housing unit 2 and 5 has been re plumbed.

Repaired door frames in housing units.

Replaced shower exhaust fan on housing unit four.

## **Annual review of Physical Plant**

### **MCF**

#### **Housing Units**

The housing units are in good condition. Most of the housing units have some leaks due to the roof age. Windows are single pane and not energy efficient; A few doors need to be replaced. We have been replacing doors each year as funds allow. Plumbing pipes are showing signs of deterioration and are being replaced when applicable. Cracked hydrant outside of housing unit five (5) has been replaced. Steam stations in in housing units three (3) Four (4) and two (2) has been replaced.

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

The Warehouse/ Maintenance Building are structurally in good condition. The roof has a fair amount of leaking. The exterior is in good condition.

#### **Administration**

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

#### **Power Plant**

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

#### **Pole Barn**

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

#### **Trailers**

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

#### **Food Service**

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

#### **Grounds**

All drives and roads need patching and crack repair. Both Administration and facility parking lots need asphalt replaced and cracks repaired. Perimeter road needs replaced, and some crushed aggregate added to it. The buffer fence is still old but is working sufficiently. Fence is in good condition; some areas showing a fair amount of rust and may need to be replaced in the future. Fence between power line service road and facility should be replaced and extended.

#### **School Building/ LTA**

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

**Health Care**

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

cc: Gene Page  
Bobi Dixon-Ingalls

Ed Vallad  
Jeff Niemi

# MUSKEGON CORRECTIONAL FACILITY

5-Year Plan

FY2022

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 usefull life.		1	\$2,000,000
Physical Plant	Generators and Switch-gear upgrade and replacement. Condider change to natural Gas.	Original equipment needs upgrade/replacement for reliability and efficiency.		2	\$600,000
Site	Sidewalk Repairs, Replacement and Updates.	Sidewalks are crumbling in some areas and cause tripping hazards. Area from sallyport 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 1/2 mile of this fence. It is rusted and damaged.	Fencing is past its useful life. Replace rusted fence. Afte 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.	65,00 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	Replacing windows inhousing units for safety and energy efficient. Windows are single pane and in poor repair.	To replace windows with better energy efficiency window.	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
				<b>Total</b>	<b>\$3,955,000</b>



# MICHIGAN DEPARTMENT OF CORRECTIONS

**“Committed to Protect, Dedication to Success”**

## MEMORANDUM

Date: 5/19/2020  
To: Warden Cathy Bauman, NCF  
From: Craig Carruthers; Physical Plant Superintendent, NCF  
Subject: **Annual Physical Plant Report 2020**

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

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

#### **NCF**

Powerhouse stack demo completed. Roof to be replaced this summer.

Mail room mini split system completed

Warehouse freezer project is Completed

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

Several areas had new carpet installed and walls painted.

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

All preventive maintenance on air handlers completed.

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

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

Water annual requirements completed.

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

Drain system in big yard repaired.

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

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

### **Food Service; Building # 70**

- The Food Service Building is in good structural condition.
- Loading dock concrete wall and deck is deteriorating very badly and needs to be replaced
- Many pieces of food service equipment need to be replaced and updated.
- Roof is in fair condition and should be replaced soon.
- The central laundry floor has been very problematic and needs an epoxy floor covering.
- Air handling equipment needs to be upgraded to energy efficient types.
- Drop ceiling need to be replaced.
- Building needs new air conditioning equipment installed as the old has failed and is obsolete.

- Painting and routine maintenance is ongoing.

### **School Building; Building # 73**

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

### **Health Care; Building # 72**

- Health Care is in good structural condition.
- The roofing seems to be in good condition.
- Carpeting is in poor condition and should be replaced in the offices.
- HVAC equipment should be upgraded to energy efficient types.
- Doors and windows should be upgraded to energy efficient types.

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

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

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

- The Warehouse Building is structurally in good condition.
- The roofing seems to be in good condition.
  
- All windows need to be replaced with energy efficient units. Most windows in this building no longer work.
- The brickwork needs tuck pointing.
- Roof over dock area needs to be replaced
- The elevator has been problematic and needs to be replaced.
- HVAC equipment and controls are in poor condition should be upgraded with energy efficient units.
- Inside brick walls show signs of wear and damage from the warehouse equipment.

- Refrigeration equipment needs upgrading to modern energy efficient types. Two freezers have been installed on main floor to start the upgrades but we should look at adding a cooler to this area.
- Cameras should be added in this area for monitoring store goods
- The new Administration Building area is in good shape and repairs have been minimal. We should replace the windows with ones that will open and close.
- All doors should be updated to energy efficient units.

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

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

### **Power Plant; Building #42**

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

### **Machine Shop; Building # 41**

- The Machine Shop is in good structural condition.
- The roofing seems to be in good condition
- Upkeep, maintenance and painting is on going.
- Windows and doors need to be replaced with energy efficient units.
- HVAC equipment is in poor condition and should be updated to energy efficient units.
- All the old water softener tanks and piping should be abated and removed.

- The facility domestic water heating sysetm needs to be replaced with a larger unit as the current unit will not supply enough hot water.

#### **Grounds Shop; Building # 44**

- The Grounds Shop is in fair condition.
- The roof needs replacing.
- Windows should be replaced with energy efficient units or bricked up and insulated.
- The air handler/heating unit should be upgraded to energy efficient types.

#### **Fire Hall Building; Building # 56**

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

#### **Inside Yard and Weight Pits**

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

#### **Utilities and Infrastructure**

- Light and camera bases are deteriorated, and need replaced
- Domestic water supply system is in fair condition.
- All road ways and parking areas need pavement replaced.
- Ongoing lead issues have been addressed by Phosphate injection and Chlorination at the wells.
- Water tower is in good condition.
- Fire hydrants should be updated to new ones as many are over a hundred years old with no parts available.
- Electrical distribution system is in good condition except for the overhead supply to the wells. It should be replaced with a new underground system.
- Many of the outdoor ground mounted electrical transformers and switches need repairs to their enclosures.
- The facility sewer system is in fair condition with the exception of the main line that runs from the facility to the Village of Newberry. This section is in poor condition and should be replaced.

### **Security Systems**

- Most of the facility security systems are functioning adequately.
- The perimeter fencing had some problematic areas that needed to be tightened and refastened.
- The inside shaker wire is in poor condition and needs to be replaced.
- The head-end is scheduled to be updated through a DTMB project in the next year or so.

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

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

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

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

### **Potato Building; Building #47**

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

### **Garage Building #45**

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

### **Truck Garage #100**

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

### **Storage Buildings #78 & 75**

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

### **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. Two have had the roof cave ins this winter.
- Many windows are broken and falling out. Many areas are not safe to enter. All windows should be boarded up.
- Old unused fire hydrants need to be dug up and removed.
- Many trees are reaching the end of their lives and need to be cut down and removed.

### **PPC Request**

- PPC 19-209 Core change rekey – In process
- PPC 19-234 PBF Gym floor replacement - Completed
- PPC 19-306 TSC hallway camera – Completed
- PPC 19-462 Kitchen Camera Add-on - Completed
- PPC 19-450 Window security bars – On hold
- PPC 19-486 Kitchen equipment - Completed
- PPC 19-561 Razor added funding - Completed
- PPC 19-569 Fire Alarm retrofit – On hold
- PPC 20-025 Lock swipe cards – Awaiting final approval
- PPC 20-074 Boom lift purchase - Completed
- PPC 20-100 Classroom carpet – In progress currently on hold
- PPC-20-117 Security system add funding – On hold

cc: George Sevarns  
Ed Vallad  
Jeff Niemi

# NEWBERRY CORRECTIONAL FACILITY

5-Year Plan

FY2022

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 and on east side of programs building. Totally	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	\$ 300,000.00
site	Miscellaneous piped utilities project, New. Add necessary piping and valves to all three Pump Houses to meet EGLE water sampling requirements	Due to facility growth. Due to facility request. To prevent personal injury. Life safety issue. To extend life. EGLE request.	1 unit	2	100,000.00
Site	Pavement Areas/Driveways/Roadways, Bituminous, Remove & Reseed. Existing bituminous driveways around Buildings 34, 95, 96 and along front of the old hospital, including tennis courts and basketball courts.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.		3	\$ 1,000,000.00
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	\$ 500,000.00
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	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	\$ 3,500,000.00
Warehouse/Progra	Replace existing window system - w/ insulated system.	Worn out. To Eliminate High Maintenance Condition. Damage Due To Facility Growth.	3000 sq ft	6	\$ 190,000.00
Control Center	R/R all security gates in buble area 5 total	Age dependability availability of parts		7	\$ 500,000.00
All Units	R/R all housing unit windows	age, deterioration, operation		8	\$ 800,000.00
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	\$ 800,000.00
Service Building	Equipment - New and Replacement. Replace freight elevator and conveyor.	Damaged. To Eliminate High Maintenance Condition. Damage Due To Facility Growth.	1 unit	10	\$ 190,000.00
Site	Replace sewage lift station southeast of power house	existing lift station is damaged and has reached the end of it's useful life.	1 unit		\$ 40,250.00



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		\$ 124,000.00
Service Building	INTERIOR LIGHTING-Replace interior light fixture(s), Industrial. Basement light fixtures.	Existing equipment is old and has reached the end of its useful life. Increase equipment efficiency. Increase lighting levels. Appearance. Provides a cost and energy savings.	15,000 sq ft		\$ 93,000.00
Site	Distribution Pipe, Water, Remove & Backfill. Existing water service lines serving the old hospital and surrounding Service Buildings and Houses need removed. Coordinate with other water projects.	Due to facility growth. To prevent failure. To improve fire water flow. To improve domestic water flow. Long-term/high maintenance issue. Service reliability. Due to facility construction. Existing hospital and multiple surrounding buildings and ho	10,000 LF		\$ 310,500.00
Site	Distribution Pipe, Water, New. Provide 1650 LF of 8" ductile iron water main pipe from new water tower to the "community" water lines located north of Building 32 across Campbell Avenue. Begin at new water tower and pipe it along the west	Due to facility growth. Existing is undersized. To prevent failure. To improve fire water flow. To improve domestic water flow. Long-term/high maintenance issue. Service reliability. Prevent winter freezing hazard. To extend life. Must maintain w	1,700 LF		\$ 92,000.00
Site	Distribution Pipe, Water, New. Provide 1050 LF of 6" ductile iron water main pipe as a dedicated supply line from Pump House No. 5 and 6. Begin pipe at existing 6" line coming from Buildings 75 - 79 area, under the RR tracks, southeast of	Due to facility growth. Existing is undersized. To prevent failure. To improve fire water flow. To improve domestic water flow. Long-term/high maintenance issue. Service reliability. Prevent winter freezing hazard. To extend life. Existing supply	1,100 lin ft		\$ 60,000.00
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	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		\$ 101,000.00
Site	Pipe, Sanitary, Remove & Backfill. Located along north face of the old demolished hospital, along the west side of the hospital and leading into and past Buildings 95, 96 and 34. At miscellaneous areas between buildings to be demolished on	Due to age of system. To prevent failure. Long-term/high maintenance issue. Service reliability. To improve security. Due to existing buildings being demolished.	4800 lin ft		\$ 208,500.00
Site	Sanitary Pre-Treatment Mechanism, Bar Screen, Remove & Replace. Add new automatic bar screen unit adjacent to existing unit, ensuring that the new mechanism treats the main sanitary sewer line from the southeast direction. Dismantle the	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		\$ 1,100,000.00
Site	Building demolition. Demolish entire structure. All Buildings on demo list.	Request of Facilities Maintenance. Building no longer used or usable.			\$ 3,000,000.00
Maintenance shop	Replace/new fire protection system. Provide to entire building. Tie in existing system.	Life safety issue. Currently, only storage rooms are sprinklered.	10,500 SF		\$ 145,500.00
Power House	Miscellaneous. Provide roof exhausters, wall louvers, associated motor operated dampers and controls (reverse acting thermostat).	None presently installed. Provide better temperature control. Exhaust excess heat in building.	1 unit		\$ 77,500.00
Power House	Miscellaneous. Remove abandoned turbines.	Not functioning or broken.	3 units		\$ 171,000.00

Power House	New controls for boilers, cooling towers, chillers etc. Provide on two existing boilers.	Beyond useful life. Better equipment available. Requirement for other improvements.	2 Units		\$ 93,000.00
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		\$ 247,000.00
Kitchen	Replace quarry tile. With monolithic polymer floor, all kitchens and dinning areas.	Damaged. Leading to More Serious Problems. To Eliminate High Maintenance Condition. To Cover up Water Damage.	9,000 SF		\$ 174,000.00
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		\$ 232,000.00
Storage	Provide pre-engineered building. Replace existing building with new structure.	Request of Facilities Maintenance.	3,000 SF		\$ 186,000.00
site	Replace all light and camera pole bases with new	deteriorated beyond repair	27		\$ 150,000.00
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		\$ 49,000.00
Kitchen	Miscellaneous. To provide ventilation to tunnel/basement areas. Provide relief to space, include heating, piping, ductwork and accessories.	None presently installed. Doesn't meet current ventilation standards. Code compliance.	1 unit		\$ 10,250.00
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		\$ 42,000.00
Site	EXTERIOR LIGHTING-Miscellaneous. Rewire existing exterior wall-pak fixtures and security fixtures together. Provide one central control station with timeclock, photo cell and contactor controlled panel(s).	Increase equipment efficiency. Security light. Service reliability. Owner request.	48 units		\$ 30,000.00
Site	Fire Hydrant & Valve Box, Remove & Backfill. Existing hydrants and post indicator valves are to be removed and parts to be used to rebuild existing hydrants and maintain an inventory.	To prevent failure. To improve fire water flow. To improve domestic water flow. Long-term/high maintenance issue. Service reliability. Due to mass demolition of old hospital and water service lines.	17 Units	replaced as needed	\$ 53,000.00
Site	Distribution Pipe, Water, New. Located along the east side of Building 72. Begin at 8" coming into the prison on the north side and tie into the water line that serves Buildings 67, 68 and 72 from the south main prison feed. Include necessary valves.	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		\$ 50,000.00
Site	Structures I, Manhole, Remove & Backfill. Located at various locations around the property. Coordinate with sanitary pipe removal project.	Due to age of system. To prevent failure. Long-term/high maintenance issue. Service reliability. To improve security. Due to existing building being demolished.	25 Units		\$ 39,000.00

Site	Pipe, Sanitary, New. Add 700 LF of storm pipe from existing sanitary manhole located on the north side of Campbell Avenue, across from the Administration Building, to the existing sanitary manhole on the north side of Building 34.	Due to age of system. Due to facility request. To prevent failure. Long-term/high maintenance issue. Service reliability. 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		\$ 43,500.00
Maintenance shop	Main control panel and front-end direct digital controls (DDC) equipment.	None presently installed. Provide monitoring of each building.	1 Unit		\$ 53,000.00
Power House	ELECTRICAL DISTRIBUTION SYSTEM-Replace distribution panel.	Existing equipment is old and has reached the end of its useful life. Replacement parts are either hard to find or no longer available. Increase equipment efficiency. Service reliability. Provides for future growth.	2 Units		\$ 37,000.00
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		\$ 150,000.00
Kitchen	ELECTRICAL DISTRIBUTION SYSTEM-Remove existing distribution equipment. Replace existing 400A disconnect switches located in the Kitchen, School and Infirmary basements. Six total.	Existing equipment has become a safety problem. Personal safety. Owner request. Existing disconnect switches are not dead-front.	6 Units		\$ 58,000.00
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		\$ 500,000.00
Service Building	ELECTRICAL DISTRIBUTION SYSTEM-Remove existing distribution equipment. Install new distribution panels and padmount transformer.	Existing equipment is old and has reached the end of its useful life. Existing equipment is obsolete. Service reliability. Provides for future growth.	10 units		\$ 559,000.00
Service Building	Replace/new fire protection system. Provide to entire building.	Life safety issue. Currently, only storage rooms are sprinklered.	64,000 sq ft		\$ 875,000.00
NA	Install gates to access unit 11 yard with welding trailer	More secure location	1		\$ 115,000.00
				Total	\$ 16,490,000.00

## MICHIGAN DEPARTMENT OF CORRECTIONS

“Committed to Protect, Dedicated to Success”

### MEMORANDUM

Date: 8/6/2020

To: Lester Parish, Warden ECF Oaks Correctional Facility

From: Jeff Zenner, 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 this project was completed have had some issues with Zone3&4 , 8 &9, 12 & 13 but today everything is working well today
- \* PPCR submitted for replacement of bubble gates and included in the 5-year plan.
- Info desk needs to be upgrade and moved make a more secure 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. This was approved but lack of funding at this time.
- \* New Chair lift Preconstruction meeting scheduled mid-July.2019
- \* Project was started contractor made a mistake in measurements on hold until COVID 19 is past

### **Housing Unit 4**

- \* New Chair lift Preconstruction meeting scheduled mid-July2019.
- \* Project was started contractor made a mistake in measurements. on hold until COVID 19 is past

### **Housing Unit 7**

- \* New Chair lift Preconstruction meeting scheduled mid-July 2019.
- \* Project was started contractor made a mistake in measurements on hold until COVID 19 is past

### **SUMMARY Current issues**

- Pump Chamber replacement Had a kick off meeting waiting on a contractor to be chosen
- Roof 500 Building needs replacement water from roof causing damage to the outside of the building causing bricks to and cement work to break away from the building.
- Exterior doors need to be replaced throughout the facility
- Water tower inspection was completed. Several issues were noted.  
Replace roof vent, install flap gate and 24 mesh screen to overflow pipe,  
Replace mud-valve, replace access tube vent screen with rubber gasket, install  
roof hatch gasket

### **SUMMARY**

Over the last several years Oaks Correctional Facility has seen some much-needed investments which have brought the facility to the excellent condition that it is currently in. We have a couple of projects to replace all our chair lifts 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 Three years. With the age of the drives and parking lots we need to continue to make repairs. Sidewalks are in good condition. Some areas around housing unit 6 and 7 will need to be replaced in the future.

Future issues to be 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. Sally port officer station should be replaced as well.

**OAKS CORRECTIONAL FACILITY**  
**5-Year Plan**                      **FY2022**

Building	Project Description	Reason Description	Quantity & Units	Facility Priority	Cost Estimate
100	Control Center Remodel	Beyond life expectancy	1	1	\$140,000
100	Replace Security Controls and Gates	Beyond life Expectancy	12	2	\$515,216
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	\$275,000
300	Replace roof membrane	Current membranes past life expectancy	2	6	\$290,000
500	Replace roof membrane	Current membranes past life expectancy	1	7	\$188,000
100	Replace roof membrane	Current membranes past life expectancy	1	8	\$305,000
HU's 100,200,300,	Exterior doors/frames/hardware replacement	Current doors/frames/hardware past life expectancy	40	9	\$400,000
200	Wall repair Food Service	Encapsulate current chipped wall with stainless panels	10	10	\$70,000
Grounds	Driveway and parking lot Seal coat /Repairs / Painting/extend parking	Extend life of pavement	1	11	\$125,000
300	Quarter master mezzanine installation	Additional storage needed.	1	12	\$45,000
Grounds	Interior gates repairs and modification	Upgrades to gates	8	13	\$75,587
Housing Units	PA System upgrade	Female announcement System beyond life expectancy	7	14	\$100,250
Propane Farm	Boiler / Propane Blender	Current Boiler / Propane Blender close to life expectancy	1	15	\$175,000
100	Information Desk	Current desk and location obsolete and beyond life expectance	1	16	\$49,570
200	Cooler Installation	Convert storage area to cooler for foodservice	1	17	\$80,000
500	Replace Underground Diesel Storage Tank	Beyond life expectancy- Replace with above ground	1	18	\$80,000
ECF Facility	Upgrade Fire Alarm System / Control Panels	System parts are getting / are obsolete.	11	19	\$500,000
Water Tower	Replace Water Tower Pump Chamber Controls	Upgrade controls past its life expectancy	1	20	\$50,000
				<b>Total</b>	<b>\$4,008,623</b>

## MICHIGAN DEPARTMENT OF CORRECTIONS

**“Committed to Protect, Dedicated to Success”**

### MEMORANDUM

Date: 7/13/2020

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

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

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 has been replaced early this year.
- \* New Roofing was installed on this building in 2013

### **Housing Unit 500**

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

### **Housing Unit 600**

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

### **Housing Unit 700**

- \* The brick problems were covered in the overview
- \* The HVAC 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
- \* Wheelchair lift in this unit has been replaced early this year.

### **Housing Unit 900**

- \* Most of the brick problems were repaired in our recently completed project, but some expansion joints still need to be recut and opened up
- \* The HVAC 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 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
- \* A new Warehouse loading dock has been installed and the other has had repairs made. Both now, in excellent condition.
- \* New Roofing was installed on this building in 2013

### **Grounds/Woodshop # 1600**

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

### **PPC/ACR Requests (w/approval date)**

- \* SRF-Saginaw-19-053-Sally port gates-11162018 – Project currently on hold
- \* SRF-Saginaw-20-171 Health Care lobby lock - approval received
- \* SRF-Saginaw-20-105-Asphalt sealcoating-02202020 – Project currently on hold
- \* SRF-Saginaw-20-096-Dishwasher-02052020 – Project currently on hold
- \* SRF-Saginaw-20-101-Tractor-02052020 – Tractor received.
- \* SRF-Saginaw-20-180-Water heater replacements-07012020-Unit 900 complete
- \* SRF-Saginaw-20-095-Carport-02052020 - Project currently on hold
- \* SRF-Saginaw-20-169-Building 100-additional duress-03172020 – complete
- \* SRF-Saginaw-20-170-Inspectors offices-03172020 Complete
- \* MDOC-SRF-03-2020-Inspector office - complete
- \* MDOC-SRF-05-2020-Unit 600 food slots – complete
- \* MDOC- SRF-4-2020-Training room partition project – complete
- \* MDOC- SRF-3-2020-Day room bunks COVID-19 project – On hold until needed

## **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. While our Sally Port gate project is not complete due to COVID-19 delays, the new gates are operational. Our recently completed Door/Masonry project, which included new secure sliding bubble gates, and our newly installed Wheelchair lifts, our daily use items are or will be in excellent condition for some time.

The Facility parking area and perimeter road were new or resurfaced within the last three years. 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**                      **FY2022**

Building	Project Description	Reason Description	Quantity & Units	Facility Priority	Cost Estimate
Housing Unit 800	HVAC Equipment and Controls	Worn out. Future major expense.	1 Unit	1	\$200,000
Housing Unit 900	HVAC Equipment and Controls	Worn out. Future major expense.	1 Unit	1	\$200,000
Housing Unit 500	HVAC Equipment and Controls	Worn out. Future major expense.	1 Unit	1	\$200,000
Housing Unit 1200	HVAC Equipment and Controls	Worn out. Future major expense.	1 Unit	1	\$200,000
Housing Unit 700 L	HVAC Equipment and Controls	Worn out. Future major expense.	1 Unit	1	\$200,000
Housing Unit 600 L	HVAC Equipment and Controls	Worn out. Future major expense.	1 Unit	1	\$200,000
Housing Unit 400	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 2	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 2	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 2	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 -	Misc projects. Replace 96 automatic door tracks.	Worn out. Damaged. To Eliminate High Maintenance Condition. Damage Due To Facility Growth. Request of Facilities Maintenance.	Lump Sum		\$75,000
Housing Unit 1200	Misc projects. Replace 96 automatic door tracks.	Worn out. Damaged. To Eliminate High Maintenance Condition. Damage Due To Facility Growth. Request of Facilities Maintenance.	Lump Sum		\$75,000
Support Services 2	Replace Mista-Fire hood suppression system	Current system controls have become obsolete. Need exists to replace controller and water system with a chemical type system	1 system		\$35,000
Support Services 2	Replace all food service flooring	Existing tile flooring system has reached it maximum life expectancy. Current surfaces are difficult to keep clean.	10,000 sq ft		\$100,000

Administration 100	Replace Car Port	Current car port has develeoped leaks and support poles are becoming rusted and unstable.	1 unit		\$50,000
Recreational Yard	Resurface walking track, basketball court, handball court. Repair backstop and other recreational equipment	Current track and basketball surfaces have become cracked and uneven.	1		\$125,000
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
Site	Provide ADA Egress ramps on four housing units with chair lifts.	Needed to provide emergency access for Wheel Chair permanent inmates when chair lifts are non-operational.	4 units		\$400,000
				<b>Total</b>	<b>\$5,605,000</b>

# MICHIGAN DEPARTMENT OF CORRECTIONS

“Committed to Protect, Dedicated to Success”

## MEMORANDUM

Date: August 13, 2020

To: Warden Robert Vashaw, SLF

From: Corey Daly, Physical Plant Supervisor, SLF

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

This Annual Report has been prepared in accordance with P.D.04.03.100 “Preventive and Emergency Maintenance for Correctional Facilities”. Specifically, section “N” requires CFA Physical Plant 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 facility buildings and grounds, overall, are in good condition with the exceptions listed on the following pages. The building exteriors are in generally good condition, however, many of the roofs need to be repaired or replaced. The building interiors, excluding the food service kitchen, are in good condition. All the security systems have been updated within the last five years and are performing very well. The razor wire on the perimeter fences has been updated and the fencing is in overall good condition. The electrical and mechanical systems are in generally good repair except for the water heaters and mixing valves. Plumbing systems are in good condition except the housing unit showers and the water softener system. Three of the perimeter towers are in very poor condition and need to be removed or replaced.

Currently the biggest issue facing the facility, from a maintenance standpoint, are the obsolete cell door, bubble area door 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 reached out to several local manufacturers, but responses have been slow due to COVID-19 issues.



## **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 all in very good condition. Some window glass needs to be replaced or re-glazed.

- \* Bubble area gates need to be replaced due to extremely heavy usage and lack of repair parts
- \* Bubble gate control system needs to be upgraded
- \* Several security doors need to be replaced
  - o This work had been approved and funded before COVID-19
- \* Water Heaters and mixing valves need to be replaced
  - o This work had been approved and funded before COVID-19
- \* Facility PA system needs to be updated
- \* Various roof leaks throughout the building
- \* Visitor bathrooms need to be updated

### **Education/Programs building # 300**

The HVAC system is in good condition except for the water heater 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
  - o This work had been approved and funded before COVID-19
- \* Several security doors need to be replaced
  - o This work had been approved and funded before COVID-19
- \* Various roof leaks throughout the building

### **Food Service and Health Care building # 200**

The HVAC system is in good condition except for the water heaters 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 dining room need to have the ceiling replaced
- \* Food Service dish washing machine needs to be replaced
- \* Water Heaters and mixing valves need to be replaced
  - o This work had been approved and funded before COVID-19
- \* Food Service light fixtures need to be replaced
- \* Several security doors need to be replaced
  - o This work had been approved and funded before COVID-19
- \* Health Care all old carpet and some office vinyl flooring needs to be replaced
- \* Various roof leaks throughout the building

## **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 past its end of life and needs to be upgraded
- \* Water softener system needs to be taken offline and decommissioned
- \* Various roof leaks throughout the building
- \* Main switchgear needs to be cleaned and breakers tested
  - o Funding has been approved
  - o Work is awaiting approval once COVID restrictions are lifted

## **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 or re-glazed.

- \* Concrete in front of unit needs to be leveled
  - o This work had been approved and funded before COVID-19
- \* Several security doors need to be replaced
  - o This work had been approved and funded before COVID-19
- \* Flooring near showers needs to be replaced
- \* Various roof leaks throughout the building

## **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 or re-glazed.

- \* 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
  - o This work had been approved and funded before COVID-19
- \* Flooring near showers needs to be replaced
- \* Various roof leaks throughout the building

#### **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
  - o This work had been approved and funded before COVID-19
- \* Flooring near showers needs to be replaced
- \* Various roof leaks throughout the building

#### **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 or re-glazed.

- \* Concrete in front of unit needs to be leveled
- \* Several security doors need to be replaced
  - o This work had been approved and funded before COVID-19
- \* Flooring near showers needs to be replaced
- \* Various roof leaks throughout the building

#### **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
  - o This work had been approved and funded before COVID-19
- \* Flooring near showers needs to be replaced
- \* Various roof leaks throughout the building

#### **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 or re-glazed.

- \* Concrete in front of unit needs to be leveled
- \* Several security doors need to be replaced
  - o This work had been approved and funded before COVID-19
- \* Flooring near showers needs to be replaced
- \* Various roof leaks throughout the building

## **Perimeter Towers**

Towers B, D and E are in disrepair and need to have the upper portion removed and the remaining section reroofed. The floors at the top are rotted and they are unsafe for their intended purposes. Towers B and D have been sealed and access is not permitted.

- \* Tower C needs a new HVAC system installed

## **SUMMARY**

The overall condition of SLF is currently quite good. Many of the needed repairs had been approved and funded before the COVID-19 restrictions were implemented. We are hoping that these projects resume soon as all are extremely necessary.

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

## **Current Issues**

- \* Water heaters
- \* Facility security doors
- \* Housing unit and cell door locks and component shortage
- \* PA system
- \* Bath plumbing access in 300 Building
- \* Roof leaks
- \* Water filtration control system

## **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
- \* Food service kitchen remodel

## **Current or Expected Major Projects**

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

# ST LOUIS CORRECTIONAL FACILITY

5 Year Plan

FY2022

Building	Project Description	Reason Description	Quantity & Units	Facility Priority	Cost Estimate
SITE	Roof Repairs	Most roofs have assorted leaks and need to be repaired or replaced.	18	1	\$600,000
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	2	\$180,000
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.	3	\$920,000
SITE	Facility security doors	Project 472/19496.SDW encompasses this work but has been put on hold due to COVID-19 restrictions. Doors and frames are rusting and pulling loose from the block walls.	25	4	\$400,000
SITE	Concrete leveling	Project 472/19534.SDW encompasses this work but has been put on hold due to COVID-19 restrictions. Replace concrete pads throughout the facility to remove tripping hazards around all buildings.	60	5	\$100,000
SITE	ICON water valves	Install a timed water flushing system that will save on water usage and reduce repair costs.	588	6	\$510,000
SITE	Blacktop Repair and Resealing	Parking lot needs to have cracks filled and to be resealed	120,000 SQ. FT.	7	\$80,000
SITE	Housing Unit Windows	Replacement of housing unit windows due to seal failure.	672	8	\$420,000
Near F/S	Gate	Gate with opener to be installed behind food service to be controlled by A tower	1	9	\$45,000
SITE	Towers	Remove top portion of towers and re-roof at height of 10 ft.	3	10	\$160,000
Units 1 & 7	Wheelchair Lifts	Project 472/19111.JAG - Wheelchair Lifts encompasses this work but has been put on hold due to COVID-19. Current lifts are 20 years old but in good working order.	2	On Hold due to COVID	\$425,000
SITE	Shower Repair	Project 472/17471.JAG - Housing Unit Shower Renovations encompasses this work but has been put on hold due to COVID-19. Install stainless shower inserts in 56 facility stalls to replace aging tiled units.	56	On Hold due to COVID	\$825,000

SITE	PVI Atmospheric Gas Water Heaters	Replacement of domestic water heaters. Work is being completed by project 472/19110.JAG - Various HVAC Upgrades	10	In Process	\$1,314,263
Lift Station	Bar Screen Repairs	Repair of wastewater lift station and bar screen equipment. Work is approved and being completed by project 472/20052.SDW - Bar Screen Upgrades	1	In Process	\$800,000
SITE	ADA compliant ramps and Concrete Repairs	Upgrade buildings to ADA requirements and remove tripping hazards. Project 472/19534.SDW - ADA Egress and Related Infrastructure Improvements encompasses this work but has been put on hold due to COVID-19 restrictions	2	On Hold due to COVID	\$250,000
				<b>TOTAL</b>	<b>\$7,029,263</b>

# MICHIGAN DEPARTMENT OF CORRECTIONS

*“Committed to Protect, Dedicated to Success”*

## Memorandum

**DATE:** July 22, 2020

**TO:** Brenda Bonnee  
A/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 July 2020. Please note that the report outlines the condition of each area inspected as well as the specific areas that need improvement.

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

cc.  
Ed Vallad  
Daniel Smith  
File

## **Accomplishments**

The Ojibway closure was completed. Work is on-going to liquidate items removed from the site.

Wi-Fi was installed in the Training Academy.

The Academy lunch and bathrooms were repainted. New floor covering was installed in the lunchroom.

## **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:* Fair condition.
- *Electrical:* Good condition.
- *Plumbing:* Good condition.
- *Mechanical, Heating:* Good condition.



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

### **Transportation/Grounds Building**

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

### **Annex Building (Training Academy Building)**

- *Building Structure:* Good condition.
- *Roof:* Poor condition.
- *Windows, doors:* Fair condition.
- *Electrical:* Good condition.
- *Plumbing:* Good condition.
- *Mechanical, Heating and Cooling:* Good condition.
- *Specific Areas of Improvement:* Some classrooms need repainting. 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 fair condition.
- Sanitary sewer system is in good condition.

Northern Region Administration  
 5-Year Plan FY2022

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
				<b>Total</b>	<b>\$1,745,000</b>

# MICHIGAN DEPARTMENT OF CORRECTIONS BELLAMY CREEK CORRECTIONAL FACILITY

*“Committed to Protect, Dedicated to Success”*

## MEMORANDUM

**DATE:** 8/10/20  
**TO:** Matt Macauley Warden IBC  
**FROM:** Scott Klein Physical Plant Superintendent IBC  
**Subject:** Annual Physical Plant Report

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

### **Bellamy Creek Correctional review of Physical Plant**

#### **Security Systems**

- \*Stun Fence is functioning well currently. Parts from Gallagher becoming obsolete
- \*Shaker wire and perimeter fence no issue, continue to inspect and monitor
- \*PELS system locks up, 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 replacement of compressor complete
- \*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
- \*Chow Hall ceiling tile replacement complete
- \*Quarry tile floor replacement as needed

### **Grounds Storage**

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

### **Bellamy Grounds**

- \*The drives and roads are in poor condition
- \* One perimeter road patch complete

### **IBC Backup Generator**

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

### **Backup L.P. system**

- \*The L.P. system is working well and tested per policy. Calibration completed by IPS
- \* Staff will be painting tank and relabeling soon

## **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
- \*C-unit exterior has been power washed to remove algae

## **Dorm, Food Service, Visit room and Chapel**

\*Area in good shape

## **Dorm Ground**

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

## **Dorm Generator**

- \* Dorm generator in good condition, annual service performed
- \* Transfer switch and transformer working as designed
- \* Still waiting on redundant manual transfer switch install

## **Dorm Boiler House**

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

## **PPC Requests/Approvals**

\*2 PVI water heaters approved and waiting on purchase

## **Summary**

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

**BELLAMY CREEK CORRECTIONAL FACILITY**  
**5-Year Plan                      FY2022**

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	\$1,000,000
Housing- Dorm	Update roofs on All Units and A, B, and C units	Showing wear and end of shingle life	3 units	6	\$500,000
IBC Housing	Roofs for all Housing Units	Buildings are aging and leaks starting	8 Units	7	\$2,000,000
IBC Housing	Intercom upgrade	Existing system becoming obsolete	8 units	8	\$50,000
IBC Housing	Washers and Dryers	Ageing equipment/ repairs needed	8 Units	9	\$800,000
IBC Grounds	Zero Turn Mowers (2)	Age of existing 20 yrs.	2 units	10	\$70,000
				<b>Total</b>	<b>\$4,940,000</b>

# MICHIGAN DEPARTMENT OF CORRECTIONS

*“Committed to Protect, Dedicated to Success”*

## Memorandum

**DATE:** August 13, 2020

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

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

**SUBJECT: JCS Annual Physical Plant Evaluation**

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

### Facility

All areas inside all buildings and on grounds are being reviewed in response to COVID 19. Social distancing signs and floor marking, sneeze guards locations and cleaning scheduled are being considered. Asset change requests are being done.

### Housing Units

The heating system controls within Housing Unit J and K need to be upgraded to permit communications with the main diagnostic computer located in the Administration Building the current controls are obsolete. The domestic hot water boilers and storage tanks need to be replaced in housing units A/B, H/I and F/G. Insulation needs to be added to attics of all housing units for better heating of the buildings and energy efficiency. The MOP project to replace exterior doors is on hold due to COVID 19. The MOP project to replace roofs on housing units A/B and C/D is on hold due to COVID 19.

### Programs Building

The heating/cooling system within the building needs some upgrades to permit better control of the heating/cooling of the building, the current controls are obsolete. The MOP project to replace exterior doors is on hold due to COVID 19. The roof needs to be replaced.

### Modular units

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

### Food Service/Gym Building

The MOP project to replace exterior doors is on hold due to COVID 19. The roof needs to be replaced.

### Administration Building

The MOP project to replace exterior doors is on hold due to COVID 19. The roof needs to be replaced. Insulation needs to be added to attics for better heating of the building and energy efficiency. The heating/cooling unit for the Warden's suite is beyond its useful life and needs to be replaced. The MOP project to replace all the security gates in the administration building is on hold due to COVID 19.

### Grounds

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

### Maintenance Building

The MOP project to replace exterior doors is on hold due to COVID 19.

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

FY2022

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	2 units	4	\$30,000
Site	Parking Lot/Perimeter Road repaving/Replacing interior roadways and sidewalks	Parking lot and perimeter road, interior roadways and sidewalks cracking and breaking up. End of useful life.	TBD	3	\$2,000,000
Site	Replace double exterior doors/frames all buildings	Original windows doors rusted out and beyond life expectancy. MOP 472.19053.SDW currently in progress.	11 Unit	4	\$600,000
Site	Replace windows on all buildings	Original windows rusted out and beyond life expectancy	11 units		\$1,000,000
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
C-Fence	Additional security cameras	Install security camera on new C-Fence. Increased security control of contraband.	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
Food service	Replace walk in coolers/freezers in food service	Walk in coolers and freezers are nearing the end of useful life	2	2	\$100,000

Site	replace heating and air conditioning system Warden's suite addition.	System is 20 years old replacement parts are becoming obsolete, nearing end of useful life.	1	2	\$200,000
				<b>Total</b>	<b>\$7,045,000</b>

**MICHIGAN DEPARTMENT OF CORRECTIONS**

**“Committed to Protect, Dedicated to Success”**

**MEMORANDUM**

Date: July 14, 2020  
To: Noah Nagy, Warden JCF  
From: Lyle Wyskowski, Physical Plant Superintendent JCF  
Subject: **Annual Physical Plant Report, G. Robert Cotton Correctional Facility**

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

**Annual Review of G. Robert Cotton Correctional 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. Overall updates of doors, windows and lighting needed throughout the facility. 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 camera security system and security detection would be beneficial.

**Administration Building #100**

This building is structurally in good condition. Exterior brickwork on the building overall looks to be in good condition. Windows and doors need to be upgraded with energy efficient units. Wall coverings and flooring in occupied areas of the building are in fair condition. Lighting system is in serviceable condition but need to be updated to modern standards. HVAC system recently upgraded, although warranty has expired. Plumbing systems are functional in occupied areas. Fire alarm system is in fair condition 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. Food Service cooler units are in need of replacement and will be placed on the 5-year plan. The brick work on K unit appears to be in fair condition due to settling, will continue to monitor. 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. Continue to monitor crack in brick work due to settling. 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. Food Service cooler units are in need of replacement and will be placed on the 5-year plan. Fire alarm system is in fair condition but is slated to be upgraded soon. Roof is in good condition except for the areas that leak around ventilation stacks due to the installation process.

**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. Roof is in fair condition; replacement should be considered. Parking lot in poor condition, replacement required.

**Housing Unit 1\_TE/TF**

This building is structurally in fair condition. Exterior metal siding on the building overall to be in fair-poor condition due to the rusting at ground level. Windows and doors need to be upgraded with energy efficient units. Half-walls throughout building need repairs to stabilize. Wall coverings and flooring in occupied areas of the building are in poor condition. The floors are old cement that is pitting, and the walls are a constant struggle with repairs and replacement due to prisoner tampering, both should be replace/upgraded to a higher quality durable material. Pitting in concrete at entrances needs resurfacing. Entrance awnings would be beneficial to prevent water damage that has affected the doors, door frames, cement and foundation due to water, snow melt and salt entering under doors. Lighting is poor and the security of the current lighting system allows for tampering by prisoners, upgrade/replacement required. HVAC systems are in serviceable condition but need to be updated to modern standards; 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 metal siding on the building overall to be in fair-poor condition due to the rusting at ground level. Windows and doors need to be upgraded with energy efficient units. Half-walls throughout building need repairs to stabilize. Wall coverings and flooring in occupied areas of the building are in poor condition. The floors are old cement that is pitting, and the walls are a constant struggle with repairs and replacement due to prisoner tampering, both should be replace/upgraded to a higher quality durable material. Pitting in concrete at entrances needs resurfacing. Entrance awnings would be beneficial to prevent water damage that has affected the doors, door frames, cement and foundation due to water, snow melt and salt entering under doors. Lighting is poor and the security of the current lighting system allows for tampering by prisoners, upgrade/replacement required. HVAC systems are in serviceable condition but need to be updated to modern standards; 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 metal siding on the building overall to be in fair-poor condition due to the rusting at ground level. Windows and doors need to be upgraded with energy efficient units. Half-walls throughout building need repairs to stabilize. Wall coverings and flooring in occupied areas of the building are in poor condition. The floors are old cement that is pitting, and the walls are a constant struggle with repairs and replacement due to prisoner tampering, both should be replace/upgraded to a higher quality durable material. Pitting in concrete at entrances needs resurfacing. Entrance awnings would be beneficial to prevent water damage that has affected the doors, door frames, cement and foundation due to water, snow melt and salt entering under doors. Lighting is poor and the security of the current lighting system allows for tampering by prisoners, upgrade/replacement required. HVAC systems are in serviceable condition but need to be updated to modern standards; 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)**

- \* ACR JCF 022020 Twelve cameras and new server 5/3/20-In Progress
- \* ACR JCF 02 2020 Food service heated tray 3/16/20-In Progress
- \* ACR JCF 02 2020 MSI Metal detector 3/16/20-In Progress
- \* PPC 19-535 Arc flash phase 3 10/31/19-In Progress
- \* PPC 19-533 Roof project 10/31/19-In Progress
- \* PPC 19-514 Asphalt drive 10/10/19-In Progress
- \* PPC 19-513 Fuel storage dispenser tank 10/01/19-Purchased
- \* PPC 19-493 Starnet 2 Workstation 10/1/2019-In Progress
- \* PPC 19-476 I-CON Parts 9/27/19-In Progress
- \* PPC 19-421 TFS Exhaust Vent 9/4/19-In Progress
- \* PPC 19-151 Full body scanner 02/25/19-In Progress
- \* PPC 19-147 Upgrade fire alarm system 02/25/19-In Progress
- \* PPC 19-033 Temporary food service kettle replacement 10/26/18-In Progress
- \* PPC 18-284 Concrete replacement 07/13/18-In Progress
  
- \* PPC 19-496 Wheelchair lift-cover low bid 10/1/19-Complete
- \* PPC 19-473 Temporary housing camera 12/20/19-Complete
- \* PPC 19-472 Braille HVAC 9/27/19-Complete
- \* PPC 19-424 Juki Sewing Machines (MSI) 8/26/19-Complete
- \* PPC 19-423 Housing Unit Chairs 9/4/19-Complete
- \* PPC 19-314 John Deere 5090E 07/12/19-Complete
- \* PPC 19-187 2nd TC Hot water heater 03/01/19-Complete
- \* PPC 19-186 2<sup>nd</sup> TA Hot water heater 03/01/19-Complete
- \* PPC 19-163 Replace wheelchair lifts 03/01/19-Complete
- \* PPC 19-138 PBF Track improvements 02/04/19-Suspended
- \* PPC 19-121 Temp side cooler door 01/18/19-Complete
- \* PPC 19-047 Temporary kitchen oven replacement 11/19/18-Complete

## **SUMMARY**

Upcoming projects include Full Body Scanner, Fire Alarm System Upgrade, J Unit Med Room HVAC, Admin Building Access Control, Twelve cameras and server, Starnet 2 workstation, Concrete replacement, Perimeter Fence Security Upgrade. Arc Flash Phase 3, Asphalt parking lot upgrade, Continued interior painting extensively throughout the facility.

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

**G. ROBERT COTTON CORRECTIONAL FACILITY**  
**5-Year Plan FY2022**

Building	Project Description	Reason Description	Quantity & Units	Facility Priority	Cost Estimate
Facility Wide	Replace Roofing	Replace roofing of buildings 400,500,600,700, and Temp Housing 1, 2, 3. Two housing unit roofs leak with heavy rain. Requesting to use FY20 surplus towards remaining balance.		1	\$3,500,000
Facility Wide	Facility wide drives, walkways, and parking lots	Repair or replace approximately 80-90% of the drives, walkways, and parking lots throughout the entire facility grounds. Grind & resurface, and/or tear out and replace parking lots, driveways, concrete slabs/pads, and asphalt as needed due to wear and tear beyond serviceable life. Requesting to use FY20 surplus towards remaining balance.		2	\$3,500,000
Temp Housing 1,2,3	Repair and upgrade interior of temp housing units.	Replace the outdated lighting with new high efficiency LED lighting. Repair current floor pitting, then cover with tile. Replace the entrance doors due to damage and old age. Install new doors with higher insulation rating for temperature control and energy savings. We may also have to replace the interior fans.		3	\$600,000
200/600/grounds	Replace Food Service refrigeration and freezer units	Replace cooler and freezer units in food service. We had a few go down during the summer, and our HVAC technician stated the units have reached the end of their life expectancy. The refrigerant used in our current units is also becoming obsolete and extremely expensive to purchase when it can be found. Newer units are more energy efficient, which would reduce utility costs.		4	\$100,000
Temp Services/600	Replace Temp side dish machine in food service	Remove and replace the temp side dish machine. The machine is fully depreciated and currently requires regular repair to sustain operability.		5	\$100,000
Facility Wide	Replace and/or repair staff chairs	Replace and repair approximately 60 chairs throughout the facility. These are for custody and staff assignments in multiple areas. We plan on purchasing 20 new chairs, then sending in 20 for repairs. Once we receive the 20 repaired chairs back, we will send another 20 in for repair. After receiving the 2nd 20 repaired chairs, we will dispose of 20.		6	\$20,000
200/Facility Wide	Upgrade Emergency/generator power system	Upgrade the emergency/generator power system to meet facility needs during a power outage. This includes power distribution and lighting.		7	\$125,000
200/300/600	Replace Washing Machines	Replace several washing machines throughout the facility over the next few years. This includes 3 in Temp Side Laundry, 1 in quartermaster, and 1 in K-unit. Several machines are completely depreciated and past their warranty date. We are conducting regular repairs to maintain operation.		8	\$50,000
Grounds	Purchase a flex-wing mower	Purchase an additional flex-wing mower to replace the non-working one we have on grounds. It is fully depreciated and close to the end of usable life.		9	\$20,000
Facility Wide	Upgrade existing windows with high efficiency insulated windows	Current windows are damaged and reaching the end of their serviceable life. Upgrading to a higher efficiency insulated window will also decrease utility and fuel costs.		10	\$500,000
200/400/600	Replace and upgrade the air handler controls	Replace the current pneumatic controls with direct digital controls (DDC). The DDC would increase efficiency and reduce utility costs compared to the older style pneumatic controls.		11	\$310,000
200	Replace the Cotton side dish machine	Remove and replace the Cotton side dish machine.		12	\$100,000
Facility Wide	Replace carpet throughout the facility	Replace carpeting in different areas of the facility due to normal wear and tear.		13	\$60,000
300	Rebuild/Repair Masonry Wall	The building 300 wall shows normal signs of settling. We will continue to monitor to see if action is needed. No action is deemed necessary at this point, but it may need work within the next 5 years.		14	\$225,000
				<b>Total</b>	<b>\$9,210,000</b>



# MICHIGAN DEPARTMENT OF CORRECTIONS

**“Committed to Protect, Dedicated to Success”**

## MEMORANDUM

Date: August 12, 2020

To: Jodi DeAngelo, 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 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 facilities given available resources. The need for more FTE’s in Maintenance is present.

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

Re-tiled 500-unit Male base  
Re-tiled 500-unit Female base  
Re-tiled 500-unit bowtie  
Waxed all VCT tile floors  
Faux wood floor in MDOC breakroom

### **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. The building is in good structural condition. The door frames in the shower rooms and base porters’

closet are rusting and will need to be replaced. The side cells get constant use and the offenders/detainees are very destructive. Maintenance repair in these cells is conducted daily.

### **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. MOP in place to replace roofs, the project is on hold due to COVID-19. All cells have been cleaned out of all fixtures, including bunks.

### **Administration 100 building**

The Administration Building is good structural condition. Repairs are made as needed; the AC unit needs 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 two buildings more energy efficient and easier to control.

### **Food Service 800 building**

The Food Service Building is good structural condition. Building is currently CLOSED. Roof is in good 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. MOP in place to replace boilers, project is on hold due to COVID-19.

### **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, inside o DDC is cut by DDC staff and outside of facility by DRC staff.

### **300 School Building**

The School Building is good structural condition. Building is currently CLOSED. Some water lines have frozen during the past winter forcing us to drain the system until we made repairs. The building remains heated during the winter months with repairs being made, as necessary.

### **Health Care 800 building**

Health Care is good structural 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 structural condition and is currently being used for storage of the Emergency Warehouse.

### **Roofs**

Most roofs were replaced 9 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. MOP project on hold due to COVID-19. Repairs are made, as necessary.

### **Security systems**

All "A" zones are functional, staff repair as problems arise. Cameras are essential and are in good working condition. The DRC VMS MOP project upgraded the system to the same platform last year, the only thing left on the contract is training for DDC staff; project is on hold due to COVID-19.

### **Boilers**

Heating boilers are in fair condition. Boilers are being attended too properly. Boilers are being replaced in 800, 400 and 700 with MOP funds, project is currently on hold due to COVID-19. Many feed pumps and circulating pumps need seal repair kits.

cc: Frank Konieczki  
Daniel Smith

**DETROIT DETENTION CENTER CORRECTIONAL FACILITY**  
**5-Year Plan                      FY2022**

<b>Building</b>	<b>Project Description</b>	<b>Reason Description</b>	<b>Quantity &amp; Units</b>	<b>Facility Priority</b>	<b>Cost Estimate</b>
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. Tieing 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
500	Replace shower room door frames	Rusted frames.	1	3	\$60,000
				<b>Total</b>	<b>\$2,053,000</b>

**MICHIGAN DEPARTMENT OF CORRECTIONS**

**“Committed to Protect, Dedicated to Success”**

**MEMORANDUM**

Date: August 12, 2020

To: Jodi DeAngelo, 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 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 facilities given available resources and staffing levels.

**Overview of Physical Plant Accomplishments**

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

New VMS installed.

Exit sign replacement project

Quartermaster ramp renovation.

New heater vent registers installed in housing unit bathrooms and shower rooms.

Dish tank replacement.

## **Annual Review of Physical Plant**

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

The housing units are structurally in good condition. Painting is ongoing. Shower areas have been problematic, stainless steel walls and epoxy floors are being used in showers in 200 and 500 bldg. New heater vent covers have been installed in all shower rooms and bathrooms. Washers and dryers are installed and running smoothly. When breakdowns occur, staff repair or schedule repairs with a vendor. Maintenance repairs are made in all housing units as they are reported.

### **Warehouse 900 building**

The Warehouse Building is structurally in good condition. Refrigeration equipment needs upgrading, but in working condition. The roof was replaced two years ago.

### **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; however, the MOP project on hold due to COVID-19.

### **Maintenance 900 building**

Maintenance Building is structurally in good condition. Roof was replaced two years ago.

### **Propane blender**

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

### **Food Service/Health Care/Segregation 800 Building**

The Food Service Building is structurally 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. Repairs are made as soon as they are reported.

### **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. All zones are functioning as designed. Grass and weeds are being attended to weekly. The grass on the south perimeter by the railroad tracks gets sprayed quarterly to keep the weeds and grasses in check.

### **300 School Building**

The School Building is structurally 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, repairs are being made to the wood floor. There have been intermittent problems with roof leaks during heavy rains that cause water to go on the gym floor.

### **Health Care 800 building**

Health Care is structurally 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 can 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 northwest 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 in 2019 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 condition. 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 two years ago were 900 and 600 building.

### **Security systems**

PELS system was replaced in 2017, the 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. All security systems are serviced immediately, as needed, and have monthly and quarterly PMs conducted to ensure systems remain operational.

**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.

cc: Frank Konieczki  
Daniel Smith



**DETROIT RE-ENTRY CENTER CORRECTIONAL FACILITY**  
**5-Year Plan                      FY2022**

<b>Building</b>	<b>Project Description</b>	<b>Reason Description</b>	<b>Quantity &amp; Units</b>	<b>Facility Priority</b>	<b>Cost Estimate</b>
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 quadrupole 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
Site	Replace rusted door frames	Replaing frames throught housing units.	1	3	\$225,000
				<b>Total</b>	<b>\$3,055,000</b>

# MICHIGAN DEPARTMENT OF CORRECTIONS

*“Committed to Protect, Dedicated to Success”*

## MEMORANDUM

**DATE:** July 1, 2020

**TO:** Scott Yokom, Warden  
Charles E. Egeler Reception & Guidance Center  
Duane Waters Health Center

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

**SUBJECT: RGC/DWHC Annual Physical Plant Report**

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

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

### **Overview of Completed Projects**

Showers Block entry  
Sidewalks Walkways  
Laundry  
1-2-3 Block Roofs  
Admin F/S HVAC  
Lock-out Card Reader  
F/S Epoxy

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

#### **Housing Unit 1**

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

#### **Housing Unit 2**

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

#### **Housing Unit 3**

The overall condition of this unit is good. The roof has been replaced. The windows need replacement. The

shower areas need to be redone soon. Exterior needs concrete repairs.

### **C-Unit**

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

### **Administration**

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

### **Food Service**

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

### **Building 142**

This building is in all around good shape.

### **Sally Ports**

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

### **Maintenance Building**

The overall condition of this building is good.

### **Grounds**

The facility grounds are in good shape. Walkways and sidewalks have been 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 and mortar need attention soon.

CC

File

Amanda Dirschell

Daniel Smith

**CHARLES EGELER CORRECTIONAL FACILITY**  
**5-Year Plan                      FY2022**

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
DWH	Parking Lot	Asphalt is becoming a safety issue		7	\$600,000
				<b>Total</b>	<b>\$3,350,000</b>

# Michigan Department of Corrections Memorandum

**“Committed to Protect, Dedicated to Success”**

**DATE:** September 3, 2020

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

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

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

Another year has passed and we continue to effectively maintain the Facility with our excellent maintenance staff here at MTU. We have a HVAC project that has been delayed with Covid-19 and is scheduled to start 9/28/2020 when complete this should make housing units A, B and C heat more efficient. We have struggled with our new boilers since they were installed and since we have had three of the five replaced things are looking up. I look forward to a better heating season this winter than we have had in many years. We had a roof project scheduled for spring of 2020 and with Covid-19 looks like this will be a spring of 2021 project.

Our Food Service kettle replacement project is complete. We also have our razor ribbon / fence project that started July 1 2020 and is on hold until our roofing project can be started and our PPD project is still on hold at this time. Our culinary arts program building is moving along good after the Covid-19 delay and we hope to have this finish by the first of 2021. 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

### **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 are slated for replacement spring 2020
- Exterior brick and block in good condition
- Plumbing in good condition
- Doors in fair condition

### **Activity Building**

- This building has been demolished and is where our Culinary Arts Program building sits.

### **School Building**

- Roof and fascia in fair to good condition and slated for some repairs spring of 2021
- Exterior brick and block are in good condition
- Windows in fair to good condition
- Interior walls, floors and ceilings in good condition
- Electrical system in fair to good condition
- Heating components in good condition
- Doors and locks are in good condition and are replaced as needed

### **Food Service Building**

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

### **Administration Building**

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

### **Fence. Security Systems and Lighting**

- Fence is in good to excellent condition since our fence project in 2019
- Both interior and exterior fence security systems are fairly new and in good working condition
- All our exterior and security lighting are in good condition

### **Maintenance Buildings and New Boiler Room**

- Exterior brick and block in good condition
- Interior walls and floors in good condition
- Electrical system is in fair to good condition
- Domestic water lines in good condition
- Heating components in good condition
- Doors and locks in good condition and are replaced as needed
- Roof and fascia are in good condition with some minor repairs to be made spring of 2021
- Boiler room equipment is fairly new ( 2016 ) and is in good condition

### **Gun Towers**

- Exterior in fair to good condition, could stand to be painted
- Roofs and fascia in poor condition and slated for replacement spring of 2021
- Plumbing and electrical in good condition
- Windows and doors in fair condition



### **Generator Building**

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

### **Storage/Lock Shop Building**

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

### **Two Storage Pole Buildings**

- Roofs in fair condition and slated to have a coating put on them in spring of 2021
- Exterior walls in good condition
- Floors in good condition
- Doors and locks in good condition
- Electrical in good condition

### **Grounds and Bar Screen**

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

### **Gun Range Building**

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

### **Physical Plant Change Request ( w/approval date)**

<b>Project Number</b>	<b>Project Description</b>	<b>Approval Date</b>	<b>Project Status</b>
	PPD upgrade		On hold
18-115	Razor Ribbon	Returned to facility	On hold waiting for

	Enhancements	3/6/18	roof project
N/A	Voc. Village School House	N/A	Waiting on steel workers, moving along good on inside
19-194	Replacement of Freezer Doors	10/1/2019	Complete
19-524	Roof Replacement	10/31/2019	Has not started
19-530	Camera upgrades-Voc. Village	10/24/2019	Fiber pulled
19-526	Fire Alarm Retro	10/31/2019	On hold-Covid-19
20-048	Move School Compressor	12/18/2019	Complete
20-122	Restroom Door Replacement	2/21/2020	Two done, need to order and install six more
20-123	Healthcare COMS	2/21/2020	Complete
20-160	Laundry Dispenser Replacement	3/16/2020	Has not started
20-164	Employee Lounge	3/17/2020	Has not started
MTU-8-2020	Replace two hot boxes	8/31/2020	Ordering
MTU-8-2020	Voc. Village plasma cutter & robotic welder	8/31/2020	Ordering
MTU-8-2020	Voc. Village welder purchase	8/25/2020	Ordering
MTU-/-2020	Tilt Skillet replacement	8/25/2020	Ordering

### Summary

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

**RICHARD A. HANDLON CORRECTIONAL FACILITY  
5-YEAR PLAN FY2022**

Building	Project Description	Reason Description	Quantity & Units	Facility Priority	Cost Estimate
Parking Lots	Repave two parking lots and pave our third lot which is half pavement and half lime stone.	The existing pavement is in very poor condition which results in potholes that cause trip and fall hazards and vehicle damage. Over \$25,000.00 in patching material plus labor was spent in 2019-2020 making repairs to the failed pavement in our parking lots.	3	1	\$500,000
Perimeter Road/Main Drive	Repave perimeter road including the north perimeter which is stone and repave the main drive on the inside and the area behind food service and the school.	Potholes and failed pavement create hazards that can reduce response time for chase vehicles and cause vehicle damage responding to events. The pavement on the inside main drive, behind food service and behind the School are in very poor condition and cause trips and falls for both Staff and Inmates.	3	2	\$500,000
Housing Units A,B,C,D,E,F	Replace shower walls, ceilings and floors.	The tiled floors, walls and ceilings are in bad shape, they need to be stripped, repaired and retiled. The grout and the cement behind the tile are bad in a lot of areas and then water soaks up in the cement behind the tile and this promotes mold growth. Extra cleaning has to be done to prevent this problem.	10	3	\$500,000
A-Unit / Inside Yard	Add three additional cameras, one looking at the front entrance of A- Unit ( our covid-19 unit ), one looking at the exercise cages behind A-Unit for segregation use and one on the inside yard by the officers shack.	A-Unit is one of the only units we can't see the entrance to identify prisoners. At this time we tie up a perimeter camera anytime we have prisoners in the exercise runs, we would like an additional camera for that area. We would like to add a high resolution PTZ camera to the inside yard to be able to identify prisoners during events.	3	4	\$20,000
Housing Units	Electrical Study for Housing Units A, B, C, D, E, and F Units	Condition and capacity of housing unit electrical system is in question. Multiple failures in the primary system have occurred in the last couple years.	6	5	\$100,000
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	6	\$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	7	\$4,000,000
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	8	\$1,000,000
Housing Units	Replace windows in all housing units.	The windows in the housing units are old+B9:C13 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	9	\$6,000,000
				<b>Total</b>	<b>\$14,120,000</b>

# MICHIGAN DEPARTMENT OF CORRECTIONS

*“Committed to Protect, Dedicated to Success”*

## MEMORANDUM

*(Sent Electronically)*

**DATE:** May 8, 2020

**TO:** Sherman Campbell, Warden  
Gus Harrison Correctional Facility

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

**SUBJECT:** 2020 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 begun to replace the fire alarm system throughout the facility. When the system is complete the North and South sides will be linked together. We continue to update lighting to LED throughout the facility as we can. Chair lifts in housing units 3 and 4 have been replaced. ADA ramps are in the planning stages. Adding additional cameras around the North facility to provide increased coverage is in the planning stages.**

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

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

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

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

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

in working condition.

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

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

## **2. Housing Units 4 & 5**

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

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

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

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

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

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

## **3. Housing Unit 6**

Housing unit 6 was reopened on April 7<sup>th</sup> as a step down unit due to the corona virus.

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

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

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

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

## **4. Segregation Unit**

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

**5. Administrative Building**

This building is in excellent shape due to regular maintenance.

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

A body scanner is set to be installed outside of the Control Center to scan inmates.

**6. Food Service Building**

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

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

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

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

**7. Health Services Building**

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

**8. School Building**

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

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

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

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

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

## **SOUTH FACILITY**

**The South side fire system has been replaced and has been functioning well and will communicate with the North side of the facility when the system is complete. HU C was patched and painted while it was sitting vacant, inmates were moved in from HU D and work was started in D but stopped due to the corona virus. Adding additional cameras around the South facility to provide increased coverage is in the planning stages.**

### **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 gone through while sitting vacant and given a fresh coat of paint after repairing/patching drywall and had lighting updated to LED's.

### **2. Food Service Building**

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

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

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

The South freezer and cooler are still functioning well.

### **3. Education Building**

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

### **4. Weight Pit/SPA Area**

This building is in respectable shape. The two group meeting rooms require little maintenance. The roof is in sound condition.

**5. MSI License Plate Factory**

The factory is in excellent form and housekeeping is a priority. Staff and prisoners do an excellent job. The roof, doors and windows are in good shape. However, due to their age, the rooftop heating units require seasonal maintenance.

**6. Administration Building**

This building is in adequate structure though the walls consisting of drywall are in constant need of repair and painting.

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

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

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

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

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

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

**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 has been replaced and functions well.

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

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

**10. Outside Grounds**

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

**SUMMARY**

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 concrete sidewalks, and asphalt drives and parking areas 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 FY2022**

Building	Project Description	Reason Description	Quantity & Units	Facility Priority	Cost Estimate
200	Replace HVAC Air Conditioning Unit and Controls	The current cooling system is over 20 years old and well beyond its usefulness. The coolant is getting hard to find and is extremely expensive. The 300 building gets its heat from the 200 building and the HVAC updates will benefit both buildings.	1 System	1	\$850,000
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	2	\$18,000
Site	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	3	\$1,000,000
Site	Replace PA System	Current PA system is old and operates sporadically. A new system would provide concise and clear announcements facility wide. This will greatly improve communications for both staff and inmates.	1 System	4	\$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	5	\$675,000
Site	Additional perimeter and internal cameras with necessary hardware	Increase camera coverage throughout the facility.	22 Units	6	\$213,000
Segregation	Add additional cameras to existing Seg cells, new Seg bubble monitors	Increase camera coverage in Seg areas.	18 Units	7	\$150,000
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 and safety.	1 System	8	\$50,000
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	9	\$180,000
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	10	\$75,000
Site	Dog Walk Concrete Replacement	Replace cracked and buckling concrete in the fenced in walkway between N&S facility. Serious trip hazard and ground washing out from under walkway.	1 System	11	\$100,000
Site	Smoke Purge System	Install smoke purge system in HU's 4, 5 & Seg to clear buildings of smoke from gas used by staff.	3	11	\$500,000

Site	Facility Walk Through Gates	Replace aging facility gates with new to provide a safe and secure environment facility wide.	15 Units	11	\$40,000
N/S Food Service	Food Service Floor Tile Removal and Epoxy Installation	Current floor tiles are repeatedly cracking and breaking providing a hazard. Removing the floor tiles and sealing the floor with an epoxy will reduce hazards and help meet sanitation requirements.	2 Systems	12	\$80,000
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	13	\$100,000
Site	Back Up Cameras	The facility has few replacement cameras in attic stock. We have lost cameras on multiple occasions and need to have replacements on hand.	24 Units	14	\$25,000
				<b>Total</b>	<b>\$4,156,000</b>

## Annual Facility Inspection

### MICHIGAN DEPARTMENT OF CORRECTIONS

“Committed to Protect, Dedicated to Success”

#### MEMORANDUM

Date: 6/1/2020

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 it in writing to the facility Warden.

#### Facility Overview:

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

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

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

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

The Fire Alarm System was replaced in 2018.

The Duress System (PPD) is in good condition.

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

## **Ionia Correctional Facility**

### **Building 100: Administration**

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

### **Building 200: Support Services**

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

### **Building: 200: Maintenance, Warehouse and Electrical Generator Room**

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

### **Building 300: Education**

- The HVAC system is 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)**

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

## **SUMMARY**

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

**IONIA CORRECTIONAL FACILITY**  
**5-Year Plan                      FY2022**

<b>Building</b>	<b>Project Description</b>	<b>Reason Description</b>	<b>Quantity &amp; Units</b>	<b>Facility Priority</b>	<b>Cost Estimate</b>
200	Replacement of automatic transfer switch and controls.	The Automatic transfer and controls are outdated and are starting to have reliability issues.	1	1	\$500,000
Units 1-5	Replace Cell Door and gate controls with new.	The door/gate control system we have at ICF is very old with a lot of the parts being obsolete making the system very hard to work on.	1/Lot	2	\$1,300,000
All Buildings	Replace exterior doors	Current doors and frames are rusted and need replacing	1/Lot	3	\$250,000
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
All Buildings	Exterior brick replacement.	Project shall consist of the removal and replacement of existing brick. Redo brick tuck work. Brick is cracking/grouting is failing.	1/Lot	5	\$120,000
300 Building	Replace Carpet	Replace carpet thru out entire upstairs	1	6	\$70,000
				<b>Total</b>	<b>\$2,440,000</b>



# Michigan Department of Corrections

*“Committed to Protect, Dedicated to Success”*

## Memorandum

**DATE:** June 29, 2020

**TO:** Bryan Morrison, Warden, Lakeland Correctional Facility

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

**SUBJECT:** Annual Physical Plant Report, Lakeland Correctional Facility

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

Lakeland Correctional Facility is in great shape. In the past year, several physical plant improvements have been completed at the facility. Several repairs and improvements were also made that have saved the facility operating costs: LCF has implemented a paper recycling area in the school offices, visiting room lighting was upgraded to more energy efficient LED lighting, the facility removed several pine trees near the Warden’s office resulting in longer roof life for the administration building, a recycling collection station has been implemented on the North side of A Building for water bottle collection, staff upgraded all LED lights in the B5 two-man rooms, upgraded lights above Unit C1 and C4 to LED energy efficient lighting, upgraded inmate bunk lights in E Building and F Building, added attic insulation above the units in E and F Building, added attic insulation above Food Service, upgraded the lights in the sewage lift station, replaced the exterior doors in the sewage lift station, replaced the DA Tank at the Powerhouse, installed an RO system at the Powerhouse to save on boiler operational costs, performed a steam trap audit and repaired faulty steam traps, performed a dumpster audit and reduced the number of trash containers, upgraded lights to LED in both inmate weight pits, repaired steam leaks by Food Service in April and June, and replaced East side condensate return pipes to eliminate leaks and save on boiler operation costs. All these improvements were made while maintaining an institution with a 400-acre physical footprint.

### **Annual Review of Physical Plant:**

**Building 11 (CDW):** This building was demolished in the fall of 2019.

**Building 12 (CDW):** This building was demolished in the fall of 2019.

**Buildings 13 thru 18 (CDW):** These building were demolished in the fall of 2019.

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

**Building 27 (LCF):** School and Segregation. This building is in good condition. The roof is less than 21 years old with no problems. Most of the building is air conditioned with mini split systems. The windows have all been replaced with energy efficient windows. The exterior doors have been replaced with new doors. The segregation shower area needs to be re-modeled. The segregation cells need an exercise area installed for inmate use. The asset change request has been submitted to install the exercise area in the interior courtyard of the building.

Physical plant improvements:

- Installed temporary medical housing for inmates during the covid-19 pandemic.
- Implemented a paper recycling area in the school offices.
- Installed cordless phones for better communication between Health Care and sick inmates.

**Building 29 (LCF):** Administration, Control Center, Healthcare, and Inmate Housing. The building is in good condition and operates well, considering its many different functions. The roof is less than 20 years old and will need to be replaced soon. The building is air conditioned. The mechanical systems are in poor condition and will need to be replaced soon. Updated controls are needed to improve energy savings and environmental conditions. An MOP was written to fund the replacement of some of the HVAC systems and controls in the building, but implementation has been delayed due to the corona virus. 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:

- A new A/C Compressor was installed in housing units A 1/4.
- New visiting room chairs were purchased.
- The visiting room lighting was upgraded to more energy efficient lighting.
- A new A/C Compressor was installed in housing units A 2/3.
- Replaced floor tiles and patched and painted walls by phone room outside of Gate #1.
- New carpet was installed in the Records hallway.
- Removed several Pine trees by Warden's Office. This has resulted in less cleaning of the gutters and will extend the life of the roof.
- All the concrete on the back dock was redone. This has created a smoother surface to accept deliveries and made the area safer to walk across for inmates and staff.
- New door for A-2 office.
- New cupboards in Mailroom. This has given the staff more working surface and increased the efficiency of their duties.

- An additional DVD player for college classes was purchased for, and installed in, A ¼. This has given the inmates an additional channel on their cable system.
- Recycling collection spot implemented outside of the north side of the building for water bottles.

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

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

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

**Building 46 (LCF):** Housing. Building is in fair condition. The roof is less than 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 three years ago. The courtyard by units B 2/3 needs to be replaced. The interior electrical distribution system needs to be updated.

Physical Plant Improvements:

- The sidewalks on the north end of the building were replaced last year.
- Upgraded lights in 2-man rooms of Unit B-5.
- Upgraded lights in attic of “B” building.
- Installed cordless phones for better communication between Health Care and sick inmates in all housing units.
- Created temporary medical housing in the recreation area for the inmates affected by the COVID 19 virus.

**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 2 years ago. The other laundry equipment is aged but operates fine. Replacing the dryers will be necessary in the upcoming years. The roof is less than 20 years old and will be replaced during Phase II of the Roofing Restoration project at LCF.

Physical Plant Improvements:

- Upgraded lights in attic to LED above housing units C-1 and C-4.
- Installed cordless phones for better communication between Health Care and sick inmates.
- Created temporary medical housing in the recreation area for the inmates affected by the COVID 19 virus.

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

**Building 51 (LCF):** Housing. Building is over 25 years old and is of pole barn type construction. Roof and siding are metal. Some minor leakage has occurred. Interior walls and ceilings are in fair condition. Bathrooms and showers are in fair condition, requiring frequent repair. TV room ceilings need to be dry walled to eliminate prisoner access to space above ceiling tiles. The roof is scheduled to be replaced with new steel as part of a DTMB project. This is currently being delayed due to the covid-19 virus.

Physical Plant Improvements:

- Fixed hot water return leak in E Courtyard.
- Fixed condensate return leak in E Courtyard.
- Concrete repaired in E unit courtyard.
- Fixed fence between the big yard and the E-1 courtyard.
- Upgraded inmate bunk lights.
- Insulated attic to save operating costs.
- Installed cordless phones for better communication between Health Care and sick inmates.

**Building 52 (LCF):** Housing. Building is over 25 years old and is of pole barn type construction. Roof and siding are metal. Some minor leakage has occurred. Interior walls and ceilings are in fair condition. Bathrooms and showers are in fair condition, requiring frequent repair. Exterior entrance doors were all replaced two years ago. TV room ceilings need to be dry walled to eliminate prisoner access to space above ceiling tiles. The roof is scheduled to be replaced with new steel as part of a DTMB project. This is currently being delayed due to the covid-19 virus.

Physical Plant Improvements:

- Upgraded inmate bunk lights.
- Insulated attic to save operating costs.
- Installed cordless phones for better communication between Health Care and sick inmates.

**Building 53 (LCF):** School and Programs. This building is pole barn construction and is over 25 years old with metal roof and siding. Interior areas are generally in good condition. Mechanical and electrical systems are operating as designed. Air conditioning unit in the library needs to be updated. The roof is scheduled to be replaced with new steel as part of a DTMB project. This is currently being delayed due to the covid-19 virus.

Physical Plant Improvements:

- Rewired classroom air conditioning units.
- Replaced the carpet in Law Library.
- Exterior concrete approaches for the building were replaced.
- Electronic Law Library computers moved to enable users to maintain safe social distancing.

**Building 54 (LCF):** Food Service. This building is pole barn construction and is over 25 years old with a new metal roof and original siding. This building continues to be a high maintenance area due to the amount of use and people it is serving. The 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. The pots and pans sink was replaced three years ago. Kosher kitchen was expanded last 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. The steel on the exterior of the building needs to be replaced at ground level.

Physical Plant Improvements:

- Food service door for cooling.
- Mobile heating cabinet.
- Sneeze guards were fabricated and installed.
- Steam kettle was purchased and replaced.
- Installed new chow hall fan for exhaust.
- Insulated attic to save operating costs.
- Fire Panel for building replaced.
- Replaced roof in 2019

**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.

Physical Plant Improvements:

- Created a sewing are for refurbishing mattresses on a statewide level for all prisons.
- Insulated high pressure steam pipes in the Mechanical Room.
- Abatement of plumbing pipes in pipe chase on second floor.
- Recycling collection implemented.
- Installed drain separator on laundry drain line in warehouse.
- Installed washing machine to wash gowns and masks during covid-19 pandemic.
- Replaced railing separating warehouse from walking area for increased safety.
- EPDM roof was replaced in 2019.

**Building 61 (CDW):** Power Plant. The building and equipment have been well maintained and is meeting the needs of the complex. Boilers are 45 years old. Staff continues to install energy saving devices and equipment to make the powerhouse run more efficiently. Generators are being maintained and operate as designed. Current emissions reports are all up to date. A new permit for operating was just completed and approved by the EGLE. The power plant controls were updated and now it serves as an “unmanned “plant.

Physical Plant Improvements:

- Feedwater Line to boilers was replaced.
- Air compressor installed for power plant air in the Spring of 2020.
- Installed stainless steel utility sink in power plant for water and chemistry testing.
- The DA tank was replaced in the Spring of 2020.
- RO System installed in Spring of 2020 to save on operational costs.

**Building 66 (CDW):** Sewage Lift Station. The building houses the main sewage pumps for the entire complex. The pumps are in good condition and the new controls and energy saving devices have been working well to operate more efficiently. The wet well inside of the building and the wet well outside of the building were both cleaned 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.
- Sewer plant doors replaced with energy efficient doors.

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

Physical Plant Improvements:

- Replaced tires on Backhoe.

**Building 71 (CDW):** Physical Plant Operations. This building has become the central location for all computer and fiber systems for the complex. This equipment has high priority and security functions. The roof was replaced in 2016. The doors and windows need to be replaced with energy efficient ones.

Physical Plant Improvements:

- Recycling collection implemented.

**Complex Infrastructure:** Roads, Tunnels, Piping Systems, Electrical Distribution, Water Distribution and Storage. Roads throughout the closed prison and Camp are in poor condition and have been closed. Approval has been given to remove the roads when funding is available.

LCF parking lots need to be re-striped. The interior roads inside of LCF are all recently new and in great shape except for the road leading from the east side weight pit to the B-5 back dock. The sally port inspection pit is remodeled to be safer to enter. Tunnels that serve the Camp continue to deteriorate due to ground water. Tunnels leading to buildings 42 and 43 are in good condition. Half tunnels to LCF and ACF are good to fair. Repairs have been made to some hot water, hot water return and condensate piping. Other areas still need replacing. Most tunnels need to have the pipe insulation replaced. Most steam lines are in good condition. Electrical distribution lines are in good condition. The gun range berms are scheduled to be raised as part of a DTMB project. Most water mains are in good condition. The water tower is in good condition.

#### Physical Plant Improvements:

- Culvert replaced on the Northeast corner of the perimeter road.
- Sealed asphalt cracks on perimeter road and in parking areas.
- Sealed perimeter road.
- Installed new receivers on head end of inmate cable system.
- Inspected water tower.
- Repair high pressure steam leaks by food service building in April and June.
- Performed steam trap audit and repaired faulty steam traps.
- Cathodic protection was inspected and the light bulb on top of the water tower was replaced.
- East side condensate return pipe replaced. This pipe was past its useful life and leaked frequently.
- 

**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 three years ago. The perimeter fence and security systems are in great shape.

#### Physical Plant Improvements:

- Cleared old wires and conduit from perimeter fence. Secured all fence detection with new tie wraps.

#### Grounds:

- Removed deteriorating smoking wall by control center.
- Removed metal decorative wall by Control Center.
- Removed several dead or dying trees and their stumps.
- Dumpster audit performed which resulted in eliminating some of the trash containers and costs associated with them.
- Installed steel fencing around half tunnel outside of building 60 to protect utility feed pipes to LCF.
- Removed dead trees by the parking lot.
- Removed maintenance parts from abandoned building #43

**Yard:**

- Moved inmate phones to be more COVID 19 compliant.
- Moved dog pen that was by “D” building to the area outside of C-4.
- Supplied power to garden shed for better accountability.
- Installed ERT qualification wall/obstacle course by building 60.
- Removed dilapidated public works building that was no longer in use.
- West Yard shack installed to allow officers to better supervise inmates on the big yard.
- New signs for visitors and building locations installed on the grounds.
- Sidewalk from Control Center to interior road by “A” building patched.
- Remove sidewalks near former CDW buildings.
- Demolished CDW buildings.

CC:

Susan Mittelstadt

Daniel Smith

Dave Albrecht

Clarissa Nowak



**LAKELAND CORRECTIONAL FACILITY**  
**5-Year Plan FY2022**

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. MOP Written. COVID DELAY.	5 units	1	\$770,000
Power Plant	Install electronic fire detection system and sprinklers in building.	Currently no fire detection systems in building. In design phase.	1 unit	2	\$600,000
Site	Condensate return piping.	To decrease operational costs. Replace condensate return piping in half tunnel and direct buried pipe.	1 unit	3	\$880,000
LCF 'A, B & C' Housing E,F,G	Replace existing roofs.	Roofs are worn and needs replacing, Partially funded by MOP in 2020. COVID DELAY	142,100 SF	4	\$2,200,000
LCF bldg E,F,G,H	Replace existing windows in food service, program building, and two housing units.	Current windows are single pane and inefficient.	60	5	\$1,089,000
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	Repalce 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
Site	Replace Mechanical pipe chase doors in A, B and C buildings	Doors are original and many are hard to open.	1 unit	10	\$400,000
ACF Site - All	Building demolition.	Damaged. Request of Facilities Maintenance.	328,940 SF	11	\$1,705,000
LCF Food Service	Replace HVAC equipment.	Current heating and cooling equipment is aged and requires a lot of maintenance. Also to increase efficiency.	2	12	\$338,800
Administration Building	Upgrade the main electrical distribution lines and service panels.	Increased hour needs have exceeded current system.	1 unit	13	\$900,000
Food Service	Replace cooking ovens.	Current ovens are original and aging. Reparis are numerous and expensive. Due to the high amount of usage, replacement is recommended.	1 unit	14	\$50,000

Site	Replace asphalt road from Fourth Street to the Warehouse parking lot.	Current asphalt road is deteriorating and needs to be replaced.	1 unit	15	\$200,000
LCF Site	Replace deteriorating asphalt around Food Service building	Existing roadways are becoming uneven and dangerous to traverse.	1	16	\$363,000
LCF C building	Replace central laundry equipment	Existing equipment is becoming aged. Replace existing steam dryers and two large washing machines.	10	17	\$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	18	\$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	19	\$266,200
Maintenance	Replace pneumatic heating controls with direct digital controls (DDC).	Beyond useful life. Not functioning or broken.	17,530 SF	20	\$72,000
Power Plant	Install condensing economizer system at the Power Plant for all three boilers.	Decrease operational costs.	1 unit	21	\$800,000
LCF Admin 'A' Housing and 'B & C' Housing	Fintube radiation. Only in housing Units.	None presently installed. Doesn't provide adequate heating. Underflow heating system is not working.	109,000 SF	22	\$504,848
LCF 'B & C' Housing	Replace drop ceilings with drywall ceilings	Provide more security for institution.	21,500 SF	23	\$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	24	\$145,200
LCF Warehouse	Replace existing single pane windows with energy efficient windows.	Worn out. Damaged.	30 Units	25	\$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	26	\$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	27	\$266,200
LCF Site	Pave parking lot on East side of facility warehouse	Easier to maintain and keep dust down	1	28	\$220,000
Grounds Maint	Replace grounds maintenance building roof	Roof is worn and needs replacing.	1	29	\$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	30	\$192,995

LCF 'B' Building	Upgrade the main electrical distribution lines and service panels.	Current service is too small and outdated.	1 Unit	31	\$181,500
Power Plant	Replace existing window system - w/ insulated system.	Worn out. Damaged.	1,550 SF	33	\$133,100
LCF Generator Building	Site Improvements III, new, above ground tank	Upgrade above ground generator fuel tank to include overflow protection.	1 Unit	34	\$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	35	\$363,000
LCF site	Install garbage compactor on East side of prison	Additional compactor to keep inmates from traversing behind food service building. Also to give the facility redundancy for their waste disposal needs.	1 Unit	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	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
				<b>Total</b>	<b>\$17,915,116</b>

# MICHIGAN DEPARTMENT OF CORRECTIONS

“Committed to Protect, Dedicated to Success”

## MEMORANDUM

**DATE:** 08/12/20

**TO:** Willis Chapman, Warden  
Macomb Correctional Facility

**FROM:** John Black, A/Physical Plant Supervisor

**SUBJECT:** Annual Physical Inspection 2020 – MRF

### **Administration Building**

#### Deficiencies noted:

Exterior doors need replaced due to deterioration and age. The visiting room yard wall has major damage to the soldier course of brick.

#### Findings/Observations:

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

### **Housing Units 1 – 7**

#### Deficiencies noted:

The roof of housing unit 7 needs replacement/repair. This roof has been repaired by outside contractors but is continuously having new issues arise. The top locks of units 1,2 and 3 are not working properly and parts are unavailable. The exterior doors are needing replacement due to deterioration and age. Mechanical room doors located in unit bathrooms need replacement due to deterioration. Exterior brick work needed on the soldier course of housing units 1,4 and 5.

Findings/Observations:

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

**Unit 6 – Satellite Food Service Unit**

Deficiencies noted:

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

Findings/Observations:

All mechanicals are maintained and in good working order. Cooler is in working order. Need to replace grout in some areas. Area is clean and well kept.

**Food Service**

Deficiencies noted:

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

Findings/Observations:

All mechanicals are maintained and in good working order. Serving lines have been recently replaced and are in good working order. All areas are clean and free of obstacles/trip hazards.

**Building 300 School**

Deficiencies noted:

Entrance doors are in poor condition and need to be replaced. Exterior brick solder course in need of brick work.

Findings/Observations:

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

**Health Care**

Deficiencies noted:

Issues with the x-ray machine and needs to be replaced.

Findings/Observations

X-ray machine is scheduled for replacement. Mechanical systems are in good working order. Area is clean and in good condition.

## **Segregation**

Deficiencies noted:

Findings/Observations:

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

## **Intake Area/ Sallyport**

Deficiencies noted:

Sallyport pit drain is collapsed and unable to drain properly.

Findings/Observations:

Areas are clean and well kept.

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

Deficiencies noted:

Exterior doors are deteriorating and need to be replaced.

Findings/observations:

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

## **Building 800 (modular Unit)**

Deficiencies noted:

Findings/Observations:

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

## **Gun Towers**

Deficiencies noted:

Some windows are in poor condition.

Findings/Observations:

Mechanicals are in working order. Windows have been ordered and are on site.

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

Deficiencies noted:

Ongoing issues with zone activations.

Findings/Observations:

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

**Secondary Energy Plant, Generators and Propane Converter**

Deficiencies noted:

Propane converter is nonoperational.

Findings/Observation:

Propane converter is in the process of being replaced. Generators are ran weekly and load tested monthly. Generators are well maintained and fully operational.

**Water tower**

Water tower has recently been inspected and is in good working order.

**Summary**

We have several projects that have been started but been put on hold because of the corona virus. These projects consist of control center/EM security upgrade, Sliding security gates and asphalt/HU#3 emergency egress. The process has been started for the replacement of our heating and domestic hot water boiler.

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

**MACOMB CORRECTIONAL FACILITY**  
**5-Year Plan FY2022**

Building	Project Description	Reason Description	Quantity & Units	Facility Priority	Cost Estimate
Facility	Repair Brick Work	To fix deteriorated and damaged brick; Improve appearance	1 unit	1	\$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	2	\$600,000
Facility	Security Camera Upgrade	Increase security and safety.	25 units	3	\$150,000
Facility	Replace PA System	Age of syste(25yrs); eliminate high maintenance cost; frequent system failures	1 unit	4	\$250,000
Housing Unit 2,4,5	Replace PK Heating Boiler	Age of system; parts availability; eliminate high maintenance costs and increase efficiency;	1 unit	5	\$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	6	\$408,000
Facility	Replace Exterior Doors	Age of equipment. Damaged and deteriorated. Improve appearance	15 units	7	\$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	8	\$35,000
Building 200	Replace Equipment - Kettles, Ovens, Steamer in Religious Kitchen, hot and cold serving line(HU6), Oven in Religious Kitchen, Hot and Cold Pass Throughs on Serving lines, Hobart Mixer New Equipment - Steamers	Age of equipment. Frequent failures	3 units	9	\$182,500
Housing Units 1,2,3	Stainless steel dayroom tables with attached seats	Increased safety and security	126 Untis	10	\$315,000
Building 200	Fire Suppression system	Bring fire suppression system up to code	1 unit	11	\$115,000
Housing Unit 7	Replace Roof on HU7	Age of roof. Has exceeded life expectancy.	1 Unit	12	\$250,000



Housing Units 4 & 5	Replace Door Controls - Units 4 & 5	Age of system(24yrs), replacement parts are not available,	2 units	13	\$120,000
Building 300	Replace Washing Machines	Age of equipment. Frequent failures	2 units	14	\$18,000
Front Entrance	Powered Gate for Front Entrance	Increased safety and security	1 unit	15	\$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	16	\$250,000
Building 200	Add addition to kitchen area	Improving efficiency; Increased safety; Increase kitchen space being utilized for religious diets.	1 unit	17	\$900,000
Housing unit 1,2,3	Replace Level II Prisoner Lockers	To fix deteriorated lockers. Prevent prisoner injuries. Safety	840	18	\$200,000
Site	Shaker Wire	Frequent system failures.	4000ft	19	\$40,000
Facility	Electronic Tool control inventory scan program	Improving efficiency; Increased safety;	1 unit	20	\$10,000
ERT Trailer	ERT Trailer	ERT Mobile Command Center	1 Unit	21	\$15,000
Housing Units 1,2,3	Paving work in Small yards and perimeter road. HU 6 Sidewalk replacement	Increased safety and security	1 Unit	22	\$750,000
				<b>Total</b>	<b>\$6,030,500</b>

# MICHIGAN DEPARTMENT OF CORRECTIONS

*“Committed to Protect, Dedicated to Success”*

## MEMORANDUM

**DATE:** August 31, 2020

**TO:** Gregory Skipper, Warden  
Bryan Griswold, Facility Manager

**FROM:** Paul Tefft Physical Plant Supervisor

**SUBJECT:** 2020 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 fair condition. The Roof is starting to shed shingles and needs to be replaced in the next 5 years.

**Interior** first floor H-Ward:

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

**Interior** second floor D-Ward:

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

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

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

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

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

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

**Interior** second floor A-Ward;

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

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

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

**Exterior** is brick and in good structural condition. The roof was replaced in fall of 2019.

**Interior** first floor F-Ward:

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

**Interior** B-Ward:

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

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

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

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

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

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

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

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

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

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

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

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

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

**Exterior:**

The exterior is brick and it is 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

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

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

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

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

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

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

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

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

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

**Exterior:**

The roof is made up of 3 main areas with the lower roof being replaced in 2017, and the larger portion being replaced in 2019. The 3<sup>rd</sup> area is in good condition at this time. A stair tower exists for emergency egress, but an elevator is needed to meet barrier free code. The barrier free ramp leading to the lobby could use some patching. The windows are a mix of aluminum, wood frame and steel frame. All are single pane and not energy efficient.

**Interior first floor:**

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

**Interior second floor:**

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

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

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

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

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

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

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



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

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

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

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

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

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

This building is of masonry and wood construction. The roof is made of asbestos shingles and 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. One Caterpillar generator was installed in 2020, with above ground fuel storage tank installed in 2016.

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

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

## **INFRASTRUCTURE**

New 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**

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

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Paul Tefft, Physical Plant Supervisor

# MICHIGAN REFORMATORY CORRECTIONAL FACILITY

5-Year Plan

FY2022

Building	Project Description	Reason Description	Quantity & Units	Facility Priority	Cost Estimate
Administration	Replace existing window system-w/insulated system. Replace all single glazed, wood framed windows.	Worn out. Damaged. To eliminate high maintenance conditions. To provide consistent comfortable temperature for visitors and staff.	Numerous	18	\$65,000
Site	Steam distribution Repairs for underground tunnel and direct barried piping.	to repair and replace failing system due to age.	1000 lf	3	\$1,200,000
Site	East Parking Lot & Driveway, Bituminous Remove & Replace Full Depth.	Due to age of system. To prevent failure. To fix deteriorated damaged, failure areas. To prevent personal injury. To improve appearance. To improve traffic flow. Long-term/high maintenance issue. Service reliability. Prevent winter freezing.	22,000 sq.ft.	15	\$400,000
Site	Payment/Driveway/Perimeter Road, Bituminous, Overlay Exiting with Bituminous Driveway located between Wall Street and Sally port and driveway down to power plant. Overlay existig with new 3" new bituminous payment.	Due to age of system. To prevent failure. To fix deteriorated damaged, failure areas. To prevent personal injury. To improve appearance. Service reliability.	80,000sq.ft.	16	\$185,000
Site	Replace steam and condensate line from the interior of the prison to the south exterior, due to failure.	Current lines are barried in a clay tile with no support or insulation, the lines have many leaks causing high cost of make up water chemicals in the boiler system.	300lf	1	\$125,000
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	12	\$300,000
Building #2	Due to the condition of the roof, the structure is no longer sound and needs removal.	The roof on this building is over twenty years old causing deterioration of building and contents. Due to correctional standards the building is not feasible for housing inmates. There is no plan to use this building. McDonald Roofing Company estimated the cost of this building roof to be \$122,000. (2104)	1	11	\$300,000
Perimeter Wall	Repair/Reseal the interior and exterior of RMI's Perimeter Wall	Wall was painted and sealed several years ago. The paint/sealer is peeling away. The top of the wall needs capping to stop water damage.	6,000 sq.ft.	14	\$225,000
Lift station/Grinder	Replace existing machine	Due to the age and condition of the sewage grinder, this unit is past its expectant life cycle and is need of replacement.	1	5	\$60,000
Library	Re-plumbing Library restroom and drains.	The library currently has one prisoner and no staff restrooms. The plumbing needs to be brought up to code and restrooms added and replaced.	2	13	\$30,000
Maintenance Build	Repair/Replace Roof and Insulation	Survey from McDonald Roofing Company gives this roof a zero life expectancy.	5400 sq.ft.	8	\$250,000
Library Roof	Repair/Replace Roof and Insulation	This roofing system has experienced failure during storms and insulation has been damaged causing seperation of EPDM.	7500 sq. ft.	2	\$250,000

A/E Ward	Repair/Replace Roof and Insulation	Survey from McDonald Roofing Company gives this roof a zero life expectancy.	10,300 sq. ft	7	\$250,000
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.	6	\$85,000
Food Service	Replace ovens	age of ovens is causing continous failures, replacement of units is needed	4	17	\$125,000
Food Service	Steamers/veggie Steamer	these units are obsolete and require replacement for continued use	2	10	\$60,000
Power Plant	Replace make up water preheater	the shell and tube heater has failed.	1	9	\$45,000
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	4	\$350,000
Chapel Roof	Repair/Replace Roof and Insulation	Survey from McDonald Roofing Company gives this roof a zero life expectancy.	1	17	\$180,000
I Block	Repair/Replace Roof and Insulation	Survey from McDonald Roofing Company gives this roof a zero life expectancy.	1	18	\$350,000
J Block	Repair/Replace Roof and Insulation	Survey from McDonald Roofing Company gives this roof a zero life expectancy.	1	19	\$350,000
				<b>Total</b>	<b>\$5,185,000</b>

# MICHIGAN DEPARTMENT OF CORRECTIONS

*“Committed to Protect, Dedicated to Success”*

## MEMORANDUM

**DATE:** 8/6/2020

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

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

**SUBJECT:** Annual Facility Report 2020

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

### **Parnall Correctional Facility**

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

### **92-Administration Building**

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

### **57-Warden Suite and Physical Training Center**

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

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

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

### **61-Old Traffic Building –**

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

### **91-Levin School**

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

### **200-Modular Annex**

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

### **201-Modular School Offices**

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

### **219-Gym**

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

### **198-Programs**

- This building is in very good condition.

### **74-Maintenance**

- This building is in good condition.

### **213-Maintenance Storage**

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

### **79-Food Services**

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

### **56-Storage Room**

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

### **8-Block-Housing**

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

### **9-Block-Housing**

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

### **10-Block-Housing**

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

### **16-Block-Housing**

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

### **196-A-Unit-Housing**

- This building is in good shape considering its age.

### **197-B-Unit-Housing**

- This building is in good shape considering its age.

### **32-Factory**

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

### **31-Vocational Village**

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

### **53-Chapel**

- This building is in good condition considering its age.

### **Sally port**

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

### **74-Maintenance Grounds**



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

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

**Areas of concern include:**

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

**PARNALL CORRECTIONAL FACILITY**

**5-Year Plan**

**FY2022**

Building	Project Description	Reason Description	Quantity & Units	Facility Priority	Cost Estimate
9/10/16 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	1	\$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		2	\$75,000
FACILITY WIDE	MAIN PARKING LOT PAVEMENT, DRIVEWAY, PERIMETER ROAD, MAINTENANCE AREA's in need of NEW PAVEMENT	SAFETY AND SECURITY Main parking lot is cracked and pot holing, area's flooding inproper drainage. Perimeter road is Cracked and Pot holing, bitimus area's mostly gravel	30,000 SQ FT	3	\$1,000,000
BLDG 31	VOCATIONAL VILLAGE FUTURE SPACE	NEEDED TO EXPAND ON EDUCATIONAL AND SKILL TRADE PROGRAMMING.	N/A	4	\$500,000
9 & 10 BLOCK	COLD WATER SUPPLY TO BE REPLACED FROM MAIN TO BASE. SEWER LINES TO BE REPLACED FROM MAIN TO FIXTURES.	HEALTH AND SAFETY ISSUE	N/A	5	\$200,000
FOOD SERVICE	FOOD SERVICE WINDOW REPLACEMENTS - REPLACE NON-ENERGY EFFICIENT WINDOWS WITH ENERGY EFFICIENT WINDOWS AND BLOCK UP SOME WINDOWS.	ENERGY CONSERVATION MEASURE TO ELIMINATE NON-ENERGY EFFICIENT WINDOWS AND REPLACE WITH ENERGY EFFICIENT WINDOWS FOR BETTER VENTILATION AND CIRCULATION. BLOCK IN SOME WINDOWS.	20 WINDOWS	6	\$150,000
BLDG 31 EXT	INSTALL NEW WINDOWS (BLOCK IN TO STANDARD SIZE)	OUR CURRENT WINDOWS ARE OUTDATED, LEAK AIR AND WATER, AND THEY POSE A THREAT TO SECURITY FOR STAFF AND INMATES.	N/A	7	\$500,000
16 BLOCK	ROOF REPLACEMENT	Possible damage to State and inmate property. Asphalt shingles showing wear 20+ years old. Replace with steal standing seam	5,000 SQ.FT	8	\$250,000
				<b>Total</b>	<b>\$2,925,000</b>

# MICHIGAN DEPARTMENT OF CORRECTIONS

*“Committed to Protect, Dedicated to Success”*

## MEMORANDUM

**DATE:** August 06, 2020

**TO:** Willis Chapman,  
TCF Warden

**FROM:** Steve Zubek,  
TCF Facility Manager

**SUBJECT: Annual Physical Plant Evaluation-2020**

Policy directives require an annual maintenance assessment of our facility. A key to ensuring the proper maintenance of any site is the resources human and financial that are provided toward that effort.

Detailed below is the annual assessment of our physical plant as required by PD 04.03.100. We have detailed each building's condition and any repairs/improvements that are recommended or have recently been completed. Many of the items have been previously identified and included on our five (5) year plans.

Most buildings at the Thumb Correctional Facility are in good condition with wear and tear typically found in building of this age. This report will detail only the work that is not considered “routine”, it will be items that directly affect the safety and security of the facility.

### Overview of Physical Plant Accomplishments

The Solaris roof top defense system is operational building 100, 200, 800 and MSI Laundry. We have had continual problems with this system during the winter.

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

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

### Auburn Unit/Burn Unit (Bldg. 700)

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

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

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

The facility has completed 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 has been replaced.

### 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 has been replaced.

A project request has been approved to replace fixtures in building 500 and ADA enhancements to building 1000 for medically frail prisoners housing conversion.

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

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

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

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

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

### Programs (Building 300)

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

The inoperable 20-ton air conditioning unit for the general and law library has been approved as a capital project.

### Administration (Building 100)

We need to replace the sliding doors (Doors 1, 2 and 3) at the Bubble and Control Center to maintain the safety and security of the facility when employees, visitors, and prisoners enter and exit this area. We have seemed to get the work on these doors under control, although there are still times, we need to work on these doors for the most part they have been running well. This is in our five-year plan but due to the expense of this item it is still on hold.

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

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

### MSI (Building 600)

This building is in good shape for the most part. 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 Emergency Power Back-up Generator is inoperable, we are currently renting a generator. Our Asset Change Request has gone forward for approval for replacement of the inoperable generator.

The roof to building 800 is new as it has been replaced.

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

### Gun Range

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

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

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

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

Cc.

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

**THUMB CORRECTIONAL FACILITY**  
**5-Year Plan                      FY2022**

<b>Building</b>	<b>Project Description</b>	<b>Reason Description</b>	<b>Quantity &amp; Units</b>	<b>Facility Priority</b>	<b>Cost Estimate</b>
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	1	\$1,700,000
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 repaired due to fair, ware and tare.	1	3	\$25,000
Bldg. 200	Replace existing dish machine in food service meeting sanitation requirements.	Original unit cannot be repaired due to fair, ware and tare.	1	3	\$75,000
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 repaired due to fair, ware and tare.	1	3	\$10,000
				<b>Total</b>	<b>\$2,585,000</b>

# MICHIGAN DEPARTMENT OF CORRECTIONS

*“Committed to Protect, Dedicated to Success”*

## MEMORANDUM

DATE: August 5, 2020  
TO: A/ Warden Jeremy Howard, WHV  
FROM: Tyler Slamka, 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 FY2019 and at this writing in FY2020:

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

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

- **Food Service Floor Sealing** – Clean and seal all exposed high traffic concrete floors in this building.
- **Roofs** – Dickinson, Calhoun, East Administration.
- **Vocational Village**- Create a vocational programs area for prisoners to be located in the former Unit 6 area of the Programs Building.
- **Video Management & Perimeter Surveillance Upgrade** – Replacement/addition of new surveillance cameras including a new video recording/storage system and perimeter lighting.
- **Electronic Security Systems Upgrade** – Upgrade Starnet 100 with Ultralink 2, Replace transponders
- **ADA Egress Ramps** – Add ramps in housing units with elevator/wheelchair lift. RGC, Housing Unit 1 and Housing Unit 3.



Needed future facility-wide issues:

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

## Staffing

We currently have staffing openings for 1 Physical Plant Supervisor 12, 5 Maintenance Mechanics, 1 Plumber, 2 Electricians, 1 Equipment Technician 10 and 1 Refrigeration Mechanic 10.

## Powerplant and Utilities

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

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

## West Side

### Administration Building

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

The Health Care area is in overall good condition.

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

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

Replaced two chilled water coils in 2019,

Exterior doors need to be replaced.

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

### **Programs Building & Vocational Village (Under construction)**

The building structure overall is in good shape.

This roof was replaced during the summer of 2016.

The auditorium lighting needs to be upgraded to LED fixtures.

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

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

Replaced the chilled water coil in 2019.

Exterior doors need to be replaced.

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

The windows need to be replaced.

### **Food Service Building**

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

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

### **Housing Unit 1**

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

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

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

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

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

### **Housing Unit 2**

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

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

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

### **Housing Unit 3**

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

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.

Gymnasium flooring was replaced.

### **Prisoner Services Building**

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

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

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

### **Maintenance Building**

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

### **Powerplant**

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

## **East Side**

### **Calhoun Unit**

The roof needs to be replaced.

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

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 were upgraded via DTMB project 472/17090.JNS.

### **Filmore Unit**

The roof was replaced in 2014.

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

The chilled water air handling unit needs to be replaced as it is beyond its useful life. Air handlers need to be replaced as well as hot and cold decks. The typical life expectancy of an industrial/commercial HVAC system is 20 – 25 years with proper maintenance.

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

### **Gladwin Unit**

The roof was replaced in 2014.

The T12 lamps and ballasts need to be replaced with T8 or LED fixtures to improve lighting and energy savings.

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

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

### **Harrison Unit**

The roof was replaced in 2014.

The T12 lamps and ballasts need to be replaced with T8 or LED fixtures to improve lighting and energy savings.

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

Replaced the fan, shaft and bearings in AHU4 in 2019.

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

### **Jennings Building/School/Lenawee Housing Unit**

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

The loading dock is in poor condition and has poor grade for proper drainage.

The T12 lamps and ballasts need to be replaced with T8 or LED fixtures to improve lighting and energy savings.

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

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

### **Kent Building**

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

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

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 were upgraded via DTMB project 472/17090.JNS.

### **L Administration Building**

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

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

The roof needs to be replaced.

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

### **MSI Building**

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

### **RGC/ Unit 9/Adjacent Pole Barn**

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

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

The roof over the trailers and the roof of the main building were 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.

CC: Dan Smith  
Jeremy Howard  
Toni Moore

# HURON VALLEY CORRECTIONAL FACILITY-WOMENS

5-Year Plan

FY2022

Building	Project Description	Reason Description	Quantity & Units	Facility Priority	Cost Estimate
Powerplant	Replace the 3 Cleaver Brooks watertube steam boilers with 3 firetube boiler with economizers, and low NOX burners. Boilers to be sized for new, lower steam load due to replacement of steam absorbers with electric chillers.	Combustion controls are not capable of needed turndown and controls are nearing obsolescence. More cost effective to replace the watertube boilers with firetube boilers having low Nox burners that it would to install conversion burners on the existing boilers. Boilers cycle continuously during the summer months due to lack of steam load.	3 Units	1	\$2,428,125
Emmet	Conversion of 6 dry cells to wet cells.	Needed for additional observation cells when Calhoun Acute is full.	6 units	2	\$137,812
High Mast West Yard Lights	Add 3 high mast lights in the West Big Yard	The project would create sufficient light for safety and security during hours of darkness. It would give opportunity to expand the movement schedule as well	3 Units	3	\$70,000
Concrete Replacement of Sidewalks and Tunnel Caps	Replace concrete between West Admin and HU3 that covers the utility tunnels	The current sidewalks are cracking and deteriorating causing possible trip hazard to staff and inmates	485 feet	4	\$400,000
PA System	Replace the facility-wide public address system.	Existing equipment is old and has reached the end of its useful life. Parts are obsolete.	1 Unit	5	\$600,000
Housing AHU Replacements	Replace AHUs in Housing Units	Existing units are outdated and in need of replacement.	27 units		\$1,837,500
West Admin, Jennings & Prisoner Services Building	Replace the 4,800 volt primary electrical substations.	Existing equipment is obsolete, unreliable and replacement parts not available.	3 Units		\$2,636,100
All buildings except Food Service and MSI	Replace the 480V and 208V motor control centers.	Existing equipment is in generally poor condition, obsolete, unreliable and replacement parts not available.	21 Units		\$2,500,000
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
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 transportation; to provide heated storage for items such as caustics, paints, mattresses and other items requiring warehousing in a facility as large as WHV.	15,000 sq. ft.		\$2,340,000
Housing Unit 1	Replace existing window system - w/ insulated system. Windows should include integral bars. Combine all bldgs 1 submittal	Energy savings.	94 units		\$102,100
Housing Unit 2	Replace existing window system - w/ insulated system. Windows should include integral bars. Combine all bldgs 1 submittal	Energy savings.	94 units		\$102,100
Housing Unit 3	Replace existing window system - w/ insulated system. Windows should include integral bars. Combine all bldgs 1 submittal	Energy savings.	94 units		\$102,100
Housing Unit 4	Replace existing window system - w/ insulated system. Windows should include integral bars. Combine all bldgs 1 submittal	Energy savings.	94 units		\$102,100
Housing Unit 5	Replace existing window system - w/ insulated system. Windows should include integral bars. Combine all bldgs 1 submittal	Energy savings.	94 units		\$102,000
Housing Unit 6	Replace existing window system - w/ insulated system. Windows should include integral bars. Combine all bldgs 1 submittal	Energy savings.	14 Units		\$17,500
Programs	Replace existing window system - w/ insulated system. Windows should include integral bars. Combine all bldgs 1 submittal	Energy savings.	14 Units		\$17,500
Kent Hall	Replace existing window system - w/ insulated system. Windows should include integral bars. Combine all bldgs 1 submittal	Energy savings.	130 units		\$160,000
Dickinson Hall	Replace existing window system - w/ insulated system. Windows should include integral bars. Combine all bldgs 1 submittal	Energy savings.	128 units		\$160,000
Jennings Hall	INTERIOR LIGHTING-Replace interior light fixture(s) Replace with LED fixtures.	Increased lighting levels and energy savings.	750 SF		\$4,400
Calhoun Hall	INTERIOR LIGHTING-Replace interior light fixture(s), Replace with LED fixtures.	Increased lighting levels and energy savings.	30,285 SF		\$101,800
Dickenson	INTERIOR LIGHTING-Replace interior light fixture(s) Replace with LED fixtures.	Increased lighting levels and energy savings.	61,763 SF		\$207,500

\$156/sq. ft.

Emmet Hall	INTERIOR LIGHTING-Replace interior light fixture(s). Replace with LED fixtures.	Increased lighting levels and energy savings.	38,055 SF		\$127,900
Fillmore Hall	INTERIOR LIGHTING-Replace interior light fixture(s). Replace with LED fixtures.	Increased lighting levels and energy savings.	38,055 SF		\$127,900
Gladwin Hall	INTERIOR LIGHTING-Replace interior light fixture(s). Replace with LED fixtures.	Increased lighting levels and energy savings.	39,220 SF		\$131,800
Harrison Hall	INTERIOR LIGHTING-Replace interior light fixture(s). Replace with LED fixtures.	Increased lighting levels and energy savings.	39,451 SF		\$132,600
L Building	INTERIOR LIGHTING-Replace interior light fixture(s). Replace with LED fixtures.	Increased lighting levels and energy savings.	34,584 SF		\$116,200
Warehouse	INTERIOR LIGHTING-Replace interior light fixture(s). Replace with LED fixtures.	Increased lighting levels and energy savings.	20,365 SF		\$68,400
Field House	INTERIOR LIGHTING-Replace interior light fixture(s). Replace with LED fixtures.	Increased lighting levels and energy savings.	16,799 SF		\$45,400
Site	Soil Stabilization/Grading, Add/Regrade Drainage Swale/Lawn Area. Area between perimeter fence and bldg.'s. #7 and #8 does not drain well.	To improve drainage.	80,000 SF		\$572,000
Site	Soil Stabilization/Grading, Add/Regrade Drainage Swale/Lawn Area. Existing berms within lawn area in front of bldg. H.	Long-term/high maintenance issue. Prevent water from infiltrating building exterior. Lawn area was constructed with 3' high berms which causes drainage to flow toward bldg. - recommend removal of berms.	7,600 SF		\$63,800
Site	Soil Stabilization/Grading, Add/Regrade Drainage Swale/Lawn Area. Located within the main activity area between bldg.. C and D at NE corner south of pathway.	To improve drainage. To prevent personal injury. To improve appearance. Due to site/soil characteristics. Low area approx. 100'x60'. Area continues to settle, has been filled before. Water prevents mowing and is hazard to inmates. Recommend overfil	6,000 SF		\$50,400
Site	Soil Stabilization/Grading, Add/Regrade Drainage Swale/Lawn Area. Lawn area located between bldg. #6 and interior walk/drive.	To improve drainage.	600 SF		\$5,000
Site	Soil Stabilization/Grading, Add/Regrade Drainage Swale/Lawn Area. Existing berms within lawn area in front of bldg. H.	Long-term/high maintenance issue. Prevent water from infiltrating building exterior. Lawn area was constructed with 3' high berms which causes drainage to flow toward bldg. - recommend removal of berms.	7,600 SF		\$63,800
Site	Soil Stabilization/Grading, Add/Regrade Drainage Swale/Lawn Area. Catch basin located in lawn area westerly of north doorway of building K.	To improve drainage. Area at catch basin remains wet due to soil conditions. Recommend 4 - 10 ft. lengths of underdrain. re-grade area to provide positive drainage to adjusted cover.	40 SF		\$340
Site	Soil Stabilization/Grading, Add/Regrade Drainage Swale/Lawn Area. Located in corner between bldg.. K and L adjacent to connector.	To improve drainage. Prevent water from infiltrating building exterior. Area was not correctly graded or addition stone has been added preventing water from flowing out of enclosed area. Water sometimes has entered bldg. K. Area needs to be re-graded	2,400 SF		\$24,200

Site	Soil Stabilization/Grading, Add/Regrade Drainage Swale/Lawn Area. Located at SE interior corner of site east of bldg. K.	To improve drainage. To fix deteriorated, damaged, failure area. To prevent personal injury. To improve appearance. Long-term/high maintenance issue. Area from circulation drive to security fencing is low and holding water.	1,200 SF		\$10,100
Site	Soil Stabilization/Grading, Add/Regrade Drainage Swale/Lawn Area. Located between loading dock drives to bldg. C and F along south circulation drive.	To fix deteriorated, damaged, failure area. To improve appearance. Soil erosion issue. Vehicles have been driving off drive. Provide topsoil and seeding.	400 SF		\$3,400
Site	Soil Stabilization/Grading, Add/Regrade Drainage Swale/Lawn Area. Located just off north end of the west wing of bldg. K.	To improve drainage. To improve appearance. Long-term/high maintenance issue. Area between pathway and patio area is low with standing water. Recommend filling with topsoil, grading for positive drainage and re-seeding.	1,500 SF		\$12,600
Site	Soil Stabilization/Grading, Add/Regrade Drainage Swale/Lawn Area. Outlet of storm sewer from parking lot between bldg. #10 (admin. bldg.) and bldg. #2 (maint. bldg.).	To improve drainage.	300 SF		\$1,600
Site	Soil Stabilization/Grading, Add/Regrade Drainage Swale/Lawn Area. Area is located at sidewalk "Y" in walk just north of bldg. #10.	To prevent personal injury.	300 SF		\$2,500
Site	Soil Stabilization/Grading, Add/Regrade Drainage Swale/Lawn Area. Existing swale within pond area on west side of entrance drive off Bemis Rd.	To improve drainage.	1,000 SF		\$5,400
Site	Soil Stabilization/Grading, Add/Regrade Drainage Swale/Lawn Area. Second detention pond located on east side of the site entrance off Bemis Rd. Pipe discharge along west edge.	To improve drainage.	1,000 SF		\$6,800
Site	Soil Stabilization/Grading, Add/Regrade Drainage Swale/Lawn Area. Swales within center lawn area between secured bldg.'s.	To improve drainage.	2,000 SF		\$16,800
Power House	Preplace pneumatic controls on steam station with solid state controls	Worn out, not reliable. 2 PRV station	1 Units		\$37,000
Kent Hall	Replace/new steam to hot water converter system - 800 GPM.	Beyond useful life. Not functioning or broken. Leaking. Impairs building operation. Existing steam to hot water converters are old and defective. More than 50% of tubes are plugged.	1 Unit		\$117,600
Tasers now	Install smoke purge system	Segregation Unit	24,114 sq ft		\$120,000
Dickenson	Replace gutter system. Install industrial gutter/collector/downspout system.	Leading to More Serious Problems. To Cover up Water Damage. Request of Facilities Maintenance.	1,260 LF		\$25,400
Emmet Hall	Replace gutter system. Install industrial gutter/collector/downspout system.	Leading to More Serious Problems. To Cover up Water Damage. Request of Facilities Maintenance.	900 LF		\$18,100
Fillmore Hall	Replace gutter system. Install industrial gutter/collector/downspout system.	Leading to More Serious Problems. To Cover up Water Damage. Request of Facilities Maintenance.	900 LF		\$18,100

In progress

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

Dickinson Hall	Tuckpoint brick.	To Cover up Water Damage.	100 SF		\$840
Dickinson Hall	Tuckpoint brick. Re-caulk CMU.	Building settlement.	200 SF		\$840
Gladwin Hall	Tuckpoint brick.	Leading to More Serious Problems. To Cover up Water Damage.	45 SF		\$380
Kent Hall	Tuckpoint brick.	Leading to More Serious Problems. To Cover up Water Damage.	300 SF		\$2,500
Administration/Medical	Tuckpoint brick. Interior CMU to be tuckpointed below joist seats for structural integrity as well as exterior.	Damaged. Dangerous	22 SF		\$190
Field House	Tuckpoint brick.	To Cover up Water Damage.	40 SF		\$340
Power Plant	Tuckpoint brick. Tuckpoint cmu.	Damaged.	160 SF		\$1,100
Calhoun Hall	Rebuild masonry wall.	To Cover up Water Damage.	10 SF		\$130
Emmet Hall	Rebuild masonry wall.	To Cover up Water Damage.	140 SF		\$1,900
Fillmore Hall	Rebuild masonry wall.	To Cover up Water Damage.	150 SF		\$2,000
Gladwin Hall	Rebuild masonry wall.	To Cover up Water Damage.	80 SF		\$1,100
Harrison Hall	Rebuild masonry wall.	To Cover up Water Damage.	10 SF		\$130
Jennings Hall	Rebuild masonry wall.	Damaged. To Cover up Water Damage.	100 SF		\$1,300
Kent Hall	Rebuild masonry wall.	Damaged. To Cover up Water Damage.	10 SF		\$130

Powerhouse	Rebuild masonry wall.	To Cover up Water Damage.	100 SF		\$1,100
Prisoner Services Building	Rebuild masonry wall.	To Cover up Water Damage.	100 SF		\$1,300
Housing Unit 5	Rebuild masonry wall. Saturated gypsum drywall elec. room to be replaced with CMU.	Damaged.	100 SF		\$1,300
Housing Unit 4	Rebuild masonry wall. Saturated gypsum drywall elec. room to be replaced with CMU.	Damaged. To Cover up Water Damage.	100 SF		\$1,300
Housing Unit 3	Rebuild masonry wall. Saturated gypsum drywall elec. room to be replaced with CMU.	Water Damage.	100 SF		\$1,300
Housing Unit 2	Rebuild masonry wall. Saturated gypsum drywall elec. room to be replaced with CMU.	Damaged	100 SF		\$1,300
Housing Unit 1	Rebuild masonry wall. Saturated gypsum drywall elec. room to be replaced with CMU.	Damaged. To Cover up Water Damage.	100 SF		\$1,300
Housing Unit 2	Rebuild masonry wall.	Damaged.	120 SF		\$1,600
Harrison Hall	Repair/Replace plaster. Rebuild gypsum drywall wall.	To Cover up Water Damage.	20 SF		\$540
Jennings Hall	Repair/Replace plaster. Rebuild gypsum drywall wall.	To Cover up Water Damage.	20 SF		\$540
Jennings Hall	Replace metal panels.	Damaged. To Cover up Water Damage.	50 SF		\$2,300
Maintenance/Warehouse	Replace metal panels.	Damaged. Water Damage.	80 SF		\$2,900
Power Plant	Replace metal panels.	Worn out. Damaged.	280 SF		\$10,200
Kent Hall	Replace flashing.	Leading to More Serious Problems. To Cover up Water Damage.	20 LF		\$660

Gladwin Hall	Recaulk/Reseal building joints. Sealant has dried out.	Damaged. Leading to More Serious Problems.	50 LF		\$150
Administration/Medical	Recaulk/Reseal building joints.	Worn out.	20 LF		\$60
Housing Unit 1	Recaulk/Reseal building joints.	Worn out.	20 LF		\$60
Academic/Voc. School	Recaulk/Reseal building joints.	Worn out.	50 LF		\$150
Housing Unit 2	Recaulk/Reseal building joints. Door stoop settled. Replace backer rod and reseal.	Building settlement.	40 LF		\$150
Maintenance/Warehouse	Recoat stucco. Concrete patching selective areas as well.	Damaged. Water Damage.	2,000 SF		\$5,100
Academic/Voc. School	Replace existing window system - w/ insulated system.	Damaged.	20 SF		\$1,300
5 Guard Towers	Replace existing window system - w/ insulated system. Windows leak and seals broken, hardware worn out. All 5 guard towers.	Worn out. Damaged.	600 SF		\$46,000
Emmet Hall	Recaulk/Reseal window system.	Worn out. To Cover up Water Damage.	1,000 SF		\$8,400
Fillmore Hall	Recaulk/Reseal window system.	Worn out. To Cover up Water Damage.	800 SF		\$8,400
Gladwin Hall	Recaulk/Reseal window system.	Worn out. To Cover up Water Damage.	1,000 SF		\$8,400
Harrison Hall	Recaulk/Reseal window system.	Worn out. To Cover up Water Damage.	1,000 SF		\$8,400
Jennings Hall	Recaulk/Reseal window system.	Worn out. To Cover up Water Damage.	500 SF		\$4,200
Kent Hall	Recaulk/Reseal window system.	Worn out. Leading to More Serious Problems.	1,500 SF		\$12,600



Administration/Medical	Recaulk/Reseal window system.	Worn out.	150 SF		\$1,300
Field House	Recaulk/Reseal window system.	Worn out.	340 SF		\$2,900
Emmet Hall	Replace insulated glazing.	Damaged.	420 SF		\$17,600
Fillmore Hall	Replace insulated glazing. Moisture in window.	Damaged.	400 SF		\$16,800
Gladwin Hall	Replace insulated glazing.	Damaged.	140 SF		\$5,900
Harrison Hall	Replace insulated glazing.	Damaged.	180 SF		\$7,600
Academic/Voc. School	Replace insulated glazing.	Damaged.	100 SF		\$4,200
Emmet Hall	Replace interior doors/frame/hardware.	Damaged.	2 Units		\$5,000
Kent Hall	Replace interior doors/frame/hardware.	Worn out. Damaged.	8 Units		\$20,200
Administration/Medical	Replace interior doors/frame/hardware. Admin/medical	Worn out. Damaged.	5 Units		\$12,600
Field House	Replace interior doors/frame/hardware.	Damaged.	5 Units		\$12,600
Academic/Voc. School	Replace interior doors/frame/hardware.	Worn out. Damaged.	13 Units		\$32,800
Housing Unit 5	Replace interior doors/frame/hardware.	Worn out. Damaged.	23 Units		\$58,000
Housing Unit 4	Replace interior doors/frame/hardware.	Worn out. Damaged.	25 Units		\$63,000

Housing Unit 1	Replace interior doors/frame/hardware.	Worn out. Damaged.	25 Units		\$63,000
Powerhouse	Replace overhead doors.	Damaged.	300 SF		\$12,200
Maintenance/Warehouse	Replace overhead doors.	Damaged.	400 SF		\$16,200
Calhoun Hall	Replace plaster ceilings.	Damaged. Building settlement.	200 SF		\$3,400
Dickinson Hall	Replace plaster ceilings.	Building settlement.	90 SF		\$1,500
Housing Unit 4	Replace plaster ceilings. Gypsum drywall.	Water Damage.	40 SF		\$540
Field House	Replace plaster ceilings. Gypsum drywall.	Damaged.	300 SF		\$5,000
Administration/Medical	Replace acoustic ceiling system.	Worn out. Damaged.	15,775 SF		\$106,000
Warehouse	Replace acoustic ceiling system.	Worn out. To Cover up Water Damage.	1,100 SF		\$5,900
L Building	Replace acoustic ceiling system.	Worn out. Damaged. To Cover up Water Damage.	320 SF		\$2,200
Housing Unit 5	Replace acoustic ceiling system.	Worn out.	60 SF		\$400
Powerhouse	Replace acoustic ceiling system.	Damaged.	220 SF		\$1,200
Maintenance/Warehouse	Replace acoustic ceiling system.	Worn out. Water Damage.	240 SF		\$1,300
Housing Unit 1	Replace acoustic ceiling system.	Worn out.	210 SF		\$1,400

Field House	Replace acoustic ceiling system.	Worn out. Damaged.	3,290 SF		\$22,100
Dickinson Hall	Replace metal ceiling.	Damaged. To Cover up Water Damage.	20 SF		\$340
Fillmore Hall	Replace metal ceiling. Rusted.	To Cover up Water Damage.	880 SF		\$14,800
Calhoun Hall	Replace carpet.	Worn out. Damaged. To Cover up Water Damage.	400 SF		\$2,700
Dickinson Hall	Replace carpet.	Damaged.	50 SF		\$340
Academic/Voc. School	Replace carpet.	Worn out. Damaged.	8,300 SF		\$55,800
Administration/Medical	Replace ceramic tile.	Damaged.	850 SF		\$20,000
Field House	Replace ceramic tile.	Damaged.	1,480 SF		\$34,800
Kent Hall	Clean and patch terrazzo. Exterior concrete stairs spalling off and creating a dangerous situation.	Worn out. Damaged. Dangerous or Potentially Life Threatening. To Cover up Water Damage.	40 SF		\$1,000
Calhoun Hall	Replace VCT.	Worn out. Damaged.	150 SF		\$1,000
Field House	Replace VCT.	Worn out. Damaged.	2,880 SF		\$19,400
Administration/Medical	Replace VCT.	Worn out. Damaged.	3,960 SF		\$26,600
Housing Unit 3	Replace VCT.	Worn out. Damaged.	4,000 SF		\$26,900
Housing Unit 1	Replace VCT.	Worn out. Damaged.	4,000 SF		\$26,900

Housing Unit 4	Replace VCT.	Worn out. Damaged.	4,100 SF		\$27,600
Housing Unit 2	Replace VCT.	Worn out. Damaged.	4,100 SF		\$27,600
Emmet Hall	Misc projects. Replace 280 SF of exterior pipe enclosure.	Damaged.	280 SF		\$1,500
Fillmore Hall	Misc projects. Replace 280 SF of exterior pipe enclosure.	Damaged.	280 SF		\$1,500
Gladwin Hall	Misc projects. Replace 280 SF of exterior pipe enclosure.	Damaged.	280 SF		\$1,500
Jennings Hall	Misc projects. Replace 280 SF of exterior pipe enclosure.	Damaged.	280 SF		\$1,500
Kent Hall	Misc projects. Replace 650 SF fabric wall covering. Acoustical wall covering in the x-ray area.	Damaged.	280 SF		\$1,700
	Demolish Farmhouse	Public Safety	2,000 SF		\$10,000
Site	Fire Hydrant & Valve Box, Provide Hydrant Extension. Located in front of bldg. #6.	non code compliant	1 Unit		\$920
Site	Fire Hydrant & Valve Box, Provide Hydrant Extension. Hydrant locate 100't NW of bldg. #11 within center lawn area adjacent to walk between bldg. #11 and #6.	Non code compliant	1 Unit		\$920
Site	Valve Box, Water, Adjust to Grade. Located west of bldg. H on east side of circulation drive and south of loading dock drive. Lower valve box to match grade.	To prevent personal injury. Long-term/high maintenance issue. Valve box sticks above grade - lower match grade as its a mowing hazard.	1 Unit		\$500
Site	Pipe, Storm, New. Area between bldg.. G and H.	To improve drainage. To prevent personal injury. To improve appearance. Soil erosion issue. Long-term/high maintenance issue. Prevent winter freezing hazard. Prevent water from infiltrating building exterior. Bldg. G is higher than bldg. H. Add gutter and downspout to roof area that drains onto the sidewalk to the unit entrance.	1		\$4,500
Site	Pipe, Storm, New. Catch basin located in lawn area westerly of north doorway of building K - recommend 4 - 10 foot lengths of underdrain and re-grading of area to provide positive drainage to adjusted cover.	To improve drainage. Area at catch basin remains wet due to soil conditions.	40 LF		\$2,000
Site	Pipe, Storm, New. Area of standing water located within outside activity area at NW corner of bldg. #4.	To improve drainage.	180 LF		\$12,700

Site	Structures I, End Section, Remove & Reset. Detention pond located on the east side of the site entrance off Bemis Rd. Storm sewer end section at east side.	To improve drainage.	1 Unit		\$680
Site	Structures I, End Section, Remove & Reset. Storm sewer outlet of east side of entrance drive off Bemis Rd.	To improve drainage.	1 Unit		\$680
Site	Structures I, End Section, Remove & Reset. Existing storm end section from site to north side of detention pond at corner of Bemis Rd. and Platt Rd.	To improve drainage.	1 Unit		\$680
Site	Frame & Cover/Grate, Catch Basin, Adjust Existing to Grade & Re-grout. Catch basin located adjacent to N wall of newer addition on bldg. H.	To improve drainage. Prevent water from infiltrating building exterior. Area is high and doesn't drain well. In heavy rains, water ponds on walks - recommend lowering catch basin cover and re-grading adjacent area to provide positive drainage.	1 Unit		\$500
Site	Frame & Cover/Grate, Catch Basin, Adjust Existing to Grade & Re-grout. Located between perimeter site fencing and circulation road at drive to loading dock at bldg. H.	To improve drainage. To improve appearance. Long-term/high maintenance issue. Service reliability. Prevent winter freezing hazard. Catch basin rim is too high causing standing water - will cause pavement to deteriorate. Recommend lowering it.	1 Unit		\$500
Site	Frame & Cover/Grate, Catch Basin, Remove & Replace. Catch basin located in front of west wing of bldg. E.	To improve drainage. Catch basin casing is broken with piece missing. Sharp edges remain - remove and replace.	1 Unit		\$840
Site	Frame & Cover/Grate, Catch Basin, Remove & Replace. Catch basin located in lawn area westerly of north doorway of building K.	To improve drainage. To fix deteriorated, damaged, failure area. Catch basin is broken and elevation wise too high. Lower frame and cover while replacing.	1 Unit		\$840
Site	Frame & Cover/Grate, Manhole, Adjust Existing to Grade & Re-grout. Sanitary manhole located in front walk to bldg. #9.	To prevent personal injury.	1 Unit		\$810
Site	Concrete Stairway Cast-in-Place, Remove & Replace. Loading dock area at building E.	Due to age of system. To fix deteriorated, damaged, failure area. To prevent personal injury. To improve appearance. Long-term/high maintenance issue. Remove and replace stairs and railing. They are in very bad shape.	24 LF Nose		\$2,100
Site	Concrete Stairway Cast-in-Place, Remove & Replace. Loading dock at bldg. H.	Due to age of system. To fix deteriorated, damaged, failure area. To prevent personal injury. To improve appearance. Long-term/high maintenance issue. Remove and replace stairs and railing. They are in very bad shape.	24 LF Nose		\$2,100
Site	Soil Stabilization/Grading, Add Erosion Control Blanket. Located at West face to bldg. #3.	To improve drainage.	5,000 SF		\$8,400
Site	Soil Stabilization/Grading, Add Rip Rap & Geotextile. Walk area between bldg. G and F.	To improve drainage. To prevent failure. To fix deteriorated, damaged, failure area. To prevent personal injury. To improve appearance. Soil erosion issue. Long-term/high maintenance issue. Prevent water from infiltrating building exterior.	1,230 SF		\$23,800
Site	Soil Stabilization/Grading, Add Rip Rap & Geotextile. SW corner of new addition to bldg. F.	To improve drainage. To fix deteriorated, damaged, failure area. To prevent personal injury. To improve appearance. Soil erosion issue. Roof drainage has caused bad erosion between bldg. and sidewalk. Recommend grouted rip rap to stabilize.	200 SF		\$3,900
Site	Soil Stabilization/Grading, Add Rip Rap & Geotextile. At loading area for bldg. J.	To fix deteriorated, damaged, failure area. To prevent personal injury. To improve appearance. Soil erosion issue. Long-term/high maintenance issue. Due to facility construction. At both sides of loading dock erosion has occurred from roof drainage	1,500 SF		\$34,800

Site	Soil Stabilization/Grading, Add Rip Rap & Geotextile. Located at north end of north wing of bldg. E.	To improve drainage. To fix deteriorated, damaged, failure area. To prevent personal injury. Soil erosion issue. Area along fence is badly eroding due to roof drainage and slope. Recommend grouted rip rap forming minor swale to direct run off.	75 SF		\$1,400
Site	Soil Stabilization/Grading, Add Rip Rap & Geotextile. Area located between bldg. E and circulation drive.	To prevent failure. To prevent personal injury. To improve appearance. Soil erosion issue. Area is badly eroding, mostly from roof drainage and shaded area with side slope. Recommend grout rip rap along north face of wing and up 10' l along side of building	1,200 SF		\$27,800
Site	Soil Stabilization/Grading, Add Rip Rap & Geotextile. Located adjacent to east wall of loading dock ramp to bldg. D.	To improve drainage. To fix deteriorated, damaged, failure area. To prevent personal injury. To improve appearance. Soil erosion issue. Due to grading water follows retaining to south end - bad erosion. Recommend providing grouted rip rap to halt erosion	100 SF		\$1,900
Site	Soil Stabilization/Grading, Add Rip Rap & Geotextile. Located at SE corner of loading dock ramp to bldg. C.	To improve drainage. To fix deteriorated, damaged, failure area. To prevent personal injury. To improve appearance. Soil erosion issue. Erosion adjacent to north ret. wall of loading dock. Can be corrected with rip-rap adjacent to wall and ramp.	120 SF		\$2,300
Site	Soil Stabilization/Grading, Add Rip Rap & Geotextile. At loading area for bldg. F.	To fix deteriorated, damaged, failure area. To prevent personal injury. To improve appearance. Soil erosion issue. Long-term/high maintenance issue. Due to facility construction. At both sides of loading dock erosion has occurred from roof drainage	600 SF		\$13,900
Site	Soil Stabilization/Grading, Add Rip Rap & Geotextile. At loading area for bldg. G.	To fix deteriorated, damaged, failure area. To prevent personal injury. To improve appearance. Soil erosion issue. Long-term/high maintenance issue. Due to facility construction. At both sides of loading dock erosion has occurred from roof drainage	600 SF		\$13,900
Site	Soil Stabilization/Grading, Add Rip Rap & Geotextile. At loading area for bldg. K.	To fix deteriorated, damaged, failure area. To prevent personal injury. To improve appearance. Soil erosion issue. Long-term/high maintenance issue. Due to facility construction. At both sides of loading dock erosion has occurred from roof drainage	600 SF		\$13,900
Site	Soil Stabilization/Grading, Add Rip Rap & Geotextile. At loading area for bldg. H.	To fix deteriorated, damaged, failure area. To prevent personal injury. To improve appearance. Soil erosion issue. Long-term/high maintenance issue. Due to facility construction. At both sides of loading dock erosion has occurred from roof drainage	600 SF		\$11,600
Site	Soil Stabilization/Grading, Add Rip Rap & Geotextile. Storm outlet located outside of exterior security fence along north fence line (mid - center).	To prevent failure.	600 SF		\$9,300
Site	Soil Stabilization/Grading, Add Rip Rap & Geotextile. Existing pipe outlet located at east side of pond between bldg. #3 and outside security road.	To prevent failure.	600 SF		\$13,900
Site	Recreation Field/Court, Remove & Replace, Basketball. Located within outside activity area north side of site.	To prevent personal injury.	3,600 SF		\$14,500
Site	Site Improvements II, New, Concrete Slab/Pad. At existing dumpster area of north end of bldg. #2 (maintenance bldg.).	Due to age of system.	1,040 SF		\$7,700
Jennings Hall	INTERIOR LIGHTING-Replace interior light fixture(s), High Bay. Remove and replace high bay H.I.D. fixtures.	Existing equipment is old and has reached the end of its useful life. They are old and the efficiency is low.	4,000 SF		\$37,000
Calhoun Hall	Replace/new tempering valve.	Not functioning or broken.	10 Units		\$13,400

Done

Emmet Hall	Replace/new tempering valve.	Not functioning or broken.	14 Units		\$18,800
Fillmore Hall	Replace/new tempering valve.	Not functioning or broken. □	14 Units		\$18,800
Gladwin Hall	Replace/new tempering valve.	Not functioning or broken.	14 Units		\$18,800
Harrison Hall	Replace/new tempering valve.	Not functioning or broken.	14 Units		\$18,800
Housing Unit 4	Fintube radiation.	Worn out.	24,114 SF		\$91,200
Housing Unit 3	Fintube radiation.	Worn out.	24,114 SF		\$91,200
Housing Unit 2	Fintube radiation.	Worn out.	24,114 SF		\$91,200
Housing Unit 1	Fintube radiation.	Worn out.	24,114 SF		\$91,200
Powerhouse	Main control panel and front-end direct digital controls (DDC) equipment.	Not functioning or broken. Provide open platform to monitor, alarm, record history , etc., of plant systems	1 Unit		\$40,500
Administration/Medical	Miscellaneous. Insulate ductwork/piping in basement. Admin	None presently installed.	20 Units		\$6,800
Field House	Miscellaneous. Replace/Repair unit ventilators. Fieldhouse	Worn out.	8 Units		\$8,400
				<b>Total</b>	<b>\$22,540,947</b>

# MICHIGAN DEPARTMENT OF CORRECTIONS

*“Committed to Protect, Dedicated to Success”*

## MEMORANDUM

**DATE:** October 23, 2020

**TO:** Jodi DeAngelo, Warden  
Woodland Correctional Facility

**FROM:** Chris Severson, Physical Plant Supervisor

**SUBJECT:** Annual Facility Report 2020 Woodland Correctional Facility

This annual report has been prepared in accordance with PD. 04.03.100 Preventative and Emergency Maintenance for Correctional Facilities specifically, section “N” requires CFA Physical Plant Superintendents conduct an annual inspection of their respective facility to assess the need for future maintenance.

The overall condition of the facility is very good. There are some areas that need attention, however the majority of areas are in good condition. One issue that we are facing is outdated locking mechanisms on approximately 250 doors throughout the facility including all our cell doors in pods 1-10. We can no longer find available parts for these locks and the retrofit kits require the door frames to be modified to accept them. I plan to send forward an ACR to have these updated in an MOP in the future. Another issue we are facing are deteriorating water valves throughout the facility. Many of the valves appear to be original to the facility from the mid 1960’s and do not function properly. Livingston county is known for having hard water and even though we have softeners installed, many valves were in disrepair prior to the softeners being added. When trying to isolate specific areas, we often need to isolate multiple areas of the facility due to faulty valves. Another concern is many of our standalone A/C units are at life expectancy and in need of replacement. Our main kitchen / warehouse building commonly have issues regulating heat in the winter. The air handler that supplies air to these areas is old and does not recycle return air. On frigid winter days, the heat exchanger cannot keep up with heating the 100% fresh air coming in. Lastly our lift station is in need of upgrading. There has been an ACR submitted for this and is currently in the works.



## **Woodland Center Correctional Facility**

### **Facility MOP Accomplishments:**

- Fire alarm upgrade – Ongoing
- HVAC building controls upgrades
- New Cameras installed throughout the facility
- Parking lot and perimeter road asphalt replacement
- Replace bubble gate doors and other misc. doors throughout the facility
- Add microwave to tunnel

### **Internal Facility Project Accomplishments:**

- Added a walking path made of asphalt millings for officers to walk on to conduct perimeter security checks
- Install leg iron slots in 2 cells per pod - Ongoing
- Replaced flooring in all Pods 1-10 - Ongoing
- Hardening of housing pod inmate porter cell ceilings
- Add shower cages in each housing unit
- Add exhaust fan in arsenal
- Renovated offices for health care.
- Renovated offices for medical records
- Add bolt down tables and stools in each housing unit
- Create “Command Center” in conf. room in the event of facility lockdown
- Repair PA System
- Install Wifi in designated areas for health care and administration
- Install door plates on high traffic doors throughout the facility
- Replace tile in main kitchen

### **Current Infrastructure Observations:**

#### **Huron:**

Building in overall fair condition but in need of new entry doors to the unit. The standalone A/C unit is also at life expectancy and is in need of replacement. Sliding cell doors are in need of new rollers.

#### **Pods 1-10:**

Housing units 1-10 are in good condition. The cell doors are in need of new locking mechanisms as current ones are outdated and no longer being made parts are not available for these anymore. The mag locks on the fire exit doors and shower doors are outdated as well and in need of replacement.

#### **Infirmery and Med Clinic:**

Areas in overall good condition.

**MAC:**

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

**Woodland Building:**

Areas in overall good condition. New coil needed in woodland gym mechanical room air handler

**Power Plant:**

Power plant is in good condition. Some of HVAC components are in need of replacement. The triple duty valves for the main circulating pumps are in need of replacement along with circulating pump #2.

**Lift Station:**

Our lift station is in need of upgrade. This is already being addressed through an ACR MOP.

**Well house/Water Tower:**

Building in overall good condition. Water tower needs a few recommended repairs from the inspection that took place in July 2020.

**Administration Building:**

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

**Maintenance Building:**

Building in overall good condition. Exterior paint will be needed on front fascia and overhangs. Flooring in need of updating as some of the asbestos tiles are beginning to pop.

**Parking Lot/Perimeter Road:**

The parking lot is in great shape as we just had new parking lots and perimeter road asphalt installed.

**Food Service/Warehouse**

Overall the area is in fair condition. The existing lighting is in need of upgrading as electrical internally is very brittle and causing issues. Lighting to be upgraded as funding is available. HVAC in this building is hard to regulate. Steel C-channel around over head door openings are beginning to rust out at the bottoms and need replaced. Exhaust fans on the roof need replaced as well. This is currently being addressed through project funds and being presented to the state ad board September 1, 2020.

Future projects known to date include Sallyport security upgrades, Fire alarm upgrades, Dialysis Expansion, Lift Station upgrades and arc flash mitigation. Some future concerns include maintenance to existing switch gear throughout the facility, install outdoor treatment modules, install a tool shed for inside yard equipment and tools, install a pole barn for maintenance equipment.

**WOODLAND CENTER CORRECTIONAL FACILITY**  
**5-Year Plan FY2022**

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	11	\$60,000
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	7	\$250,000
Sallyport	Install razor wire to sally ports	Both sally ports are in need of two rows of razor wire.	1	14	\$60,000
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	13	\$150,000
Maintenance	Build Pole Barn for Equipment Storage	A lot of equipment is left outside exposed to weather elements. A inside storage area for maintenance equipment will extend the life of the equipment	1	15	\$75,000
Facility Grounds	Repair drainage in front of facility	Areas in front of M-36 has significant flooding. Improved drainage would assist keeping the areas drier and easier to maintain.	1	19	\$100,000
Main Kitchen/MAC	Replace plenum style ceiling tiles	Old tiles are damaged and in need of replacement	1	20	\$100,000
Pod Yards	Install 4 outdoor modules	To safely allow yard time for potentially violent inmates.	8	8	\$80,000
Pods	Install indoor moduals	To safely allow treatment time for potentially violent inmates.	2	10	\$ 50,000
Pod 3	Convert rubber room into a regular cell.	There is no need for a rubber room. Converting to a regular cell would add one usable cell to our current prisoner count.	1	17	\$40,000
Huron Unit	Replace Huron Unit AC	Replace the existance aging AC unit in Level Housing.	2	18	\$25,000
Infirmery/Dialysis Yard	Dialysis Yard	Develop a yard for newly developed Dialysis Unit	1	1	\$125,000

Food Service	Main Kitchen Exhaust Hoods	Replace aging and failing Main Kitchen Hood System	2	4	\$12,000
Facility	Replacing Locking systems	Update 260 door locking mechanisms that have become outdated	260	3	\$1,200,000
Facility	Miscellaneous Doors	Replace Miscellaneous worn facility doors	12	12	\$25,000
Facility	Lift Station	Replace failing lift station and add Muffin Monster	1	2	\$80,000
Facility Power	Emergency Generator	Repair leak in Emergency generator	1	6	\$18,000
Powerhouse	Expansion Tank	Replacing and move expansion tank in power house	1	15	\$12,500
Facility	Triple Duty Valves	Replace triple duty valves	2	5	\$10,000
Dialysis Yard	Dialysis Yard Modules	Add Modules to newly created dialysis yard	3	9	\$30,000
				<b>Total</b>	<b>\$2,502,000</b>

**MICHIGAN DEPARTMENT OF CORRECTIONS**

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**MEMORANDUM**

Date: July 30, 2020

To: Eames Groenleer; CFA Jackson Business Office Business Manager

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

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

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

**Annual Review of SMR Physical Plant.**

**Building #4**

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

poor condition but is in the process of being replaced. Roof is in good condition. Parking lot to west of building is in poor condition.

### **Building # 6**

This building is structurally in good condition. Exterior brickwork on the building is deteriorating and needs some repair. Windows need to be upgraded with energy efficient units. Doors in poor condition were recently replaced. Wall coverings and flooring in occupied areas of the building are in good condition. Lighting and HVAC systems are in serviceable condition but need to be updated to modern standards. Plumbing systems are functional in occupied areas. Fire alarm system is in poor condition but is in the process of being replaced. Roof is in 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. Doors in poor condition have been replaced. Windows need to be upgraded to energy efficient units. Building 7 and 51 are currently closed with most systems shut down and heat turned down to minimum requirements. HVAC and lighting systems function adequately but need to be upgraded to modern standards. Fire alarm system is in poor condition but is in the process of being replaced. 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 new as it was recently replaced. Punch list items remain to be completed for the project yet. 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 in the process of being replaced. Flooring and wall coverings are in good condition. Plumbing systems are functional. The roof is in poor condition and should be replaced. Elevator is in good condition. Parking lot is in good condition.

### **Buildings #17**

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

**Buildings #18**

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

**Building #19 SMR admin and Record Storage building**

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

**Building # 26, Power Plant**

This building is structurally in good condition. Hot water heating and domestic hot water boilers have been upgraded to modern units. Windows and doors need to be upgraded with energy efficient units. Primary switchgear and generators are new and in excellent condition. Lighting, plumbing, and HVAC systems need to be updated to modern standards. Fire protection systems have been replaced and are in good condition. Flooring is in good condition. Roof is in poor condition but is slated to be replaced soon.

**Building # 57, Health Fitness**

This building is structurally in good condition. Windows and doors need to be upgraded with energy efficient units. Wall coverings and flooring are in good condition. Lighting, plumbing, and HVAC systems need to be updated to modern standards. Roof is in good condition. Parking lot is in good condition.

**Building # 62, ADD offices**

This building is structurally in good condition. Exterior brickwork on it is deteriorating and needs some repair. Windows and doors need to be upgraded with energy efficient units. Lighting, plumbing, mechanical, and HVAC systems need to be updated to modern standards. Wall coverings and flooring seems to be in good condition. Roof conditions range from poor to good. Parking lot is in fair condition.

**Building # 68, water tower**

The structure is in good condition with 5-year inspection recently completed.



**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 total gutted right now. A project to move records here was started and then put on hold.

**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. Parking lots are in good condition.

**Roads and Parking Lots**

Main business office parking lot and roads are in good condition. Most of the rest of the facility roads and parking lots are in fair to very poor condition.

**Tunnels and Utilities**

Most tunnel areas are becoming badly deteriorated and either need to be rebuilt or replaced. Domestic hot water lines have been replaced and are in new condition. Heating hot water lines are in fair condition with several expansion joints in poor condition. Primary and secondary electrical infrastructure is in good condition. Domestic water system and fire hydrants are all functional and in fair condition. Sewer and stormwater systems are in fair condition, with the exception, of manholes and catch basins in several

areas that are in poor condition. In the pump building, the south booster pump 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

**SOUTHERN REGIONAL BUSINESS OFFICE  
5-Year Plan FY2022**

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	\$1,000,000
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
6, 7	Repair damaged brickwork and concrete on exterior of buildings. Tuckpoint brick where needed.	Exterior of buildings is deteriorating and needs repairs.	1ea	5	\$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	6	\$250,000
6	Replace roof on 6 block.	Many areas are in very poor condition and need replacement.	1ea.	7	\$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	8	\$ 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	9	\$ 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	10	\$ 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	11	\$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	12	\$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	13	\$5,000,000
				<b>Total</b>	<b>\$10,220,000</b>