

# MICHIGAN DEPARTMENT OF CORRECTIONS

*“Committed to Protect, Dedicated to Success”*

## FY2024 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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SOUTHERN REGION

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# MICHIGAN DEPARTMENT OF CORRECTIONS

*“Committed to Protect, Dedicated to Success “*

## MEMORANDUM

Date: June, 6/15/2022

TO: 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 200 Bldg. 2022
2. New Freezer/Cooler Units Installed
3. Gate Project On Going

### LMF

#### Housing Unit Aspen Segregation

This unit is in good condition overall. The brick and mortar have some deterioration and the caulking around the windows is in poor condition. The doors are in poor condition. Exterior doors in poor condition ACR submitted.

The roof has been replaced. The floor tile is in good condition. The shower stall tiles are in poor condition. ACR 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. Exterior doors in poor condition ACR submitted.

The floor tile is in good condition. The shower stall tiles are in poor condition. ACR 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. ACR submitted. Exterior doors in poor condition ACR 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 ACR submitted. Exterior doors in poor condition ACR 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 poor condition ACR submitted. The floor tile is in good condition. The shower stall tiles are in poor condition ACR 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 ACR submitted. The windows and doors are in bad condition ACR submitted.

### **100 Building Administrations**

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

### **200 Building Food Service**

The overall condition of this building is good. All windows and doors are in poor condition.

### **200 Building Health Services**

The exterior walls, doors, and windows are in fair condition. ACR submitted for new entrance doors

### **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 fair condition. ACR submitted for new entrance doors. The Gym and interior are also in good condition.

### **500 Building Warehouse and Maintenance**

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

### **600 Building Pole Barn Storage**

All buildings and outbuildings are in good condition.

### **Propane Plant**

The propane tank is in good repair.

### **Fences Gun Towers and Grounds**

The perimeter fence is in good condition. r. The tower doors are in poor condition. The grounds are in fair condition. 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.

### **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:

Gene Page, Physical Plant Manager

Warden Schroeder, Alger Correctional

Daniel Smith, Physical Plant Division

Jeff Niemi, Regional Physical Plant Superintendent

Liisa Sutinen, Business Manager

**ALGER CORRECTIONAL FACILITY**  
**5-Year Plan FY2024**

| Building            | Project Description   | Reason Description   | Quantity & Units | Facility Priority | Cost Estimate |
|---------------------|---|--|------------------|-------------------|---------------|
| All Buildings       | Security Camera Upgrade   | This project is to facilitate upgrades the facility security camera system as directed by Central Office Physical Plant.   | 1                | 1-MOP             | \$925,958     |
| Facility            | Gates 1, 2, 3, 4, and 5. LMF.NEW.02   | Original gates. Gates and parts are wearing out and need of replacement repair due to continual use on a daily basis. DTMB File #472/19537.JBB   | 1                | 2-MOP             | \$557,813     |
| All Buildings       | Replace single exterior door/frame/hardware and provide new larger, heavy duty door and frames with smaller sidelite. Recondition the brick and caulking. LMF.600.A05 | Worn out. Damaged. Leading to More Serious Problems. To Eliminate High Maintenance Condition. Food carts are damaging all units. DTMB File#472/19306.TAP   | 8                | 3-MOP             | \$882,000     |
| Aspen, Birch, Cedar | Repair and/or Replace Shower Stalls, LMF.NEW.05   | Replace existing shower walls with an stainless steel and floors with an acceptable product. DTMB File #472/19320.TAP  | 6                | 4-MOP             | \$751,669     |
| Warehouse           | (LMF.NEW.15) Warehouse Freezer/Cooler Upgrade   | The refrigeration system in the warehouse is original and needs an upgrade.  | 1                | 5-MOP             | \$290,000     |
| Facility            | Brick and Mortar Reconditioning LMF.NEW.12  | To recondition brick & mortar. Facility Funded.  | 8                | 6-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                | 7-MOP             | \$215,000     |
| Aspen & Birch       | Aspen and Birch Purge System LMF.NEW.10   | Upgrade/Installation of building smoke purge system for the purpose of removing the SCBA from these units and well as eliminate the necessary training of staff to use the equipment.                            | 2                | 8-MOP             | \$750,000     |
| Pine & Spruce       | Egress Ramps LMF.NEW.13   | The ramps will be used if the wheelchair lifts become unusable due to break down. The ramps will be installed in the Pine and Spruce units. DTMB File #472/19525.JBB   | 2                | 9-MOP             | \$250,000     |
| Facility            | (LMF.NEW.16) Parking Lot Sealing and Re-stripping   | The parking lot needs to be sealed and re-stripped. Facility Funded.   | 1                | 10-MOP            | \$40,000      |
| Warehouse           | (LMF.NEW.17) Warehouse Ceiling  | The ceiling of the warehouse needs to be stripped and refinished. Facility Funded  | 1                | 11-MOP            | \$45,000      |
| Facility            | Underground Fuel Tank Replacement   | Alger has one diesel and one gasoline storage tank underground.  | 2                | 12-MOP            | \$100,000     |
| Food Service        | Mistifier Hood Suppression System   | The food service hood suppression system is outdated and needs to be replaced.   | 1                | 13-MOP            | \$40,000      |

|              |                            |   |   |        |             |
|--------------|----------------------------|---|---|--------|-------------|
| 100 Building | Front Desk Remodel         | Remove and replace front desk to open both ends to ensure faster response time to emergent situations. Facility Funded. | 1 | 14-MOP | \$20,000    |
| 100 Building | Entry Control Area Remodel | Replace current setup in Entry Control. Facility Funded.  | 1 | 15-MOP | \$20,000    |
|              |                            |   |   | Total  | \$5,087,440 |

# Michigan Department of Corrections

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## Memorandum

**Date:** 7/10/2022

**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. Approved door replacement project currently underway; the employee entrance door was replaced.
- Windows were installed in the Mailroom.
- The electrical/security system continues to function properly and is tested daily.
- Building exterior wall packs have been replaced with LED fixtures.
- The heating/cooling systems are functional and regularly maintained.
- The A/C in control center needs to be updated. The Roof top A/C unit will be replaced. The A/C replacement in the Phone room was completed.
- The plumbing system operates properly, and normal wear is maintained on a regular basis.
- The recirculation line was constantly leaking, we have replaced it at this time.
- Approved project to update LED lighting in 100, 200 and 300 buildings is underway.

#### 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 was replaced.
- 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. One new heating boiler installed.
- The coolers, and condensing equipment will be replaced in the future. Approved project currently underway.

### **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. ACR approved for replacement boiler.

### **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 be replacing soon. Approved project currently underway.

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

- Roof systems was replaced 2017 and have no issues to report.
- Electrical/security systems function properly and are regularly maintained.
- A/C in unit Bubbles 2,5,7 need to be updated. Approved ACR.
- Plumbing system operate properly. Icon electronic valves are being added in problem areas. Units 2 & 3 completed. Unit 1 is 95% complete. The water heaters in all the HUs have been changed to new units.
- The recirculation lines are constantly leaking. We have replaced 80% of it at this time.
- HVAC systems are regularly maintained.
- All housing units have a laundry room with gas dryers and' 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. Replacing bad tiles as time permits.
- Shower area tile need repair and replacement. Approval received to Replace with stainless steel inserts.
- All cameras function properly.
- The exterior of the HUs is in good condition.
- Front doors and yard doors to units are in rough shape and will be replaced soon. Approved project currently underway.

- Installed new LED lighting in all areas except inside cells in units 1-7.

### **Housing Unit 8**

- Roof system is showing signs of wear any leaking is repaired timely. Physical plant is working on metal roof project for unit 8,
- Electrical/security systems function properly and are regularly maintained.
- Plumbing systems operate properly, normal wear and maintained on a regular basis
- The recirculation lines were constantly leaking. We have replaced 90% 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.

### **Propane Backup System**

- New System is monitored and serviced as needed.

### **Facility Grounds**

- All fencing is in good condition. Any repair or problems are done timely.
- The perimeter road and parking lot are starting to get cracks in blacktop.
- Parking lot line were redone.
- The road down to unit 8 is in bad shape and will need to be repaired or replaced.
- Exterior pole lighting is in good working condition.
- The sidewalks are overall in good condition.
- Sally port gates and controls need to be updated. Approved ACR Received on project.

### **Security/Safety Systems**

- All systems are tested with the start of each shift and any issues are addressed timely.
- The stun fence operates well.
- Approved project currently underway to update camera systems.
- 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 are called to repair due to 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 for the interior of the facility.

### **Ojibway Correctional Facility**

The overall exterior condition of the facility is good.

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

**BARAGA CORRECTIONAL FACILITY**  
**5-Year Plan FY2024**

| Building       | Project Description  | Reason Description   | Quantity & Units | Facility Priority | Cost Estimate |
|----------------|--|--|------------------|-------------------|---------------|
| Administration | Replace A/C in control center  | The current system is 25 years old and requires constant repair  |                  | In progress       | \$18,000      |
| Administration | Replace A/C for 100 building   | The current system is 25 years old and requires constant repair  |                  | In progress       | \$219,200     |
| Administration | Control Center Renovations   | The control center must be renovated to adequately view and operate the new security systems.  | 1                | 6                 | \$25,000      |
| Administration | Muster room renovations  | The muster room needs renovations for current needs  | 1                | 7                 | \$25,000      |
| Education      | Replace A/C unit for 300 Building  | The current system is 25 years old and requires constant repair  | 1                | 4                 | \$200,000     |
| Education      | Heating boiler. Replace existing with new.   | Doesn't provide adequate heating. Utility cost savings. Impairs building operation. Personal comfort. Existing does not meet heating demand.     | 1 Unit           | In progress       | \$35,000      |
| Health Care    | Replace A/C unit for 200 Building  | The current system is 25 years old and requires constant repair  | 1                | 4                 | \$200,000     |
| Housing Unit 1 | Replace missing acoustic ceiling tiles.  | Damaged. To Eliminate High Maintenance Condition. System sustains damage from leaks when floors are mopped or flooded.                           | 6,000 SF         | 5                 | \$7,500       |
| Housing Unit 1 | Replace cell doors and hardware.   | Worn out. Damaged. Leading to More Serious Problems. To Eliminate High Maintenance Condition. System needs constant adjustment to work properly. | 80 Units         |                   | \$339,360     |
| Housing Unit 1 | Air handling unit heating only. Replace existing in four years with those that allow more airflow. | Doesn't meet current ventilation standards. Personal comfort. In four years, units will be at end of useful life.                                | 24,600 SF        |                   | \$271,286     |
| Housing Unit 1 | Replace ceramic tile in showers with stainless steel insert  | Worn out. Damaged. Leading to More Serious Problems. To Eliminate High Maintenance Condition.  | 8 showers        | In progress       | \$84,000      |
| Housing Unit 2 | Replace missing acoustic ceiling tiles.  | Damaged. To Eliminate High Maintenance Condition. System sustains damage from leaks when floors are mopped or flooded.                           | 6,000 SF         | 5                 | \$7,500       |
| Housing Unit 2 | Replace cell doors and hardware. System needs constant adjustment to work properly.                | Worn out. Damaged. Leading to More Serious Problems. To Eliminate High Maintenance Condition.  | 88 Units         |                   | \$339,360     |

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

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

|                                   |   |   |         |             |             |
|-----------------------------------|---|---|---------|-------------|-------------|
| Housing Unit 7                    | Miscellaneous. Replace existing cell lavatory faucets.  | Requirement for other improvements. Maintenance issue.  |         |             | \$40,703    |
| Housing Unit 7                    | Misc projects. Remove GPDW on walls in central area, replace with abuse resistant gypsum wallboard, re-inforce corners and install corner guards.   | Damaged. Walls sustain heavy abuse, particularly at corners.  |         |             | \$42,420    |
| Housing Unit 7                    | Add roof over door out to recreation yard   | Install roof over porch and steep area to keep ice from building up on steps  | 1       | In progress | \$25,000    |
| Level one Housing (HU8)           | Roof replacement  | Replace roof on housing 8 with standing seam metal roof. Include snow guard, attic insulation work and venting  | 1       | In progress | \$892,500   |
| Level One Housing (HU8)           | Install Exhaust Fan.  | Exhaust fans would decrease humidity levels that are causing problems and uncomfortable condition in the units  | 7 units |             | \$180,600   |
| Level One Housing (HU8)           | A/C units for East and West class room  | Install new A/C in unit 8 class rooms   | 2 units |             | \$50,000    |
| Housing Units 1-7                 | Replace entrance doors  | Current doors are bent and rusted and lock repair parts are hard to find  | 11      | In progress | \$300,000   |
| Housing Units 2,5,7               | Replace A/C in housing unit bubbles   | Current system requires constant repair and unit failure  | 3       | In progress | \$15,000    |
| Site                              | Relocate 2 gun post and provide 2 separate yard areas   | Provide coverage over G.P. Rec yards  | 2       | 2           | \$350,000   |
| Site                              | LED Lighting Update   | Update lighting in 100,200,300 buildings to LED   |         | In progress | \$50,200    |
| Site                              | Replace Sally Port Gates into level 5   | Service reliability. Improve security   | 2       | In progress | \$125,000   |
| Site                              | Camera Upgrade  | Update cameras systems  |         | In progress | \$1,000,000 |
| Site                              | Add new buffer fence for yard behind school   | Keep prisoner traffic for reaching Stun fence   | 1       |             | \$35,000    |
| Site - Hus 1-8, 100,200, 300 bldg | Sanitary Pre-Treatment Mechanism, Bar Screen, New. Locate it adjacent to the existing screw auger. Utilize the existing building and modify it as required to fit the new mechanism. New controls would be required and special | Due to facility request. Existing is undersized. To prevent failure. Long-term/high maintenance issue. Service reliability. To extend life. Existing screw auger devise jams frequently and constantly needs to be dismantled to clean the compacted garb | 1 Unit  |             | \$981,720   |

|                            |   |   |          |              |                     |
|----------------------------|---|---|----------|--------------|---------------------|
| Site                       | Manhole/vault, Electric, Remove & Replace. Add (2) new electrical/telecom manholes located east of (2) existing manholes that are located at the bottom of the steep hill behind the Maintenance Building and near Level 1 security | Due to facility request. To prevent failure. To prevent personal injury. Service reliability. Life safety issue. Existing structures fill up with water because they are in a low spot. Safety issue.                                     | 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. |          | 1            | \$200,000           |
| Site                       | Replace food service cooler and freezer doors and walls   | Current doors are hard to open and close. Door blocks hallway when open   |          | In progress  | \$179,000           |
| Site                       | Replace quarry tile. At kitchen with monumental polymer flooring after repairing drainage system and floor slab.  | Damaged. Leading to More Serious Problems. To Eliminate High Maintenance Condition.   | 5,000 SF |              | \$250,000           |
| Site                       | Fuel tank   | Replace old underground tank with above ground tank   |          | In progress  | \$50,000            |
| Site                       | Mistifier hood system   | Update Mistifier hood suppression system  |          | In progress  | \$40,000            |
| Warehouse Support Services | Replace 3 overhead doors. Replace coiling door at loading dock, use door with more reasonable locking system that won't allow motor to operate when door is locked.   | Worn out. Damaged. To Eliminate High Maintenance Condition.   | 3 Doors  | 3            | \$27,000            |
| Support Services           | Main control panel and front-end direct digital controls (DDC) equipment.   | Requirement for other improvements. Allows monitoring of all buildings at facility from a remote location.  | 1 Unit   |              | \$42,420            |
| Warehouse                  | Replace roof top heating unit   | Current heating unit is original and problematic. Parts are hard to find  | 1 unit   | In progress  | \$36,100            |
| Maintenance                | Replace roof top heating unit   | Current heating unit is original and problematic. Parts are hard to find  | 1 Unit   | In progress  | \$36,100            |
|                            |   |   |          | <b>Total</b> | <b>\$10,861,106</b> |



# MICHIGAN DEPARTMENT OF CORRECTIONS

*“Committed to Protect, Dedicated to Success”*

## MEMORANDUM

**DATE:** June 22, 2022

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

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

**SUBJECT: 2022 Annual Physical Plant Report, Carson City Correctional Facility**

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

The overall condition of the facility is good with very few areas of concern. We are in the process of upgrading the camera system software and some of the hardware including the archive servers and network switches.

This year we made repairs and upgrades to housing units C, E and F. We completed officer stations in E and F units. We added a gate from the level II small yard to the weight pit. We also replaced the entrance doors to west food service.

Physical plant in Lansing was able to complete the smoke purge project in segregation and the addition of ADA wheelchair ramps to housing units 500 and 800. The AC unit on 100 building has been replaced as well as the boiler in housing unit 1200 saving the State thousands in energy efficiency costs. For further energy savings we also received approval for a matching funds project to replace the lighting in the MSI factory with LED lighting. That project is currently in process.

### **Carson City Correctional Facility**

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

#### **Administration Building 100**

- The sidewalks in front of the building and in the parking lot need replacement, some repairs can be made but full replacement will be required soon. This has been added to the 5-year plan.
- The roof was replaced the end of August 2019 and is in good condition.
- The building and architectural structure is in fair condition. There are some exterior doors that need to be replaced which we are doing through attrition. The sallyport gates are being addressed by Lansing Physical Plant Division with future projects.
- The HVAC systems are beginning to show the age of the system. The AC condensing unit was replaced utilizing energy upgrade matching funds project money. The pneumatics should be replaced with digital. This has been on the 5-year plan.

- The security systems are in good condition. This building has access control on all exterior entrances.

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

- The sidewalks and walkways are in good condition.
- The roof was replaced in June 2019 and is in good condition.
- The building architectural structure is in good condition. The front doors to the dining hall have all been replaced with aluminum doors and jams to mitigate deterioration from the snow, ice and salt.
- The HVAC systems needs updating from pneumatic controls to digital. The kettles and dish machine are being replaced utilizing food service funding to eliminate the need for the steam generating boiler. The pneumatic controls should be replaced with digital.
- The security systems are in good condition.

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

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

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

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

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

- The sidewalks and walkways are in fair condition some heaving has occurred and will be addressed by facility maintenance staff. An ADA handicap access ramp was added to this building this year.
- The roof is in good condition.
- The building architectural structure is in good condition. The cell door control and carriage system are obsolete, and repairs are difficult as the parts are no longer manufactured. We have been able to find vendors to make parts for the carriage system, but the control boards are no longer available. I have an approved change request to replace the doors and controls. This was added to the 5-year plan.
- 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 is in design to be replaced on an approved project through DTMB.
- The roof is in fair condition
- The building architectural structure is in good condition with the exterior wall sheeting in need of refinishing at the ventilation exhaust areas due to rusting
- The HVAC system is in good condition. The tube heaters are inspected bi-annually and are in good condition
- The security systems are in good condition

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

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

#### **Level II Housing Unit building 800**

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

#### **Level II Housing Unit building 900**

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

#### **Maintenance/Warehouse Building 1100**

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

#### **Level IV Housing Unit building 1200**

- The sidewalks and walkways need some repairs as some heaving has occurred
- The roof is in good condition after being replaced in 2018
- The building architectural structure is in good condition. The cell door control and carriage system are obsolete, and repairs are difficult as the parts are no longer manufactured, we are working to find suitable replacements. I have an approved change request to replace the doors and controls. This was added to the 5-year plan.
- 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. We replaced some of the metal siding where water was leaking in the wall. I recommend adding 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 HVAC system is in good condition
- The security systems are in good condition

#### **East School Building**

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

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

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

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

- The sidewalks are in fair condition, the basketball court needs resurfacing soon, the main walkway had heaving and holes that were addressed this year.
- 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. We replace a section metal siding with a stack stone siding 4 feet up from the ground level which improves the aesthetic of the unit and increases the durability and longevity of the siding saving the facility future replacement costs. The insulation in the attic needs to have an additional 4” of blown in insulation added to improve the building efficiency.
- The HVAC system is in good condition. The showers in C unit have been remodeled and had I-Con Controls added.
- The security systems are in good condition

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

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

#### **East Housing Unit G/H**

- The sidewalks are in fair condition, the basketball court needs resurfacing soon, the main walkway has heaving and holes that need to be addressed soon
- The roof is in fair condition and is need of replacement, all leaks are being addressed

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

### **East Gym**

- The sidewalks are in good condition
- 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. The gym floor has been identified as needing to be replaced. This will be added to the 5-year plan.
- 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. The remaining bathrooms on the level I side need the shower stalls recovered with stainless steel and the controls replaced with the I-CON controls to save the facility money in maintenance repairs and utility costs. I have an approved asset change request to accomplish this in A/B unit and C/D unit.

### **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. Some additional issues were identified during the peer review audit and those issues were resolved and upgrades are being performed by outside contractors.

### **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 been repaired but the walkway on the west side will need to be addressed. The perimeter road and the roadway from east food service going west towards the MSI gate is in process of being replaced.

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

cc: Gene Page, Physical Plant Division Administrator  
Trevor LeBarre, 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 FY2024**

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

|                                 |  |   |   |              |                     |
|---------------------------------|--|---|---|--------------|---------------------|
| Site                            | Arc Flash Mitigation Phase III   | Arc Flash Mitigation for Phase III Arc Flash Study per Physical Plant Division  | 1 | 14           | \$312,500           |
| Medium & Minimum Security Units | Addition of Wash Basins and construction of Shower Houses. Add a Storm Drainage System. Existing electrical & telecomm vaults are constantly flooded. The upgrade will add a storm drainage system to collect water and pump it from all manholes and tie it into existing storm system. | The shower houses and wash basins are necessary to bring this facility into compliance with ACA Standart 4-4139 and 4-4138.   | 1 | 15           | \$66,913            |
| Site                            |  | Due to age of system. Due to facility request. To improve drainage. To prevent failure. To prevent personal injury. Long-term/high maintenance issue. Service reliability. Due to site/soil characteristics.                | 1 | 16           | \$128,018           |
| 300                             | Replace entry system - w/ insulated system. Entrance at east and west of academic area.  | Worn out. Leading to More Serious Problems. To Eliminate High Maintenance Condition. Request of Facilities Maintenance. High use area.  | 1 | 17           | \$41,140            |
| East Housing Units              | Upgrade electrical distribution system - Install additional branch panelboards, distribution panel, replace existing 75KVA transformer with 112.5KVA, replace 100A building service feeder with 200A service.  | Existing equipment was designed for fewer occupancy numbers so the system is at full capacity. Upgrading the system will provide for current occupancy numbers and bring the system into compliance with current standards. | 1 | 18           | \$321,592           |
| Food Service                    | Provide pre-engineered building. Addition to quartermaster should be made due to lack of storage space. Recommend a shoe repair shop for OTF and DRF.  | Damage Due To Facility Growth. Request of Facilities Maintenance.   | 1 | 19           | \$426,888           |
| Administration/Health           | Provide pre-engineered building. Provide increased space in health services bldg. for records, exam rooms, and a waiting area.   | Damage Due To Facility Growth. Request of Facilities Maintenance.   | 1 | 20           | \$341,462           |
| 500&1200                        | Replace Cell Doors and Controls  | Existing doors and controls are obsolete and exceeding useful life expectancy   | 1 | 21           | \$896,569           |
| East                            | Replace quarry tile floor with a polished sealed concrete floor in east food service   | Increase the longevity and improve the cleanliness of the kitchen. It will improve efficiency and lower production and maintenance cost. - IN PROGRESS  | 1 | 22           | \$113,269           |
| Site                            | Replace Generator on East Side   | Replace 30 year old equipment. Increase reliability and cost effectiveness. Lower utility and maintenance costs.  | 1 | 24           | \$568,000           |
|                                 |  |   |   | <b>Total</b> | <b>\$10,545,112</b> |

# MICHIGAN DEPARTMENT OF CORRECTIONS

*“Expecting Excellence Every Day”*

## MEMORANDUM

**DATE:** July 14, 2022

**TO:** Gary Miniard, Warden

**FROM:** A/PPS Travis Gager, Physical Plant Superintendent  
Central Michigan Correctional Facility

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

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

### **Physical Plant Accomplishment**

- MDOC-STF-08-2022 Backup Domestic and Heat Boilers
- MDOC-STF-07-2022-Secure Weapons Closet
- MDOC-STF-07-2022-Domestic Hot Water Storage Tanks
- MDOC-STF-07-2022 J and K Boiler Replacement
- MDOC-STF-06-2022 Metal Siding Replacement East
- MDOC-STF-06-2022 Housing Unit Heat West Side
- MDOC-STF-06-2022 West Food Service Flooring
- MDOC-STF-06-2022 East Admin Bubble Gates
- MDOC-STF-06-2022 Replacement Demo of RPZ
- MDOT-STF-11-2021 Buffer Fence

### **Facility Inspection:**

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

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

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

All building infrastructure (siding, windows, doors, etc.) are in usable condition. This building also has exterior doors in need of repair or replacement due to rusting. This building did receive wall patching, painting of doors, windows, and walls. All heating and air conditioning equipment was



maintained and is in good working condition at this time.

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

All building infrastructure (roofing, siding, windows, doors, etc.) are in usable condition. 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. This building is receiving many new updates under MDOC-STF-2021-Central Michigan East Food Service Building Bulletin 3.3 The ventilation system has also been removed and replaced with new appropriately sized unit, the freezer and cooler have been removed and replaced with new units, new forced air units have replaced the heating boiler, the new forced air units along with all new ductwork do supply building with air conditioning but will need something done in future to prevent condensation and dripping water from ductwork throughout food service.

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

This building has recently received a new steel roof. All building infrastructure (siding, windows, doors, etc.) are in usable condition, with exception to the 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)**

All building infrastructure (roofing, siding, windows, doors, etc.) are in usable condition, interior floor covering should be replaced.

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

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

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

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

### **VPP Trailer (East)**

This building is in usable condition; however, the ramp and deck should be upgraded as well as the skirting, both are in poor condition.

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

This building needs new entrance doors. Repairs to attic insulation are still needed. There is a membrane attached to the trusses which separates a void area above unit ceilings and the attic space

itself. This membrane has holes in it and needs to be repaired, along with adding insulation. The roof covering on this building is in good condition. The hot water storage tank needs to be replaced.

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

This building needs new entrance doors. Repairs to attic insulation are still needed. There is a membrane attached to the trusses which separates a void area above unit ceilings and the attic space itself. This membrane has holes in it and needs to be repaired, along with adding insulation. The roof covering on this building is in good condition. L unit just recently had their entire cable wiring redone to fix poor reception, the unit has also recently had a center divider wall added for security purposes.

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

This building needs new entrance doors. The roof coverings and siding on this building is in good/fair condition. The mechanical rooms and the equipment in them are in good condition currently. This building also needs the attic membrane repaired and insulation added.

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

This building needs new entrance doors. The attic membrane and insulation need to be repaired and replaced. The exterior roofing and siding are in usable condition as is the mechanical equipment.

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

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

### **Maintenance/Transportation Building (East)**

All building infrastructure (roofing, siding, windows, doors, etc.) are in good condition. This building houses the water system for the East Side facility. There is currently a project in place to remove all obsolete water softener system piping and valves and to replace the main service RPZ (back Flow Preventer). The generator that is in this building is in good working condition; a new day tank has been installed for system.

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

This building is pole barn construction and is in good overall condition; however, it needs two new 36" entry doors. A new steel roof has been approved and is scheduled to be installed soon.

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

The parking lots have been upgraded with new asphalt in 2018, and is in good condition, however they need to be resealed and striped. East side perimeter fence has been removed because of extensive decay of wood post and has been approved to have new steel chain-link installed.

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

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

### **Food Service (West)**

Building infrastructure - walls and windows are in good condition. The exterior doors have been replaced and roof is scheduled for replacement. 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. Many areas of floor tile have been repaired. Areas of the floor tile need replacing and repair every year due to high traffic. An extensive floor project is in the planning phase for the dish machine area which is in poor condition. Food Service equipment constantly needs to be repaired due to age and use. Many wall and ceiling areas have been repaired and more is needed. One double bank of walk-in type ovens and dish washing machine have been purchased and are currently in the process of installation.

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

Building infrastructure -walls and windows are in good condition, exterior doors have been replaced. This building will need new roofing in the next year or two. This building has received a new heating boiler.

### **Maintenance/Warehouse Building (West)**

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

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

All building infrastructure (siding, windows, doors, etc.) are in good condition. All west side units are currently undergoing an exterior door replacement project, that will replace all of the exterior doors. All boiler systems, both domestic hot water heaters and heating boilers, are currently in good condition. The hot water storage tanks in all buildings, except for A/B and C/D, will need to be replaced soon units, Minor repairs are needed to drywall and floor coverings. Asphalt roofing is near the end of its lifespan on all units. This building needs new entrance doors. Repairs to attic insulation are still needed. In all westside units 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

### **Psych Trailer (West)**

This is a doublewide modular trailer, which is aging, but in decent condition overall requiring minor repairs occasionally including roof patching, vinyl siding and window screen repairs. Overall, this building is in usable condition, with exception to the roof, it is in poor condition and needs replaced soon.

### **State Police Post Building**

This building is part of the Central Michigan Correctional Facility's assets and is maintained by our Physical Plant. This building is currently in good condition overall, the deck/ramp was recently re-decked with new deck boards.

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

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

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

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

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

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

### **Perimeter Fences (East & West)**

Perimeter fences are in good condition in all areas.

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

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

Cc:Administrative Officer



|               |   |                                      |                   |              |                     |
|---------------|---|--------------------------------------|-------------------|--------------|---------------------|
| STF           | Perimeter Road  | Deteriorated Conditions              | Grounds           | 14           | \$2,000,000         |
| STF East/West | East and West Food Service Flooring                       | Sanitary and Deteriorated Conditions | East and West F/S | 15           | \$1,500,000         |
| STF West      | West Freezer and Cooler doors replacement                 | Age and Deteriorated Conditions      | West F/S 5 doors  | 16           | \$500,000           |
| STF           | Lighting Upgrade ( per Noresco Recommendations)           | Inadequate Light Output              | All Buildings     | 17           | \$500,000           |
| STF East      | Underground Fuel storage tank upgrade to above ground     | Deteriorated Conditions              | Grounds           | 18           | \$50,000            |
| STF East      | Food Service HVAC Replacement, DTMB File #(472/16319.JAG) | Deteriorated Conditions(In-Progress) | East F/S          | 19           | \$1,248,320         |
| STF West      | West Roofing Replacement Project #19-304                  | Deteriorated Conditions(In-Progress) | West Side         | 20           | \$1,365,600         |
| STF East      | East Water water softner/Water main                       | Deteriorated Conditions(In-Progress) | East Maintenance  | 21           | \$100,000           |
| STF West      | Door and window replacement project #18-355               | Deteriorated Conditions(In-Progress) | Facility Wide     | 22           | \$1,508,139         |
|               |   |                                      |                   | <b>Total</b> | <b>\$15,932,059</b> |

# Michigan Department of Corrections

*“Expecting Excellence Every Day”*

## MEMORANDUM

**DATE:** May 19, 2022

**TO:** Jamie Corrigan, Kristina Benoit, Gene Page, Ed Vallad and Jeff Niemi

**FROM:** **Jerry Thurmes** Physical Plant Supervisor  
Chippewa Correctional Facility

**SUBJECT:** 2022 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. There are a couple of concrete light pole bases at the facility that are going to have to be replaced in the future as the concrete has started to spald.

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

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

### **PLASTER AND DRYWALL:**

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

**ROOFING SYSTEMS:**

URF East Roofs are in good shape with only a few minor leaks that are being 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 housing roofs are in poor shape. The West Administration building, and West Food Service buildings have new standing seam metals roofs. The Contractor that re-roofed F.S. and Administration also did repairs to ERT/Warehouse roof to get us by until project is re-started. We have added West Programs and West Warehouse/ERT buildings and A and B and C and D units to this project which will start this summer.

**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 Programs, West Warehouse/ERT, and housing units AB and CD building 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 Sliding Gates have been replaced. There are a couple of doors that we are experiencing some electrical issues with since the replacement of the sliding gates. The maintenance team here at Chippewa have been working with the contractor who installed the slide gates to resolve the issue so we can complete this project.

**LOCKING SYSTEMS:**

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

**FENCES AND PERIMETER SECURITY:**

Our updated security systems at URF have been holding up well. Our equipment Tech does a good job with repairs and updates as needed. All systems are working well, and any issues are repaired immediately through work order program from daily reports from control center. The new Sallyport gates have been installed and seem to be working fine besides a few adjustments which the contractors have been taking care of. There are some upgrades to the sallyport like hardening of the bottom rail, adding some razor ribbon, replacing the fiberglass poles on the top row of razor ribbon around the entire facility, and adding some man gates to the facility perimeter that will start back up in June of 2022.

**HEATING AND COOLING SYSTEM:**

HVAC systems throughout the East side of the facility have all been updated. Replacement of all roof top AC units, all heating circulation pumps, domestic hot water pumps, mixing valves and hot water tanks have been completed on the Eastside of the facility. 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 facility electrician has pulled new wires into some of our outdoor parking lot lights that were burned out. The emergency backup generators have had their yearly P.M. maintenance. The East side generator is scheduled to be replaced soon. There has been an ACR written and approved for this project.

**PLUMBING SYSTEMS / STORM AND WASTEWATER SYSTEMS:**

The plumbing system at URF is in good shape. All plumbing issues are addressed through the work order system and continue to be a **very high maintenance area**. With the addition of new circulation pumps and new water heaters we should see less complaints from lack of hot water in housing units. Storm drain and wastewater (Muffin Monster) systems continue to be trouble free and working well.

#### **REFRIGERATION SYSTEMS:**

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

#### **PARKING LOTS/ROADS/GROUNDS:**

Chippewa facility grounds area continues to be maintained very well. The perimeter Road/parking areas have all been resurfaced (summer of 2021) and seem to be holding up well.

#### **COMMENTS:**

#### **2022 Projects**

Finish 1100 conversion room upgrade  
Replace West Programs and West Warehouse roofs  
Replace AB, CD housing unit roofs  
Finish Sallyport gates/controls/razor wire/man gates/fiberglass poles  
Replace MSI heat exchanger  
East side cable TV replacement  
2022 Matching funds lighting project  
Replacement of the steam condensate lines.

**CHIPPEWA CORRECTIONAL FACILITY**  
**5-Year Plan FY2024**

| Building                   | Project Description  | Reason Description   | Quantity & Units | Facility Priority            | Cost Estimate |
|----------------------------|--|--|------------------|------------------------------|---------------|
| Site Buildings East & West | Camera System Upgrade Description.   | Replace older analog video security systems with an Ethernet network-based IP camera system.   | facility wide    | 1                            | \$1,391,773   |
| Food Service Warehouse     | Replacement of Warehouse Walk-In Cooler/Freezer Replacement Doors and Casings (started in Content Manager)   | 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          | 2                            | \$372,045     |
| Facility Wide Buildings    | Replacement of Doors with performance issues throughout facility.  | Several doors within the facility do not latch/close properly.   | facility wide    | 3                            | \$540,000     |
| 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. Most windows have a white cloudy look.   | facility wide    | 4                            | \$1,500,000   |
| 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 | The sanitary pre-treatment mechanism has become a long-term/high maintenance issue. Existing bar screen is raked daily by inmates.   | 1 Unit           | 5                            | \$700,000     |
| Site                       | Replace Steam lines, condensate return and traps between west conversion room and steam plant.   | Replace the underground steam lines, condensate return and traps. Wear 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                | In Progress - 472.22138.TAP  | \$981,168     |
| 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.   | 1 unit           | In Progress - 472.22207.TAP  | \$288,750     |
| 1100 Maintenance           | Replace Emergency Power Switch Gear Service and replcace storage tanks with above storage ground tanks.  | Outdated and a safety concern.   | 1 each           | In Progress - 472.22194.ABG  | \$595,686     |
| Site                       | Various HVAC Restorations  | Replace/Repair steam line and related equipment.   | 1                | In Progress - 472.22138.TAP  | \$590,500     |
| East Housing Units         | ADA Egress Ramps 472.20065   | Necessary to create ADA Egress Ramps including security and structural improvements.   | 4                | In Progress - 472.20065.TAP  | \$981,168     |
| Site Fencing               | Sally Gate Repair and Operator Repair/Replacement 472.18229 and Razor Ribbon 472.16393   | Necessary for security and structural improvements.  | 1                | In Progress - 472.222296.TAP | \$607,265     |
| Site Buildings East & West | Public Address system from Control Center to each staff occupied building.   | Provide direct communication to staff and prisoners in buildings during severe weather, disturbance or similar emergency situations. Underground fiber install required to connect old KTF system with URF Control Center                            | facility wide    | In Progress - 472.22424.ABG  | \$645,750     |
| West Housing Units         | Replace roofs on 4 pole style buildings  | Protects existing structure and prevents weather damage. Also, minimizes maintenance repair costs.   | 4                | In Progress - 472.19056.TAP  | \$1,708,098   |

|                    |   |   |              |                            |                     |
|--------------------|---|---|--------------|----------------------------|---------------------|
| East Food Services | Mistifier Hood Suppression system Replacement | Replacement of Mistifier Hood Suppression system to be in compliant with code.<br>Repair parts are becoming obsolete. | 2            | In Progress -<br>472.19538 | \$80,000            |
|                    |   |   | <b>Total</b> |                            | <b>\$10,982,203</b> |

# MICHIGAN DEPARTMENT OF CORRECTIONS

*“Committed to Protect, Dedicated to Success”*

## MEMORANDUM

DATE: June 7, 2022  
TO: A/Warden, Christopher King, LRF  
FROM: Chris Babcock, Physical Plant Superintendent, LRF  
SUBJECT: 2022 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 June, the Annual Physical Plant Inspection for Earnest C. Brooks Correctional Facility was completed for the year 2022. 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 soon; this is on our 5-year plan. The employee parking lots are new and in good condition. The Visitor’s 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. We are in the early stages of a Video Management System upgrade project to make sure this continues to run well. 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 2023. This is on our 5-Year plan. All our heating and cooling controls have been upgraded from pneumatic to digital controls for all buildings. This was completed in late 2022.

#### **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 2020. The wheelchair lift is new, but we have been having some issues with the reliability of the unit. We are in the early stages of a project to add an exterior wheelchair egress ramp for this building.

### **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 and it is on our 5-Year Plan.

### **Conklin housing unit**

The roof system is new and the exterior of the building in good condition. The brick and mortar, windows (some are de-gassing) and walkways are all good. The interior of the building has a new camera system, new PPD system, new rounds reader system and a newer high efficiency heating boiler. The water heater is an older unit and is on the short list to be replaced with a new high efficiency unit, this is on our 5-Year Plan. The ceilings, walls (paint) and floors are all in good condition.

### **Dublin housing unit**

The roof system is new and the exterior of the building in good condition. The brick and mortar, windows (some de-gassing) and walkways are all good. The interior of the building has a new camera system, new PPD system and a new rounds reader system, this building has received an upgraded fire alarm panel in 2018. The ceilings, walls (paint), and floors are all in good condition. The older heating boiler appears to be in good condition and the water heater is new as of 2020.

### **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 insulated 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. We are in the early stages of a project to add an exterior wheelchair egress ramp for this building.

### **Fremont housing unit**

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

### **Chapel building**

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

### **Food Service building**

The roof system is new and the exterior of the building in good condition. The brick and mortar, windows and walkways are all good. The interior of the building has a new camera system, new PPD system and a new rounds reader system. The ceilings, walls (paint), floors and glass are all in good condition. One of the two large older style boilers appears to be in good condition the other is starting to have some issues and we may want to investigate upgrading to a more efficient boiler soon. We usually only run one of the two boilers to maintain adequate heat. We installed a new high efficiency water heater and storage tank in 2020 to replace a failed unit. The second water heater for Food Service has recently failed and an Asset Change Request for replacement will be filled out soon. We are currently keeping up with the one water heater but do not have a backup to put online if it is needed. The walk in Freezer has failed and we have ordered all the parts to replace it with an expected delivery date of June 30<sup>th</sup>, 2022. We are currently using the Warehouse freezer to keep everything frozen. We have replaced all the ovens and one of the mixers this year and we just ordered two new replacement Kettles. We are currently getting bids to replace the old dish machine, one more mixer and the tilt skillet as well. We have also ordered two new milk dispensers that will provide a substantial annual cost savings.

### **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 2020.

### **Ground's areas including back 40 rec. areas.**

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

### **Maintenance/Warehouse building**

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

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

1. Project #20-127 GAG Fire Safety System Upgrades has been approved but will be held off until late fall to maintain the one project at a time inside. This will be to replace all fire alarm panels in the facility.
2. Project #19-529. GAG to add ADA egress ramps to housing units A, E and F is approved and we are currently in the bidding process.
3. Project #472 22049 and 22050 for Video Management System Upgrades Phase 1 and Phase 2 has been approved and in the early planning stages.
4. Project #16-402 The replacement Blender system has been installed and has run successfully on full load. The tank and piping have been painted and re-stickered. We are just waiting for final close out documents for this project.
5. Project #19-551 Arc Flash Phase 3 mitigation study has been approved and is on hold.
6. Project #19-096 HVAC Digital Controls upgrade is currently in progress. This project was completed at the end of 2021.
7. Project MDOC-LRF-03-2020 Dublin Stainless Steel tables has been approved. We hope to get these installed soon after being held up by COVID-19.
8. Project MDOC-LRF-09 2020 Pole Barn Electrical. This project was completed in December of 2021.

cc: Dan Smith  
Jeff Niemi  
Ken McComb, Business Manager



# E.C. BROOKS CORRECTIONAL FACILITY

5-Year Plan

FY2024

| Building          | Project Description  | Reason Description  | Quantity & Units | Facility Priority | Cost Estimate |
|-------------------|--|---|------------------|-------------------|---------------|
| LRF All buildings | Camera System Upgrades.  | To ensure that our security camera systems software and hardware stay in good working condition and to prevent any possible issues in the future.   | 11               | 1                 | \$1,095,795   |
| 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                 | \$231,525     |
| 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 savings and reduce maintenance costs and repairs.   | 6                | 3                 | \$1,433,250   |
| LRF Buildings     | Replace the Domestic Water Heaters in Conklin Unit, and one in Food Service.   | To replace the original Domestic 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.  | 2                | 4                 | \$200,000     |
| 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                 | \$330,750     |
| LRF Admin         | Replace the roof top HVAC systems. This is original equipment and is currently an R-22 systems which is obsolete.                              | Due to the age of the R-22 systems, they have become obsolete and to a minimize a high maintenace condition and prevent future failure.   | 1                | 6                 | \$184,800     |
| 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                 | \$116,550     |
| LRF Admin         | Replace Bubble Gates   | Upgrade to newer, more reliable and advanced technology.  | 4                | 8                 | \$937,125     |
| LRF Food Service  | Replace the Dish Machine in Food Service   | Replacement of the original dish machine with a new, more reliable and energy efficient unit.   | 1                | 9                 | \$105,000     |
| LRF Maintenance   | Remove our 2500 gallon, 2000 gallon and a 500 gallon underground fuel and waste oil storage tanks and replace with above ground storage tanks. | Due to the age of the tanks and the difficulty to monitor and contain any possible issues in the future.  | 3                | 10                | \$157,500     |
| LRF Perimeter Rd. | Resurface 4,752 ft x 20 ft of the existing perimeter road around the facility.   | To reduce the maintenance cost of patching and sealing the existing asphalt roadway and to make sure we have good, safe access around the perimeter for years to come.  | 1                | 11                | \$290,000     |
| LRF All Buildings | Replace all Fire Safety Systems including the two Kitchen hood Mist-A-Fires. (In progress)   | Due to the age of the system to prevent future failure to ensure protection of life and buildings.  | 11               | 12                | \$654,428     |
| LRF A, E and F    | Add 3 ADA access ramps for Housing Units Allegan, East Lake and Fremont. (In progress)   | To have as another safe way to exit or enter the Housing units that are currently ADA accessible by a Chair Lift.   | 3                | 13                | \$950,000     |

|  |  |  |  |       |             |
|--|--|--|--|-------|-------------|
|  |  |  |  | Total | \$6,686,723 |
|--|--|--|--|-------|-------------|

# MICHIGAN DEPARTMENT OF CORRECTIONS

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

## MEMORANDUM

**Date:** 06/16/2022

**To:** Michael Brown, Warden  
Kinross Correctional Facility

**From:** Craig Schopp, Physical Plant Superintendent  
Kinross Correctional Facility

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

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

Overall, aging facility needs some updating with equipment being over 30 years old. The most important issues include roofs and boilers, PPCR for housing unit heating and domestic boilers approved with project phase 1 being completed for housing units and phase 2 for housing is nearing completion. Additional HVAC work remaining for KCF Administration, Education and Food Service buildings. Roofing project PPCR delayed by covid is again under contract with pre con meeting scheduled for August. Bubble gates are in poor shape and require constant maintenance. PPCR for replacing bubble gates is nearing completion, with updated interlock, gates, doors, and hardware in place. Exterior doors are in poor condition and Maintenance is replacing as time allows.

### **Administration**

- \* A new heating boiler is needed. The current boiler is over 30 years old and has become unreliable.
- \* Unit ventilators needed, no parts available for original existing unit vents, no controls for proper ventilation to areas in Administration.
- \* Replace pneumatic controls for heating system in Administration, temp controlled with manual boiler target temp.
- \* Replace existing roof.
- \* Replace all windows. Current windows are over 30 years old.

- \* Bubble Gate project 472/20021.TAP Kinross Security Gates and Control project is near 95% completion
- \* Control Center intercom outdoor is obsolete and needs updating, proposed adding interior speakers in housing, food service and programs buildings.

### **Education/Program's Building**

- \* Existing roof needs to be replaced with standing seam metal roof.
- \* All windows are over 30 years old and need to be replaced.
- \* Exterior doors and frames need to be replaced with commercial grade quality doors and frames with continuous hinges.
- \* Need to replace the heating boiler and controls. Existing system is over 30years old. Temp controls unreliable
- \* Unit ventilators in Education are in poor condition and need upgrading. Parts are unavailable and units do not provide dependable fresh air for space.

### **Food Service**

- \* All windows are over30 years old and need to be replaced.
- \* Exterior doors and frames need to be replaced with heavy duty ones.
- \* Emergency power needs to be hooked up to more kitchen equipment.
- \* Old heating boiler has been replaced but make up air units and terminal equipment need upgrading.

### **K-Unit Food Service**

K-Unit Food Service shingle roof is needing replaced.  
 K-Unit Kitchen needs new doors, as well as the Program's building.  
 K-Unit Food Service make up air unit needs to be replaced. To be included with Phase 3 HVAC project

### **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, over 30 years old. In constant need of repair
- \* The heating boilers have been replaced in housing units.
- \* All boiler room doors need to be replaced.
- \* TV, dayroom, and pipe chase doors need to be replaced with heavy duty doors, frames, and locks.
- \* Exterior doors for housing units need to be replaced.
- \* All doors at K-Unit need to be replaced. Started replacing doors as time permits.
- \* Each electrical/communication room on the end of each housing building needs to be cooled with AC.
- \* Inmate bathrooms in need of new partitions.

### **Pavilion/Weight Pit**

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

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

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

### **Maintenance Equipment Building**

- \* This building needs new roof, insulation, and heat.

### **Driveway and Grounds**

- \* Inmates' basketball courts need to have cracks repaired and the area needs to be sealed. This would be funded by PBF.

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

- \* Housing Units Boiler Project Phase I 472-16380, 08/16/2018 complete, control issues to be handle with phase II
- \* Housing Units Boiler Project Phase II 472-19032, 01/02/2019. Near completion.
- \* Security Gate and Controls 472-20021, 10/10/2019.
- \* Facility roof replacement 18-044-KCF, 11/17/2018.
- \* ACR MDOC KCF-05-2021 Administration, Education, Food Service, K Food Service HVAC upgrades 7/15/21
- \* ACR MDOC KCF-06-2021 HVAC improvements 7/18/21
- \* 472.20021TAP Kinross Security Gates and Controls 95% complete
- \* ACR MDOC KCF-07-2021 Additional Funds Bubble Gate Project 7/19/21
- \* ACR MDOC KCF-08-2021 Level II Dishtank Project 8/18/21 (COMPLETE)
- \* ACR MDOC KCF-05-2021 Make up Air KFOODSVC project 11/9/21
- \* ACR MDOC KCF-11-2021 Bubble Microwave project 12/13/21 (COMPLETE)
- \* ACR MDOC KCF-12-2021 Inmate Outdoor Phones 2/7/2022 (COMPLETE)
- \* ACR MDOC KCF-03-2021 Chippewa/Kinross Gun Range 5/10/2022

### **Projects without a PPC**

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

### **DMB Projects**

- \* Housing Units Boiler Project Phase II 472-19032, 01/02/2019.
- \* Security Gate and Controls 472-20021, 10/10/2019.
- \* Facility Roof Replacement 18-044-KCF, 11/17/2018.

# KINROSS CORRECTIONAL FACILITY

5-Year Plan

FY2024

| Building                         | Project Description  | Reason Description  | Quantity & Units | Facility Priority          | Cost Estimate |
|----------------------------------|--|---|------------------|----------------------------|---------------|
| Site                             | Camera upgrades KCF 8 2022 Video Management Upgrade 472.22383  | Upgrade camera system, programing and equipment. Camera upgrades needed to improve clarity, improved recording ability, and review features.  |                  | 1                          | \$989,100     |
| Site                             | Roof replacement of four housing unit buildings, Maintenance Building, Pavilion, Education/Library/Programs Building and Administration Building. Replace all purlins that are damaged and install a standing seam metal roof. | Damaged. Leading to more serious problems. To eliminate high maintenance condition. Housing Units A/B, C/D, E/F, G/H and Administration Building to be covered on upcoming 472.19094.TAP. K-Unit Food Service, Education/Library/Programs, Pavilion, Maintenance Building not included.   |                  | Major Project Request<br>2 | \$3,280,000   |
| Administration                   | Replace heating boiler, unit ventilators and controls.   | Boilers are in overall poor condition, becoming unreliable and inefficient. Boiler change out will greatly improve safety and security and building operation. Pneumatic controls and unit ventilators are in poor condition, providing adequate fresh air to work with building ventilation is a manual operation.                     |                  | 3                          | \$325,000     |
| Education/Library/Programs       | Replace heating boiler, unit ventilators and controls.   | Boilers are in overall poor condition, becoming unreliable and inefficient. Boiler change out will greatly improve safety and security and building operation. Pneumatic controls and unit ventilators are in poor condition, providing adequate fresh air to work with building ventilation is a manual operation.                     |                  | 3                          | \$385,000     |
| Food Service Level II            | Replace domestic water boiler. Replace remaining HVAC equipment terminal units for heating system including controls, coils and makeup air unit system and controls  | Makeup air units, not properly controlled, operated manually, heating/ cooling terminal unit coils in poor shape, with parts unavailable. Domestic boiler was installed in an emergency situation and not ideal for application.  |                  | 3                          | \$190,000     |
| K-Unit Food Service              | Make-Up Air Unit   | Becoming unreliable and in poor condition, repairs made frequently. Cabinet and existing structure has deteriorated. Make up air unit project with HVAC 3 project   |                  | 3                          | \$20,000      |
| Administration                   | Security Gate and Controls Repair/Replacement (Gates 1 and 2).   | Project # 472.20021.TAP nearing completion, waiting punchlist inspection and substantial completion documentation.  |                  | 4                          | \$665,299     |
| Site                             | Replace exterior doors around facility as needed.  | Replace exterior entrance doors, as needed in housing units, Administration, Education/Library/Programs and Food Service. Main entrance doors are no longer repairable through constant usage, have exceeded life cycle. Mechanical Room doors and frames are deteriorated from seasonal ice control (salt under eve side of building). |                  | 5                          | \$210,000     |
| Food Service Level II and K-Unit | Cooler and Freezer Upgrades  | Issues with reliability of compressors and electrical components. Replaced 2 unit condensers, and 1 evaporator unit, under emergency repair requests at Level 2 location recently.  |                  | 6                          | \$75,000      |
| Around the existing perimeter    | Buffer Fence   | Continue to add additional buffer fence around the perimeter to limit public access from adjoining properties.  |                  | 7                          | \$250,000     |
| Site                             | ELECTRICAL DISTRIBUTION SYSTEM-Replace Feeder, <600V. Replace existing direct burial building electrical service feeders. Install new underground electrical service feeders to each building and yard light fixtures in PVC.  | Existing equipment has become a high maintenance problem. Existing equipment has become a security problem. Service reliability security lights and facility power. Numerous cable faults over the past years due to stones and buried debris.  |                  | 8                          | \$415,000     |
| Grounds                          | Provide 3,200 SF pole barn addition to Maintenance/Grounds Building.   | Secure area to repair, maintain and protect expensive snow removal and grounds equipment.   |                  | 9                          | \$80,000      |

|  |  |  |  |              |                    |
|--|--|--|--|--------------|--------------------|
| Shooting Range                                   | Shared Shooting Range  | Improvements to shared shooting range, including an addition, classroom improvements and an additional berm.   |  | 10           | \$66,552           |
| Housing Units<br>A/B, C/D, E/F,<br>G/H and KN/KS | Replace heating and domestic boilers in housing units.<br>Replace unit ventilators and controls for housing units. | Original boilers and equipment to the facility. 472.16380.TAP completed. With remainder of boiler and terminal units under Phase II 472.19032 nearing completion, needing sequence of operation, control issues and warranty work completed. |  | 11           | \$1,346,000        |
|  |  |  |  | <b>Total</b> | <b>\$8,296,951</b> |

# MICHIGAN DEPARTMENT OF CORRECTIONS

*“Committed to Protect, Dedicated to Success”*

## MEMORANDUM

**DATE:** 7/1/22

**TO:** Erica Huss, Warden Marquette Branch Prison

**FROM:** Sean Sundholm, Physical Plant Supervisor MBP

**SUBJECT:** Annual Facility Inspection Report for Marquette Branch Prison

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

### MARQUETTE BRANCH PRISON

#### Recent accomplishments and facility upgrades

1. Installed new dual fuel generator and switch gear in power plant.
2. Installed full drupe concertina wire around entire perimeter.
3. Upgraded to all new LED interior yard lighting.
4. All new LED perimeter lighting.
5. New boilers and automation controls for power plant.
6. Upgraded level 5 housing units to LED lighting.
7. Storm drain runoff system rerouted for entire prison.
8. New water main from front entrance into the facility.
9. Upgraded level 1 housing to LED which brings MBP to 100% LED.
10. New PPD system 75% completed.
11. I-con water savings system install for TD housing nearing completion.

#### 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.

#### Brooks Center (Building 3)

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



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

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

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

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

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

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

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

- Relocate existing electrical distribution panels to a non-resident accessible area.
- Tuck point all sand stone on exterior walls.

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

- Tuck point all sand stone on exterior walls.

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

- Concrete walks need repair.
- Repair stair case on south west side of building.
- Replace primary high voltage transformers with NEC approved distribution equipment.
- Replace both kitchen make up air units and associated duct work

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

- Repair eave.
- Exterior requires painting.

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

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

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

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

### **School/T.D. Medical** (Building 18)

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

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

- Concrete walks need repair.
- 

### **Transportation/Road stand** (Building 24)

- Replace single pane windows to thermo pane and reduce quantity.

- 

### **Post 12 (Gate House)** (Building 25)

- Minor repairs needed to plaster walls.

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

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

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

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

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

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

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

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

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

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

### **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.
- Electronics are outdated and parts are becoming hard to find. New gates should be installed.

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

- Trim needs painting.

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

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

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

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

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

Demolition form submitted 2/14/05.

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

- Replace damaged insulated glazing - 2 X 4 casements.
- Remodel shower/bathroom areas. The tiles, flooring, ventilation and some of the plumbing are high maintenance areas and are in need of a complete remodel.
- N dorm roof has required patching and is on our list of replacement roofs.

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

- Replace existing window system on 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 is needed. During heavy rains, water enters from upper floors.

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

- Replace single exterior door/frame/hardware.

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

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

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

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

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

- Replace roofs.
- Exterior needs painting.

### **Site**

- Parking Lots north and west of cell block B - Seal cracks and place 1.5" bituminous pavement overlay over existing bituminous pavement on parking lots.
- Drive between lot north of cell block B and lot west of cell block C down to Post 4 - Remove and replace full depth of bituminous pavement. Enlarge radius around curves and widen drive.
- State vehicle parking lot - Seal existing cracks and overlay with 1 1/2" bituminous pavement northeast of the Brooks Center. Add gravel shoulder to the northeast edge of the pavement.

- Replace full depth bituminous drive from sally port entrance to A dorm.
- Upgrade new cable T.V. distribution system through out facility.

## **MANGUM FARM**

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

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

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

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

- Exterior needs painting.

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

- Exterior needs painting.

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

- Exterior needs painting.

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

- Exterior needs painting.

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

# MARQUETTE BRANCH CORRECTIONAL FACILITY

5-Year Plan

FY2024

| Building                    | Project Description   | Reason Description  | Quantity & Units | Facility Priority | Cost Estimate |
|-----------------------------|---|---|------------------|-------------------|---------------|
| Site                        | Transformer room and high voltage wiring upgrade.   | There are several transformer rooms onsite with outdated transformers and isolation switches not meeting current codes and present a safety concern. In addition there several areas of high voltage wiring that need to be replaced during the transformer upgrade.  | 4 units          | 1                 | \$1,658,000   |
| Level 5 and level 1 kitchen | Replace existing make-up air units in the level 5 and level 1 kitchen   | The three existing make-up air units in the level 5 and level 1 kitchen have reached their useful life expectancy. They have become a high maintenance issue and are leaking water into the ceiling of the kitchen causing insulation and drywall to become saturated and fall.   | 3 Units          | 2                 | \$365,000     |
| Site                        | Parking Lot, Bituminous, Overlay Existing with Bituminous. Seal cracks and place 2.0" bituminous pavement overlay over existing bituminous pavement on parking lots north and west of cell block B.   | Due to age of system. To prevent failure. Long-term/high maintenance issue. Due to freeze-thaw cycles. Parking lots north and west of the administration building need pavement overlay and crack seal. Lots have some cracking pavement overlap along with seal cracking would extend life.  | 72,440 SF        | 3                 | \$750,800     |
| Kitchen (Trusty)            | The trusty kitchen roof is in need of replacement it is an EPDM mechanically attached system and is beyond its life expectancy. Section 1 and 2 only  | The trusty kitchen roof is in need of replacement it is an EPDM mechanically attached system and is beyond its life expectancy.   | 1 Unit           | 4                 | \$250,000     |
| Annex (trusty)              | The EPDM mechanically attached roof system needs replacing  | The EPDM mechanically attached roof system needs replacing and has become a high maintenance issue. It has been patched several times, also there is a parapet wall that will need new flashing as the ponding water seeps through the brick into the interior of building.   | 3,100 SF         | 5                 | \$191,000     |
| level 5 programs/property   | Replace existing single pane window system along with exterior siding system.   | Replace the existing single pane windows on the 2nd and 3rd floors of building. Also would need the exterior siding of building removed and redone as rain enters building during periods of heavy rain.  | 33,300 SF        | 6                 | \$650,000     |
| 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        | 7                 | \$750,400     |
| Level 5 Chapel              | Level 5 chapel roof   | Section 2-2 is a shingled roof of the level 5 chapel and is due to be replaced soon. It has been patched recently. Section 2-1 is a EPDM mechanically attached roof system and is also due to be replaced.  | 6,200 SF total   | 8                 | \$215,000     |
| 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           | 9                 | \$191,900     |
| Site                        | Replace road from level 1 entrance up to A Block  | The existing pavement is damaged from heavy use and freeze thaw cycles and is need of replacement.  | 16000 SF         | 10                | \$600,000     |
| Administration              | Remodel to include elevator, ADA chairlift for visitors, barrier-free restrooms for staff and visitors; upgrade plumbing, electrical (new transformer), heating, and air conditioning systems. Tuckpoint stone on exterior of building. Renovation of 2nd and 3rd floor of East side of | Needed to comply with ADA guidelines.   | 22,500 SF        | 11                | \$985,300     |
| TD Medical/School           | The T.D medical/school roof is in need of replacement it is an EPDM mechanically attached system and is beyond its life expectancy. Section 1 and 3 only  | The T.D medical/school roof is in need of replacement it is an EPDM mechanically attached system and is beyond its life expectancy. Section 1 and 3 only  | 3,400 SF         | 12                | \$210,000     |

|              |  |  |              |              |                     |
|--------------|--|--|--------------|--------------|---------------------|
| Hog Barn     | Hog Barn Demolition  | The Hog Barn is no longer utilized and is in poor condition and needs to be demoed   | 4,600 SQ FT  | 13           | \$750,000           |
| Site         | Upgrade Ethernet network based IP camera system                          | Budgeting for the upgrade of current IP cameras system with new equipment (Servers, PC's, Cameras etc) and general maintenance.  | Various      | In progress  | \$1,696,747         |
| Level 5 yard | Project to split up MBP's main level 5 yard into 4 smaller pocket yards. | The needed project would be for splitting up the main level 5 yard into 4 smaller individual yards each with basket ball court, pull up bars , phones, jay-pay and kiosks room. This would allow greater security enhancements with the prisoner population in controlling the prisoners fighting. | 1 Unit       | In progress  | \$845,250           |
| Site         | Facility wide AHU upgrade (NOVAR Controls)                               | This is an energy savings issue as MBP is having to switch to pneumatic controllers as the electronic controls break down. Parts are no longer available.  | All units 20 | In progress  | \$210,000           |
| Site         | Replace the PPD system at MBP  | The existing PPD system at MBP is obsolete and parts are hard to come by.  | 1 system     | In Progress  | \$1,600,000         |
|              |  |  |              | <b>Total</b> | <b>\$11,919,397</b> |

# MICHIGAN DEPARTMENT OF CORRECTIONS

*“Committed to Protect, Dedicated to Success”*

## MEMORANDUM

Date: June, 2022

To: James Schiebner, Warden  
Muskegon Correctional Facility

From: Billy Gibson; 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 2022. 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 49 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**

Fire alarm upgrade project is being done.

Security gates and controls will be starting soon.

Parking lot and inside sidewalks, Food service vestibule, and roofing projects are in the start/design phase.

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

#### **MCF**





# MUSKEGON CORRECTIONAL FACILITY

5-Year Plan

FY2024

| Building  | Project Description   | Reason Description  | Quantity & Units | Facility Priority | Cost Estimate |
|---|---|---|------------------|-------------------|---------------|
| LTA/ School/<br>Housing Units/<br>Food<br>service/Admin         | Security Camera upgrade   | Update Security Camera system to the latest camera's and software..   | 9 units          | 1                 | \$1,023,082   |
| LTA/ School/<br>Housing Units/<br>Guard Towers/<br>Food service | Replace roofs.  | Roofs are leaking and beyond useful life.   | 16 units         | 2                 | \$4,160,000   |
| Site  | Parking lots and roads: road and lot surface are in poor condition and we are frequently patching.Add asphalt to perimeter road. Redesign and add new parking lot to help alleviate congestion.In side Sidewalk repairs and replacement | Due to age of system pot holes are becoming a safety hazard. Vehicle traffic flow needs improvement to help with snow removal. Sidewals are crumbling in some areas and cause tripping hazards. | 195,00 SF        | 3                 | \$1,560,000   |
| Housing units   | Add Mini split air conditioning units for RUM, PC, and officer rooms  | Due to extreme heat in summer months it is hard to focus on work and complete daily duties. Most other facility's have this already.  | 6 units          | 4                 | \$122,720     |
| Food Service  | Food Service vestibule/entrances  | Doors are beyond its useful life. Continuous replacing of glass   | 1 unit           | 5                 | \$131,502     |
| Site  | training house/building   | we would like to add a training house/building to keep our training that needs to be done at MCF and not have to go over to Brooks for training   | 1 unit           | 6                 | \$312,000     |
| Site  | Fire alarm system.  | System is beyond its useful life. Parts are no longer made.   | 9 units          | 7                 | \$104,000     |
| Security Gates  | Update security gates.  | Security gates need to be rewired, rebuild control board, new bearings, wheels and rollers.   | 1 unit           | 8                 | \$104,000     |
| Physical Plant  | Generators and Switch-gear upgrade and replacement. Condider change to natural Gas.   | Original equipment needs upgrade/replacement for reliability and efficiency.  | 1 unit           | 9                 | \$624,000     |
| Food Service  | Replacing refrigeration system for food service which cools the coolers and freezers.   | Energy savings, currently cooling with running water. Replacing with energy efficient would provide a cost savings for MCF.   | 1 unit           | 10                | \$104,000     |
| Site  | air handling controls.  | Due to age of system. To prevent failure and eliminate high maintenance repair cost and decrease utility usage.   | 11 units         | 11                | \$135,200     |
| Site  | Replacing windows inhousing units for safety and energy efficient. Windows are single pane and in poor repair.  | To replace windows with better energy efficiency window.  | 6 Units          | 12                | \$1,714,000   |
| Food Service  | Dish washing machine  | Due to the age of the machine it is not energy efficient and the repair cost are high.  | 1 unit           | 13                | \$104,000     |

|                |  |  |        |              |                     |
|----------------|--|--|--------|--------------|---------------------|
| 1 Unit/Seg.    | Segregation Purge system                     | Due to the annual inspections, training, and certifications for SCBA this would eliminate that and save a lot of time and money. | 1 Unit | 14           | \$416,000           |
| Administration | Control Center Remodel                       | Due to the functionality of the control center that needs to be more user friendly.  | 1 Unit | 15           | \$100,000           |
| Administration | Arsenal Remodel                              | This area is outdated .  | 1 Unit | 16           | \$100,000           |
| Administration | Front desk waiting room Remodel              | This area is outdated .  | 1 Unit | 16           | \$100,000           |
| Administration | Wardens conference room redesign and Remodel | This area is outdated .  | 1 Unit | 16           | \$100,000           |
| Administration | Executive suite Remodel                      | This area is outdated .  | 1 Unit | 16           | \$100,000           |
|                |  |  |        | <b>Total</b> | <b>\$11,114,504</b> |

**MICHIGAN DEPARTMENT OF CORRECTIONS**

**“Expecting Excellence Everyday”**

**MEMORANDUM**

Date: 7/10/2022

To: Warden Cathy Bauman, NCF

From: Frank Suriano; Physical Plant Superintendent, NCF

Subject: **Annual Physical Plant Report 2022**

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

**Overview of Physical Plant accomplishments**

**NCF**

Powerhouse Roof Replacement and stack removal completed.

The head end for the fence alert system replacement has begun and is in Construction Phase.

Several areas had new carpet installed and walls painted.

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

All preventive maintenance on air handlers completed.

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

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

Water system annual requirements completed.

Building demolition on mental health building is in its final stages.

Window bar installation is in its final stages

Paving project is in design phase

Wells project is in design phase

## **Annual review of Physical Plant**

### **Newberry Correctional Facility**

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

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

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

- The Food Service Building is in good structural condition.
- Loading dock concrete wall and deck is deteriorating very badly and needs to be replaced
- Many pieces of food service equipment have been replaced and updated.
- Dish Machine replacement is in design phase
- Roof is in fair condition and should be replaced soon.

- The central laundry floor has been very problematic and needs an epoxy floor covering.
- Air handling equipment needs to be upgraded to energy efficient types.
- Drop ceiling need to be replaced.
- Building needs new air conditioning equipment installed as the old has failed and is obsolete.
- Painting and routine maintenance is ongoing.
- All flooring needs replaced with a more sanitary solution.
- Grease trap needs replaced

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

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

- The Machine Shop is in good structural condition.
- The roofing seems to be in good condition
- Upkeep, maintenance, and painting is on going.
- Windows and doors need to be replaced with energy efficient units.
- HVAC equipment is in poor condition and should be updated to energy efficient units.
- All the old water softener tanks and piping should be abated and removed.
- The facility domestic water heating system needs to be replaced with a larger unit as the current unit will not supply enough hot water.

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

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

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

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

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

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

### **Utilities and Infrastructure**

- Light and camera bases have been replaced
- Domestic water supply system is in fair condition.
- All roadways and parking areas need pavement replaced. In Design phase
- 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. In design phase.

### **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 is being replaced.
- The head-end is ongoing through a DTMB project and should conclude this year

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

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

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

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

### **Potato Building; Building #47 ( On demo list )**

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

### **Garage Building #45 ( On demo list )**



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

**Truck Garage #100 ( On demo list )**

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

**Storage Buildings #78 & 75 ( On demo list )**

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

**Grounds / Abandoned Buildings ( On demo list )**

- All drives and roads need patching, crack repair, or replacement.
- Both Administration and facility parking lots need asphalt replaced and cracks repaired.
- Perimeter road needs new asphalt
- Old mental health buildings including houses need to be abated and demolished.
- The old abandon buildings on the property are in very bad shape.
- 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. This is ongoing as needed by staff.

**PPC Request**

- PPC 20-025 Lock swipe cards – Awaiting final approval
- PPC 20-074 Boom lift purchase - Completed
- PPC 20-100 Classroom carpet – Completed
- PPC-20-117 Security system add funding – On hold
- NCF 4 2020 Temp Door Removal – Completed
- NCF 7 2020 Outside phone relocation - Completed
- NCF 8 2020 Inside Phone relocation – Completed
- NCF 8 2020 Light Pole Bases – completed
- Paving in design phase
- Security system upgrades ongoing
- Window bars ongoing
- Wells project in design. phase
- Building demo ongoing

CC.

Gene Page  
Daniel Smith  
Jeff Niemi

# NEWBERRY CORRECTIONAL FACILITY

5-Year Plan

FY2024

| Building              | Project Description  | Reason Description  | Quantity & Units | Facility Priority | Cost Estimate |
|-----------------------|--|---|------------------|-------------------|---------------|
| Site                  | Security Camera Upgrades   | Per PPD Camera systems upgrade schedule   |                  | 1                 | \$1,000,000   |
| Power House           | ELECTRICAL DISTRIBUTION SYSTEM-Miscellaneous. Replace existing disconnect switches. Four total. Switch gear  | Existing equipment is old and has reached the end of its useful life. Service reliability. Preventative maintenance.  | 4 units          | 2                 | \$900,000     |
| Site                  | Miscellaneous Site Improvement Project, Remove & Replace. Existing raised concrete platform containing handrails and concrete floor and supporting wall adjacent to the Food Service loading dock and on east side of programs building. | Due to age of system. To prevent failure. To fix deteriorated, damaged, failure area. To prevent injury. To improve appearance. Long-term/high maintenance issue. Service reliability. Due to frequent use by heavy/large trucks. To extend life. | 1 unit           |                   | \$480,000     |
| All Areas             | HVAC retrofit. Including replacement of airhandling units, exhaust fans, perimeter heat and any damaged piping, valves and insulation. Replace existing refrigeration equipment. Couple the existing pneumatic control system with       | 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        | 4                 | \$4,000,000   |
| All Units and service | R/R all housing unit windows Replace existing window system - w/ insulated system.   | age, deterioration, operation   |                  | 5                 | \$1,200,000   |
| Kitchen               | Replace quarry tile. With monolithic polymer floor, all kitchens and dinning areas. To include replacing ceiling tiles   | Damaged. To Eliminate High Maintenance Condition. To Cover up Water Damage.   | 9,000 SF         | 3                 | \$300,000     |
| Control Center        | R/R all security gates in bule area 5 total  | Age dependability availability of parts   |                  | 6                 | \$600,000     |
| All brick Buildings   | Tuckpoint and repair all brick   | Leading to More Serious Problems. Cosmetically Necessary or Aesthetically Poor. To Eliminate High Maintenance Condition. To Cover up Water Damage.  | 10,000           | 7                 | \$960,000     |
| Service Building      | Equipment - New and Replacement. Replace freight elevator and conveyor.  | Damaged. To Eliminate High Maintenance Condition. Damage Due To Facility Growth.  | 1 unit           | 8                 | \$200,000     |
| Power House           | Remove underground storage tanks   | Remove 2 30,000 galoon fuel storage tanks and replace with above ground storage tanks   | 2                |                   | \$400,000     |
| Warehouse/Progra      | 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          |                   | \$111,600     |
| Service Building      | INTERIOR LIGHTING-Replace interior light fixture(s), Industrial. Basement light fixtures.  | Existing equipment is old and has reached the end of its useful life. Increase equipment efficiency. Increase lighting levels. Appearance. Provides a cost and energy savings.  | 15,000 sq ft     |                   | \$3,600,000   |
| Site                  | Building demolition. Demolish entire structure. All Buildings on demo list.  | Request of Facilities Maintenance. Building no longer used or usable.   |                  |                   | \$750,000     |

|                   |  |  |              |                    |           |
|-------------------|--|--|--------------|--------------------|-----------|
| Maintenance shop  | Replace/new fire protection system. Provide to entire building. Tie in existing system.  | Life safety issue. Currently, only storage rooms are sprinklered.  | 10,500 SF    |                    | \$93,000  |
| 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       |                    | \$205,500 |
| Power House       | Miscellaneous. Remove abandoned turbines.  | Not functioning or broken.   | 3 units      |                    | \$138,000 |
| Power House       | New controls for boilers, cooling towers, chillers etc. Provide on two existing boilers.   | Beyond useful life. Better equipment available. Requirement for other improvements.  | 2 Units      |                    | \$296,000 |
| All housing units | Repair/Replace wood soffit/siding. Encompassing all the Wards 1 - 8 With aluminum fascia and soffit.   | Worn out. Cosmetically Necessary or Aesthetically Poor. To Eliminate High Maintenance Condition. To Cover up Water Damage.   | 8,000 SF     |                    | \$278,000 |
| Kitchen           | Misc projects. Remove/cut concrete cornices, replace with vertical metal fascia and rebuild entrance to hall.  | Damaged. Leading to More Serious Problems. Cosmetically Necessary or Aesthetically Poor. To Eliminate High Maintenance Condition. To Cover up Water Damage.  | 1 unit       |                    | \$223,500 |
| Storage           | Provide pre-engineered building. Replace existing building with new structure.   | Request of Facilities Maintenance.   | 3,000 SF     |                    | \$180,000 |
| site              | Replace all light and camera pole bases with new   | deteriorated beyond repair   | 27           |                    | \$49,000  |
| Site              | INTERIOR LIGHTING-Replace interior light fixture(s), Industrial. Install new light fixtures, switches and wiring in existing tunnels. Provide new lighting in existing Pump House No. 4, 5, and 6.   | Existing equipment is old and has reached the end of its useful life. Existing equipment is obsolete. Increase lighting levels. Security light. Service reliability. Owner request.  | 2,500 SF     |                    | \$75,000  |
| Kitchen           | Miscellaneous. To provide ventilation to tunnel/basement areas. Provide relief to space, include heating, piping, ductwork and accessories.  | None presently installed. Doesn't meet current ventilation standards. Code compliance.   | 1 unit       |                    | \$375,000 |
| Site              | Distribution Pipe, Water, Remove & Backfill. Existing water service lines serving the old hospital and surrounding Service Buildings and Houses need removed. Coordinate with other water projects.  | Due to facility growth. To prevent failure. To improve fire water flow. To improve domestic water flow. Long-term/high maintenance issue. Service reliability. Due to facility construction. Existing hospital and multiple surrounding buildings and ho | 10,000 LF    |                    | \$110,400 |
| 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     |                    | \$72,000  |
| Site              | Distribution Pipe, Water, New. Provide 1050 LF of 6" ductile iron water main pipe as a dedicated supply line from Pump House No. 5 and 6. Begin pipe at existing 6" line coming from Buildings 75 - 79 area, under the RR tracks, southeast of | 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 |                    | \$65,000  |
| Site              | Fire Hydrant & Valve Box, Remove & Backfill. Existing hydrants and post indicator valves are to be removed and parts to be used to rebuild existing hydrants and maintain an inventory.  | To prevent failure. To improve fire water flow. To improve domestic water flow. Long-term/high maintenance issue. Service reliability. Due to mass demolition of old hospital and water service lines.   | 17 Units     | replaced as needed | \$75,000  |

|                   |  |  |          |              |                     |
|-------------------|--|--|----------|--------------|---------------------|
| Site              | Distribution Pipe, Water, New. Located along the east side of Building 72. Begin at 8" coming into the prison on the north side and tie into the water line that serves Buildings 67, 68 and 72 from the south main prison feed. Include necessary | To prevent failure. To improve fire water flow. To improve domestic water flow. Long-term/high maintenance issue. Service reliability. This installation will complete a water line loop around the east portion of the secure prison area. Better control | 400 LF   |              | \$50,000            |
| Site              | Structures I, Manhole, Remove & Backfill. Located at various locations around the property. Coordinate with sanitary pipe removal project.   | Due to age of system. To prevent failure. Long-term/high maintenance issue. Service reliability. To improve security. Due to existing building being demolished.   | 25 Units |              | \$55,000            |
| Site              | Pipe, Sanitary, New. Add 700 LF of storm pipe from existing sanitary manhole located on the north side of Campbell Avenue, across from the Administration Building, to the existing sanitary manhole on the north side of Building 34.             | 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   |              | \$70,000            |
| Maintenance shop  | Main control panel and front-end direct digital controls (DDC) equipment.  | None presently installed. Provide monitoring of each building.   | 1 Unit   |              | \$45,000            |
| Power House       | ELECTRICAL DISTRIBUTION SYSTEM-Replace distribution panel.   | Existing equipment is old and has reached the end of its useful life. Replacement parts are either hard to find or no longer available. Increase equipment efficiency. Service reliability. Provides for future growth.                                    | 2 Units  |              | \$180,000           |
| All Housing Units | Replace ceramic tile. With monolithic polymer floor. Typical as with all 10 Wards.   | Damaged. Leading to More Serious Problems. Cosmetically Necessary or Aesthetically Poor. To Eliminate High Maintenance Condition. Damage Due To Facility Growth. To Cover up Water Damage.   | 600 SF   |              | \$70,000            |
| Kitchen           | ELECTRICAL DISTRIBUTION SYSTEM-Remove existing distribution equipment. Replace existing 400A disconnect switches located in the Kitchen, School and Infirmary basements. Six total.  | Existing equipment is a safety concern. Owner request. Existing disconnect switches are not dead-front.  | 6 Units  |              | \$600,000           |
| Housing Units     | Misc projects. Provide and remodel all entrances to the housing units with double doors.   | Damage Due To Facility Growth. Safety and security.Service reliability   | 1 unit   | 10           | \$670,000           |
| Service Building  | ELECTRICAL DISTRIBUTION SYSTEM-Remove existing distribution equipment. Install new distribution panels and padmount transformer.   | Existing equipment is old and has reached the end of its useful life. Existing equipment is obsolete. Service reliability. Provides for future growth.   | 10 units | 9            | \$900,000           |
|                   |  |  |          | <b>Total</b> | <b>\$19,377,000</b> |

# MICHIGAN DEPARTMENT OF CORRECTIONS

“Committed to Protect, Dedicated to Success”

## MEMORANDUM

Date: June 14, 2022

To: Michael Burgess, 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 in writing to the facility Warden.

### **Oaks Correctional Facility**

Overall, the physical plant at the Oaks Correctional Facility is in good shape. There are a few areas that need some attention. There are roof issues with 100, 200, 300, and 500 buildings. These roofs need future replacement they have met their life cycle. All Housing Unit roofs were replaced 2016-2017.

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

### **Administration Building # 100**

Stun Fence and Perimeter security upgrade. This project was completed. PPCR submitted for replacement of bubble gates and included in the 5-year plan.

Information desk needs to be upgraded and moved for a more secure area.

Facility camera system is in good shape. However, ECF will plan to upgrade in the future.

PPD system is currently working correctly, but because of its age it is slated for replacement.

Because of the age of the systems the fire alarm and the PA system should be replaced. ACR has been submitted for upgrade to the PA system

### **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 project is underway.

New Chair lift - Preconstruction meeting scheduled mid-July2019 contractors have been back on sight to measure lifts now and order hope to have them installed by end of FY2022.

An ACR was submitted for ADA ramp this went out for bid waiting on project to start.

#### **Housing Unit 4**

New Chair lift - Preconstruction meeting scheduled mid-July 2019.

Contractors measure on 5/12/2021 order hope to have them installed by end of FY2022.

An ACR was submitted for ADA ramp this went out for bid waiting on project to start.

#### **Housing Unit 7**

New Chair lift - Preconstruction meeting scheduled mid-July 2019.

Contractors measure on 5/12/2021, order hope to have them installed by end of FY2022.

An ACR was submitted for ADA ramp this went out for bid waiting on project to start.

#### **Summary Current Issues**

Roof 500 Building needs replacement, this is original roof.

Exterior doors need to be replaced throughout the facility. Level 2 side of the 300 building is in need of replacement soon.

Water tower inspection was completed. Several issues were noted: replace roof vent, install flap gate and 24 mesh screens to overflow pipe, replace mud-valve, replace access tube vent screen with rubber gasket, install roof hatch gasket.

#### **Summary**

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

The Facility parking area and perimeter road were crack sealed within the last three years. With the age of the drives and parking lots we need to continue to make repairs. Sidewalks are in good condition. ACR was submitted to replace some sidewalk back of 300 building. Future issues to be addressed include a Control Center upgrade/remodel. This project has gone through the design phase materials are on order. The 100,200,300, and 500 building roofs will need to be replaced sometime soon. All other housing unit roofs were replaced in 2016 -2017

Other future major expenses will be the replacement of the cell door controls for our housing units. These controls are functional and have had little down time but are run by obsolete controllers. We also need to look at replacing all the exterior doors due to their age. Sally port officer station should be replaced along with the Propane Blender system. They have met their life cycle

**OAKS CORRECTIONAL FACILITY  
5-Year Plan FY2024**

| Building          | Project Description                        | Reason Description  | Quantity & Units | Facility Priority | Cost Estimate |
|-------------------|--|---|------------------|-------------------|---------------|
| 100               | Control Center Remodel                     | Beyond life expectancy  | 1                | 1                 | \$267,768     |
| 100               | Replace Security Controls and Gates        | Beyond life Expectancy  | 12               | 2                 | \$644,020     |
| ECF Facility      | Upgrade Fire Alarm System / Control Panels | System parts are getting / are obsolete.                            | 11               | 3                 | \$800,000     |
| 500               | Replace condenser units and Cooler wall    | One freezer and cooler are past useful life. Cooler wall is damaged | 2                | 4                 | \$127,173     |
| Housing Units     | Stainless Steel Shower Enclosures          | Current tile and grout beyond life expectancy                       | 56               | 5                 | \$500,000     |
| HU's 100,200,300, | Exterior doors/frames/hardware replacement | Current doors/frames/hardware past life expectancy                  | 40               | 6                 | \$400,000     |
| 100               | Replace roof membrane                      | Current membranes past life expectancy                              | 1                | 7                 | \$392,500     |
| Grounds           | Interior gates repairs and modification    | Upgrades to gates   | 8                | 8                 | \$75,587      |
| 100               | Information Desk                           | Current desk and location obsolete and beyond life expectance       | 1                | 9                 | \$49,570      |
| 200               | Wall repair Food Service                   | Encapsulate current chipped wall with stainless panels              | 10               | 10                | \$70,000      |
| Grounds           | mill out old drive shap and repave         | Drive way has met its life expectancy                               | 1                | 11                | 496,214.00    |
| Propane Farm      | Boiler / Propane Blender                   | Current Boiler / Propane Blender close to life expectancy           | 1                | 12                | \$175,000     |
| Housing Units     | PA System upgrade                          | Female announcement System beyond life expectancy                   | 7                | 13                | \$330,556     |
| 200               | Cooler Installation                        | Convert storage area to cooler for foodservice                      | 1                | 14                | \$80,000      |



**OAKS CORRECTIONAL FACILITY  
5-Year Plan                      FY2024**

|              |   |   |   |              |                    |
|--------------|---|---|---|--------------|--------------------|
| 300          | Quarter master mezzanine installation                                 | Additional storage needed.  | 1 | 15           | \$45,000           |
| Grounds      | Driveway and parking lot Seal coat /Repairs / Painting/extend parking | Extend life of pavement   | 1 | 16           | \$57,900           |
| 500          | Replace roof membrane   | Current membranes past life expectancy  | 1 | 17           | \$320,000          |
| 300          | Replace roof membrane   | Current membranes past life expectancy  | 2 | 18           | \$362,500          |
| 200          | Replace roof membrane   | Current membranes past life expectancy  | 1 | 19           | \$343,750          |
| ECF Facility | Camera System Upgrade - 2024  | End of usefull life   |   | 20           | \$1,180,503        |
| Grounds      | Pavilion  | This was submitted to employee WELLNESS for staff to eat lunch and have cookouts. | 1 | 21           | \$25,568           |
| Food Service | Air Conditioning  | It gets really hot in Food Service with ovens and dish water running.             | 1 | 22           | \$150,000          |
|              |   |   |   | <b>Total</b> | <b>\$6,893,609</b> |

**MICHIGAN DEPARTMENT OF CORRECTIONS**

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

**MEMORANDUM**

Date: 6/14/2022

To: Adam Douglas, A/Warden SRF

From: Ed LaPlant, Physical Plant Superintendent, SRF

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

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

**Saginaw Correctional Facility**

This year Saginaw Correctional Facility had several needed projects in progress but due to the COID-19 virus they were delayed. These projects are now back underway. While the issues that we are currently address are needed, there are still issues that will need further attention

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

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

The above items have been included in our 5-Year Plan. It should be noted that this facility is running at over double its design capacity. This translates into a shorter life cycle for equipment and increase maintenance demands.

### **Administration building # 100**

- \* The entry doors and porous brick problems were addressed in our recently completed project and are now in excellent condition.
- \* HVAC system is becoming less reliable. Frequent attention is required. Precise temperature control in some areas can be problematic.
- \* The sliding security gates were replaced in 2020 and remain in excellent condition.
- \* 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 in good working order
- \* The boilers are original equipment.
- \* New Roofing was installed on this building in 2013

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

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

### **Food Service/Health Care/Segregation building # 200**

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

### **Housing Unit 400**

- \* The brick problems were covered in the overview
- \* The entry doors have been replaced
- \* The HVAC system is becoming less reliable. Frequent attention is required.
- \* Boiler is functional, but still original equipment
- \* Plumbing and Electrical systems are in generally good condition
- \* Wheelchair lift in this unit was replaced in 2019.
- \* A new ADA ramp system was added to this housing unit and is now in operation.
- \* New Roofing was installed on this building in 2013

### **Housing Unit 500**

- \* Much of the brick problems were addressed in this building during our recently completed door project
- \* The Front entry doors have been replaced. The back doors are original but still in fair/good condition
- \* The HVAC system is becoming less reliable. Frequent attention is required.
- \* Boiler is functional, but still original equipment
- \* Plumbing and Electrical systems are in generally good condition
- \* Wheelchair lift in this unit was replaced in 2019.
- \* A new ADA ramp system was added to this housing unit and is now in operation.
- \* 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 need 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.
- \* A new ADA ramp system was added to this housing unit and is now in operation.

### **Housing Unit 700**

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

### **Housing Unit 800**

- \* Some of the brick problems were addressed in our recently completed door/masonry project, but more repairs are still needed
- \* The HVAC systems is need of replacement; boiler has developed leaks.
- \* Boiler is functional, but still original equipment
- \* The Plumbing and Electrical systems are generally in good condition
- \* New Roofing was installed on this building in 2013
- \* Wheelchair lift in this unit was replaced in 2019.
- \* A new ADA ramp system was added to this housing unit and is now in operation.

### **Housing Unit 900**

- \* Most of the brick problems were repaired in our recently completed project, but some expansion joints still need to be recut and opened up
- \* The HVAC system is becoming less reliable. Frequent attention is required
- \* Boiler is functional, but still original equipment

- \* The Plumbing and Electrical systems are generally in good condition
- \* New Roofing was installed on this building in 2013

### **Housing Unit 1200**

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

### **Maintenance/Warehouse # 1100**

- \* The HVAC systems are in good condition
- \* Plumbing and Electrical systems are in generally good condition
- \* The substation switch gear and backup generator are in good condition
- \* Warehouse freezer doors are in poor condition and need replacement
- \* New Roofing was installed on this building in 2013

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

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

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

- \* SRF-Saginaw-19-563-ADA Ramps-10252019 – project complete
- \* SRF-Saginaw-20-105-Asphalt sealcoating-02202020 – Project complete
- \* SRF-Saginaw-20-095-Carport-02052020 - Project currently on hold
- \* MOP – 472.21011.SAR Underground tank removal/Aboveground install – project near completion
- \* SRF 6 2021 HVAC Upgrades Phases 1-4 --- Project is in design phase
- \* SRF 11 2021 Kitchen UL 300 Hood system ---- Project is in permitting process
- \* SRF 12 2021 Standish Boiler repair ---- Project is complete
- \* 472/16420.SDW Saginaw CF - Masonry Repairs --- project to start mid 2022

## SUMMARY

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

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

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

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

**SAGINAW CORRECTIONAL FACILITY**  
**5-Year Plan FY2024**

| Building           | Project Description         | Reason Description   | Quantity & Units  | Facility Priority | Cost Estimate |
|--------------------|-----------------------------|--|-------------------|-------------------|---------------|
| Site               | Upgrade Camera system       | We need to ensure they are updated at the end of their useful life. We are beginning to plan now to seek funding for these projects. | various buildings | 1                 | \$1,447,871   |
| Housing Unit 800   | HVAC Equipment and Controls | Worn out. Future major expense.  | 1 Unit            | 2                 | \$200,000     |
| Housing Unit 900   | HVAC Equipment and Controls | Worn out. Future major expense.  | 1 Unit            | 2                 | \$400,000     |
| Housing Unit 500   | HVAC Equipment and Controls | Worn out. Future major expense.  | 1 Unit            | 2                 | \$400,000     |
| Housing Unit 1200  | HVAC Equipment and Controls | Worn out. Future major expense.  | 1 Unit            | 2                 | \$400,000     |
| Housing Unit 700 L | HVAC Equipment and Controls | Worn out. Future major expense   | 1 Unit            | 2                 | \$400,000     |
| Housing Unit 600 L | HVAC Equipment and Controls | Worn out. Future major expense   | 1 Unit            | 2                 | \$400,000     |
| Housing Unit 400   | HVAC Equipment and Controls | Worn out. Future major expense.  | 1 Unit            | 2                 | \$400,000     |
| Administration 100 | Replace condensing units    | existing system has reached it maximum life expectancy   | MOP               | 2                 | \$200,000     |
| Support Services 2 | Replace condensing units    | existing system has reached it maximum life expectancy   | MOP               | 2                 | \$200,000     |
| Programs 300       | Replace condensing units    | existing system has reached it maximum life expectancy   | MOP               | 2                 | \$200,000     |
| Programs 300       | HVAC Equipment and Controls | Worn out. Future major expense.  | 2 Units           | 2                 | \$600,000     |
| Administration 100 | HVAC Equipment and Controls | Worn out. Future major expense.  | 2 Units           | 2                 | \$600,000     |

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



|                    |  |   |              |              |                    |
|--------------------|--|---|--------------|--------------|--------------------|
| Support Services 2 | Replace all food service flooring  | Existing tile flooring system has reached it maximum life expectancy. Current surfaces are difficult to keep clean. | 10,000 sq ft |              | \$100,000          |
| Administration 100 | Replace Car Port   | Current car port has develeoped leaks and support poles are becoming rusted and unstable.                           | 1 unit       |              | \$50,000           |
| Recreational Yard  | Resurface walking track, basketball court, handball court.<br>Repair backstop and other recreational equipment | Current track and basketball surfaces have become cracked and uneven.   | 1            |              | \$125,000          |
|                    |  |   |              | <b>Total</b> | <b>\$9,815,121</b> |

**MICHIGAN DEPARTMENT OF CORRECTIONS**

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

**MEMORANDUM**

Date: July 20, 2022  
To: Warden John Christiansen, SLF  
From: Corey Daly, Physical Plant Supervisor, SLF  
Subject: **Annual Physical Plant Report, St. Louis Correctional Facility (SLF)**

This Annual Report has been prepared in accordance with P.D.04.03.100 “Preventive and Emergency Maintenance for Correctional Facilities”. Specifically, section “N” requires CFA Physical Plant Supervisors 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 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 are reaching their end of life. The blacktop parking areas and driveways are deteriorating and will need repaired or replaced soon. The building’s interiors, excluding the food service kitchen, are in good condition. All the security systems have been updated in recent years and are performing very well. The razor wire on the perimeter fences has been updated and the fencing is generally in good condition. The electrical and mechanical systems are in good repair apart from most of the heating boilers. The facility 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 reroofed and have repairs made to ensure their continued operational availability.

### **Administration building # 100**

The HVAC systems are in generally good condition with the water heater and mixing valve having been recently replaced. The heating boiler is nearing its end of life and is listed for replacement on our 5-year plan.

The plumbing system is in good condition.

The electrical system is in good condition.

The security systems are all in very good condition.

Some windows need to be replaced or re-glazed.

- \* Bubble area gates need to be replaced due to extremely heavy usage and increasing maintenance costs
- \* Bubble gate control system needs to be upgraded
- \* 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 systems are in generally good condition with the water heater and mixing valve having been recently replaced. The heating boiler is nearing its end of life and is listed for replacement on our 5-year plan.

The plumbing system is in generally good condition.

The electrical system is in good condition.

- \* Need to install access panels in the block walls behind the inmate bathrooms to service piping and valves
- \* Various roof leaks throughout the building

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

The HVAC systems are in very good condition with the water heating boilers, mixing valve and both heating boilers having been recently replaced.

The plumbing system is in generally good condition.

The electrical system is in good condition.

Multiple windows and security doors are currently being replaced under a DTMB project.

The Food Service kitchen runs at double capacity of its original design, 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
  - o Replacement unit is on-site, and install is pending
- \* Food Service light fixtures need to be replaced
- \* Health Care carpet and the hallway vinyl flooring needs to be replaced

### **Maintenance building # 500**

The HVAC systems are in generally good condition.

The plumbing system is in generally good condition.

The electrical system is in good condition.

- \* Water filtration control system is past its end of life and needs to be upgraded
  - o Purchase Order has been issued for this work
- \* Water softener system needs to be pumped out and taken offline
- \* Various roof leaks throughout the building
- \* Main switchgear needs to be cleaned and breakers tested
  - o Purchase Order has been issued for this work

### **Housing Unit # 1**

The HVAC systems are in generally good condition with the water heating boilers and mixing valve having been recently replaced. The heating boiler is nearing its end of life and is listed for replacement on our 5-year plan.

The plumbing system is in generally good condition.

The electrical system is in generally good condition.

Windows need to be replaced or re-glazed.

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

## **Housing Unit # 2**

The HVAC systems are in generally good condition with the water heating boilers and mixing valve having been recently replaced. The heating boiler is nearing its end of life and is listed for replacement on our 5-year plan.

The plumbing system is in generally good condition.

The electrical system is in generally good condition.

Windows need to be replaced or re-glazed.

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

## **Housing Unit # 3**

The HVAC systems are in very good condition with the water heating boilers, mixing valve and the heating boiler having been recently replaced.

The plumbing system is in generally good condition.

The electrical system is in generally good condition.

Windows need to be replaced or re-glazed.

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

#### **Housing Unit # 4**

The HVAC systems are in generally good condition with the water heating boilers and mixing valve having been recently replaced. The heating boiler is nearing its end of life and is listed for replacement on our 5-year plan.

The plumbing system is in generally good condition.

The electrical system is in generally good condition.

Windows need to be replaced or re-glazed.

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

#### **Housing Unit # 5**

The HVAC systems are in generally good condition with the water heating boilers and mixing valve having been recently replaced. The heating boiler is nearing its end of life and is listed for replacement on our 5-year plan.

The plumbing system is in generally good condition.

The electrical system is in generally good condition.

Windows need to be replaced or re-glazed.

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

### **Housing Unit # 6**

The HVAC systems are in generally good condition with the water heating boilers and mixing valve having been recently replaced. The heating boiler is nearing its end of life and is listed for replacement on our 5-year plan.

The plumbing system is in generally good condition.

The electrical system is in generally good condition.

Windows need to be replaced or re-glazed.

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

### **Housing Unit # 7**

The HVAC systems are in generally good condition with the water heating boilers and mixing valve having been recently replaced. The heating boiler is nearing its end of life and is listed for replacement on our 5-year plan.

The plumbing system is in generally good condition.

The electrical system is in generally good condition.

Windows need to be replaced or re-glazed.

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

### **Perimeter Towers**

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

### **SUMMARY**

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

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



## **Current Issues**

- \* PA system
- \* Bath plumbing access in 300 Building
- \* Roof leaks
- \* Water filtration control system
- \* Parking lots and perimeter roads

## **Future Concerns**

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

## **Current or Expected Major Projects**

- \* Shower replacement
- \* ADA ramps and concrete repairs
- \* Bar Screen station upgrades – currently in warranty phase
- \* Security door replacement – nearing substantial completion phase of project
- \* HVAC / water heater replacement – in substantial completion phase of project

**ST. LOUIS CORRECTIONAL FACILITY**  
**5 Year Plan                      FY2024**

| Building        | Project Description                       | Reason Description  | Quantity & Units | Facility Priority | Cost Estimate |
|-----------------|---|---|------------------|-------------------|---------------|
| SITE            | Heating Boiler Replacement                | Facility wide replacement of all heating boilers due to age and condition. Three original units have already failed and been replaced.  | 11               | 1                 | \$2,400,000   |
| 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.     | 2                 | \$920,000     |
| SITE            | Roof Repairs                              | Most roofs have assorted leaks and need to be repaired or replaced.   | 18               | 3                 | \$700,000     |
| SITE            | Blacktop Repair and Resealing             | Parking lot and driveways need to have cracks filled and to be resealed.  | 120,000 SQ. FT.  | 4                 | \$175,000     |
| SITE            | ICON Water Valves                         | Install a timed water flushing system that will save on water usage and reduce repair costs.  | 588              | 5                 | \$550,000     |
| SITE            | Housing Unit Windows                      | Replacement of housing unit windows due to seal failure.  | 672              | 6                 | \$480,000     |
| SITE            | Towers                                    | Replace roofs and make repairs to ensure usability for the foreseeable future.  | 3                | 7                 | \$150,000     |
| Admin Building  | Bubble Gate Replacement                   | Replacement of 5 sliding security gates in the Admin Building   | 5                | 8                 | \$380,000     |
| 200 & 300 Bldg. | 200 and 300 Building Flooring Replacement | Replacement of floor tiling and cove base in main programs, school, and health care hallways, dental room and exam room                 | 4,116 SQ. FT.    | 9                 | \$175,000     |
| SITE            | Units 1-7 Cell Door Refinishing           | Repainting or refinishing of all cell doors.  | 676              | 10                | \$450,000     |
| Units 1 & 7     | Wheelchair Lifts                          | Project 472/19111.JAG - Wheelchair Lifts<br>lifts installed but waiting for punch list items.   | 2                | In Process        | \$425,000     |
| SITE            | Shower Repair                             | Project 472/17471.JAG - Housing Unit Shower Renovations<br>stainless shower modules in 56 facility stalls to replace aging tiled units. | 56               | In Process        | \$825,000     |

|              |   |  |             |   |  |                     |
|--------------|---|--|-------------|---|--|---------------------|
| SITE         | PVI Atmospheric Gas Water Heaters                     | Project 472/19110.JAG - Various HVAC Upgrades<br>of domestic water heaters.  | Replacement | 10  | In Process   | \$1,842,652         |
| Lift Station | Bar Screen Repairs                                    | Project 472/20052.SDW - Bar Screen Upgrades<br>wastewater lift station and bar screen equipment. Work is approved and being<br>completed by project 472/20052.SDW - Bar Screen Upgrades                        | Repair of   | 1   | Warranty Phase   | \$1,061,086         |
| SITE         | ADA Compliant Ramps and Concrete Repairs              | Project 472/19534.SDW - ADA Egress<br>buildings to ADA requirements and remove tripping hazards and Related Infrastructure<br>Improvements.  | Upgrade     | 2   | In Process   | \$250,000           |
| SITE         | Facility Security Doors                               | Project 472/19496.SDW encompasses this work.<br>Doors and frames are rusting and pulling loose from the block walls.   |             | 25  | In Process   | \$816,535           |
| SITE         | Security Camera System Upgrade                        | Per direction by Central Office, Maintenance and upgrade of existing IP camera<br>system   |             | 21 additional<br>cameras<br>8 servers<br>16 PCs | In Process   | \$920,283           |
| F/S Kitchen  | Dishwashing Machine                                   | Current dish machine is worn and need to be replaced. ACR submitted and approved.<br>Per Central Office, Food Service appropriation will be purchasing the unit. Equipment<br>is on-site and awaiting install. |             | 1   | Funded through<br>F/S Appropriation<br>not yet installed | \$0                 |
| F/S          | Food Service Hood Fire Suppression System Replacement | At the direction of Regional PPS Niemi, we need to replace the current fire<br>suppression system.   |             | 1   | In Process   | \$4,780             |
|              |   |  |             |   | <b>TOTAL</b>   | <b>\$12,525,336</b> |

# MICHIGAN DEPARTMENT OF CORRECTIONS

*“Committed to Protect, Dedicated to Success”*

## Memorandum

**DATE:** June 28, 2022

**TO:** George Sevarns  
Business Office Administrator, Northern Region Administration

**FROM:** Jeff Niemi  
Physical Plant Administrator, Northern Region Administration

**SUBJECT:** **Annual Physical Plant Report**

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

This assessment took place during the months of May/June 2022. 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.  
Gene Page  
Daniel Smith  
File

## **Accomplishments**

New fiber optic connectivity was run to the Training Building.

Propane was transferred out of Ojibway.

Fuel oil from the Power Plant was transferred to Newberry.

The Housing Units, Food Service and Maintenance buildings were demolished.

Several items from closed facilities were sold on MIBid.

Freon from closed facilities was distributed to facilities in need.

### **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. A back-up generator was installed in 2018.
- *Plumbing:* Good condition.
- *Mechanical, Heating and Cooling:* Perimeter heating controls have been serviced
- *Specific Areas of Improvement:* Landscaping upgrades are needed.

### **Maintenance Building**

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

### **MSI Building (Records Storage/Academy Physical Skills Training)**

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

### **Transportation/Grounds Building**

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

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

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

### **240 Building**

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

### **Voc/Tech. Building (Storage)**

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

### **Remaining buildings**

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

### **Utilities:**

- Water distribution system including fire hydrants is in fair condition.

- Natural gas distribution system is in very good condition.
- Electrical distribution system is in fair condition.
- Sanitary sewer system is in good condition.

**NORTHERN REGIONAL BUSINESS OFFICE**  
**5-Year Plan                      FY2024**

| Building | Project Description   | Reason Description   | Quantity & Units | Facility Priority | Cost Estimate      |
|----------|---|--|------------------|-------------------|--------------------|
| 281      | Design and install new Business Office exterior siding and windows and grounds landscaping. | Building exterior and windows are dated and beyond its useful life.  | 1 each           | 1                 | \$185,000          |
| Site     | Vehicle Carport   | Install a vehicle carport for Business Office fleet vehicles.  | 1 each           | 2                 | \$80,000           |
| 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                 | \$210,000          |
| 240      | Replace Metal Roofing   | Roof is beyond useful life. Minor leaking exists.  | 1 each           | 4                 | \$230,000          |
| 243      | Replace Metal Roofing   | Roof is beyond useful life. Minor leaking exists.  | 1 each           | 5                 | \$260,000          |
| Site     | Demolition (Various Buildings)  | Buildings on Department demolition list. Buildings contain environmental and safety concerns. <b>THIS PROJECT IS IN PROGRESS</b> | 1 lot            | 6                 | \$1,000,000        |
|          |   |  |                  | <b>Total</b>      | <b>\$1,965,000</b> |



# MICHIGAN DEPARTMENT OF CORRECTIONS BELLAMY CREEK CORRECTIONAL FACILITY

*Expecting Excellence Every Day*

## MEMORANDUM

**DATE:** 6/27/22

**TO:** Matt Macauley Warden  
Bellamy Creek Correctional Facility

**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. AUS is working on installing the new Guard 1 RTLS system. Light pole replacement will be starting middle of July. Fire alarm upgrade and install will has started June 2022.

### 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. AUS installing new RTLS

#### Housing units 1 thru 8

- \*The housing roofs are in fair shape, leaks addressed as needed
- \*Fire alarms becoming obsolete, upgrade starting June 2022
- \*Egress doors showing rust replacing if needed
- \*Boilers and pumps parts becoming obsolete, investigating upgrades
- \*Install of 4 washing machines completed

#### Administration Building 100

- \*The Administration roof is in fair shape, leaks addressed as needed
- \* Egress doors showing rust replacing if needed

- \*HVAC system functioning as designed
- \* Fire alarm upgraded starting June 2022
- \*Design Professional investigating mop closet drain. Currently investigating cause of floor crack

### **Building 300 School**

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

### **Maintenance Building 500**

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

### **MSI building 400**

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

### **Health Care Building 200**

- \*Health Care in good shape no issues currently

### **Food Service Building 200**

- \*Food Service in fair shape no issues
- \* Kettle row tile repaired as needed
- \* Egress doors showing rust replacing if needed
- \* Roof is in fair shape no leaks currently
- \*Quarry tile floor replacement as needed
- \* Replacement of 4 kettles complete
- \* Replacement of 8 ovens complete

### **Grounds Storage**

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

### **Bellamy Grounds**

- \*MOP in place for asphalt replacement in 2023
- \* Light pole replacement starting mid-July 2022

### **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

### **Water Treatment**

\*System is working as designed

### **Dorm Housing Units A, B and C**

- \*Roofs are in fair shape, leaks addressed as needed
- \*Fire alarm upgrade starting mid-June
- \*Asbestos survey in progress for A&B unit. Waiting on report

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

\*Area in good shape

### **Dorm Ground**

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

### **Dorm Generator**

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

### **Dorm Boiler House**

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

### **PPC Requests/Approvals**

- \*IBC 10 2020 Security Wellness Check
- \*IBC 06 2022 John Deere 1570 Mower
- \*IBC 04 2022 Dorm Roof & Structure Evaluation

## **Summary**

Currently the Facility is in good shape. A&B units are being evaluated for asbestos and a structure evaluation. 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.

CC: Rich Brokaw, A/Deputy Warden  
Sabrina Jones, Asst. Deputy Warden  
Brian Hadden, Asst. Deputy Warden  
Jody Page, Administrative Manager  
File

# BELLAMY CREEK CORRECTIONAL FACILITY

5-Year Plan      FY2024

| Building         | Project Description                        | Reason Description   | Quantity & Units | Facility Priority | Cost Estimate |
|------------------|--|--|------------------|-------------------|---------------|
| IBC Grounds      | Light Pole Replacement                     | MOP in place and currently in process Project file 472.21193/472.22249   | All grounds      | 1                 | \$1,061,663   |
| IBC Buildings    | PPD Upgrade/Location System                | Current MOP in place and currently in process  | IBC building     | 2                 | \$2,677,608   |
| IBC Grounds      | Asphalt Replace                            | MOP in place, projected to begin Spring of '23 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          | 3                 | \$1,690,500   |
| IBC Housing Unit | ADA Egress Ramps & Cell updates            | In approval process. Direction from Leadership to complete this project. Currently \$50,000 held in MOP.   | HU2              | 4                 | \$1,500,000   |
| Equipment        | MDOC Camera System Upgrade                 | Last system was installed 5/13/2018/ security technology upgrades  | 1 system         | 5                 | \$1,500,000   |
| IBC Dorm         | Asbestos Abatement / Dorm Roof & Structure | Asbestos and structural updates needed in A & B Unit. Awaiting decision from Leadership on moving forward with project.  | A & B Unit       | 6                 | \$1,500,000   |
| Perimeter        | Gallagher Stun Fence upgrade               | Update and network stun fence electronics due to age of system   | 1 system         | 7                 | \$50,000      |
| IBC Food Service | Kettle row floor stainless steel pan       | Repair failing quarry tile around kettles  | 1 area           | 8                 | \$100,000     |
| IBC Grounds      | Zero Turn Mowers (2)                       | Age of existing 20 yrs.  | 2 units          | 9                 | \$70,000      |
| IBC Grounds      | JD Loader                                  | Age and safety   | 1 each           | 10                | \$80,000      |
| IBC Grounds      | (2) Gators                                 | Age  | 2 each           | 11                | \$40,000      |
| IBC Food Service | Hot/Cold Carts                             | Update 4 hot/cold carts for our feed in units.   | 4 each           | 12                | \$52,000      |
| IBC Housing      | Roofs for all Housing Units (Main)         | Buildings are aging and leaks starting   | 8 Units          | 13                | \$2,000,000   |

|             |  |  |            |              |                   |
|-------------|--|--|------------|--------------|-------------------|
| IBC Housing | Upgrade fire panels in HU1, HU4, HU 6, HU 7, Bldg. 100 & Bldg. 500 | Existing system becoming obsolete  | 6 systems  | 14           | \$60,000          |
| Dorm C-unit | Fire detection   | Existing system becoming obsolete  | 1 system   | 15           | \$50,000          |
| IBC Housing | Intercom upgrade   | Existing system becoming obsolete  | 8 units    | 16           | \$50,000          |
| IBC Housing | Washers and Dryers   | Ageing equipment/ repairs needed   | 8 Units    | 17           | \$800,000         |
| IBC Housing | Update heating boilers in buildings                                | Install more efficient boilers due to age and availability of components | 12 boilers | 18           | \$360,000         |
|             |  |  |            | <b>Total</b> | <b>13,641,771</b> |

# MICHIGAN DEPARTMENT OF CORRECTIONS

*“Committed to Protect, Dedicated to Success”*

## Memorandum

**DATE:** July 19, 2022

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

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

**SUBJECT: JCS Annual Physical Plant Evaluation**

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

### Facility

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

There is a MOP project to upgrade the security camera system and to add additional cameras. The MOP project is in the design stage with prints and details being finalize. Work should be starting soon.

The MOP project to repair perimeter fence and install buffer fences between buildings is currently in the design stage with work starting soon.

The MOP project to install additional lighting to areas within the perimeter is in the design stage with work starting soon.

The perimeter security E flex zone system is starting to age. The facility would like to replace 1200 ft of zone wiring every year.

The E unit generator is beyond its useful life and needs to be replaced.

### Housing Units

The heating system controls within Housing Unit J and K need to be upgraded, the current controls are obsolete.

The domestic hot water boilers and storage tanks need to be replaced in housing units A/B and F/G. There is an approved asset change request(ACR) to replace the domestic hot water boiler and storage tank in housing units A/B and parts are on order.

Insulation needs to be added to attics of all housing units for better heating of the buildings and energy efficiency. Lack of insulation creating roof ice damming issues during winter months causing damage to interior of building.

Windows are poorly insulated and need to be replaced.

There is an approved ACR to build hard stand concrete pad area for the SAI program. This hard stand would be installed in the yard area of housing unit E. this work has been added to an existing MOP project.

The MOP project to replace roofs on housing units A/B and C/D needs to be scheduled.

There is approved ACRs to install permanent officers' stations in housing units J,K,H,I. Work to install these officers' stations is underway.

The MOP project to replace exterior doors is almost complete.

### Programs Building

The A/C units are not operational and are currently being repaired through a MOP project.

The MOP project to replace exterior doors is almost complete.

The roof needs to be replaced.

Windows are poorly insulated and need to be replaced.

### Modular units

All the modular units are beyond their useful life. They are deteriorated and have obsolete equipment. Permanent buildings/additions need to be built to replace these buildings.

### Food Service/Gym Building

The MOP project to replace exterior doors is almost complete.

The floors in the kitchen area needs to be replaced. Many walls are deteriorated. The walk-in freezer needs to be upgraded.

The HVAC system for the building needs to be upgraded. There are obsolete air handlers and equipment that is not in use and should be removed.

Insulation needs to be added to attics for better heating of the building and energy efficiency. Lack of insulation creating roof ice damming issues during winter months causing damage to interior of building.

The roof needs to be replaced.

Windows are poorly insulated and need to be replaced.

### Administration Building

The MOP project to replace exterior doors is almost complete.

The roof needs to be replaced.

Insulation needs to be added to attics for better heating of the building and energy efficiency. Lack of insulation creating roof ice damming issues during winter months causing damage to interior of building.

The heating/cooling unit for the Warden's suite is beyond its useful life and needs to be replaced.

HVAC controls for the remainder of the building are obsolete and need to be upgraded.

The MOP project to replace all the security gates in the administration building is almost complete.

There is an approved ACR to build two video conferencing rooms to accommodate the additional volume of video conferencing. Work to install these rooms is underway.

Windows are poorly insulated and need to be replaced.



### Grounds

There is approved ACRs to replace driveways and walkways throughout the facility, this work will be added to a MOP project.

### Maintenance Building

The MOP project to replace exterior doors is almost complete.

There is an approved ACR to build a cold storage building to create space for storage of equipment and supplies.

Windows are poorly insulated and need to be replaced.

cc.

Gene Page, Physical Plant Manager

Larry Mason, Facility Manager

Trever LeBarre, Physical Plant Division

David Albrecht, Regional Physical Plant Supervisor

Eames Groenleer, Regional Administrative Officer

**COOPER STREET CORRECTIONAL FACILITY**  
**5-Year Plan FY2024**

| Building                         | Project Description  | Reason Description   | Quantity & Units | Facility Priority | Cost Estimate |
|----------------------------------|--|--|------------------|-------------------|---------------|
| Administration Building Eastside | Electrical upgrade to emergency command center in Warden's suite   | Adequate lighting and electrical outlets are needed in this room to enable the facility to establish a command center in the room during mobilizations and other emergent events | N/A              | 1                 | \$62,500      |
| Site                             | Replace Windows on all Buildings. 472.19053.SDW Cooper Str window and door project budget was only able to address the doors.                                  | Original windows are rusting out and beyond life expectancy. 472.19053.SDW Cooper St. window and door project budget was only able to address the doors.                         | 11 units         | 1                 | \$1,650,000   |
| Site                             | Parking Lot/Perimeter Road repaving/Replacing interior roadways and sidewalks  | Parking lot and perimeter road, interior roadways and sidewalks cracking and breaking up. End of useful life.  | TBD              | 1                 | \$2,300,000   |
| Site                             | Extend Buffer C-fence project  | To prevent contraband being introduced to facility.  | 700 Feet         | 1                 | \$200,000     |
| School                           | Replace original wall cabinet air conditioners in 7 classrooms in school building.   | Systems are over 15 years old. Replacement parts are becoming obsolete, nearing end of useful life.  | 7 systems        | 3                 | \$175,000     |
| Site                             | Construct multi-purpose building, outside the perimeter to provide a shakedown area for gate pass prisoners, SAI intake, tether program and facility retention | Improve facility security and provide space for facility records, staff & equipment  | 4,000 SF         | 2                 | \$800,000     |
| Administration Building Eastside | Replace 20 year old heating and air conditioning system eastside Warden's suite addition   | System is 20 years old. Replacement parts are becoming obsolete, nearing end of useful life.   | 1 system         | 1                 | \$385,000     |
| Site                             | Construct a maintenance storage building   | To replace older temporary structures, and to protect maintenance equipment  | 4000 SF          | 2                 | \$350,000     |
| Food Service                     | Replace quarry tile flooring in foodservice kitchen  | Original 30 yr. old flooring needs to be totally replaced.   | 800 SF           | 3                 | \$70,000      |
| Site                             | Addition to Housing Unit E for Programming /Office needs.  | Increased program space will better meet the needs of the SAI program, while replacing modular units.  | 6,500 sq ft.     | 2                 | \$1,600,000   |
| Sallyport                        | Replace original sallyport guard shack   | Current guard shack is original and from age, is starting to deteriorate.  | 1 each           | 3                 | \$60,000      |
| C-Fence                          | Additional security cameras  | Install security cameras on new C-Fence. Increased security to control introduction of contraband.   | 5 units          | 2                 | \$150,000     |
| Site                             | Construct a concrete exercise pad for JCS/SAI program  | To provide an in house exercise area for Trainees of the SAI program at JCS.   | 3600 SF          | 2                 | \$101,245     |

|                    |   |   |          |              |                    |
|--------------------|---|---|----------|--------------|--------------------|
| Site               | Roof Fall protection installed on all building roofs. | For the safety of maintenance staff when doing repairs. | 11 units | 1            | \$55,000           |
| Administration Bui | Add power assist doors.                               | Not to Present Code. Not ADA compliant.                 | 2 Units  | 1            | \$60,000           |
|                    |   |   |          | <b>Total</b> | <b>\$8,018,745</b> |

**MICHIGAN DEPARTMENT OF CORRECTIONS**

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

**MEMORANDUM**

Date: July 12, 2022

To: Noah Nagy, Warden JCF

From: Lyle Wyskowski, Physical Plant Superintendent JCF

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

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

**Annual Review of G. Robert Cotton Correctional Facility Physical Plant**

The G. Robert Cotton Facility is in good condition overall. With the installation of roofs in 2019 on Buildings 100, 200 & 800; a project has been initiated to replace the roofs on all of Cotton Facility Housing and MSI/TFS Bld. 600 is under way in bid process with PPD/DTMB. Temporary Housing Units are in moderate condition, with some upgrades of doors, lighting, and ventilation. Maintenance has done some minor patching of the parking lots, but due to aging and routine usage, all parking lot areas should be removed and replaced. The interior grounds comprised of concrete and asphalt are deteriorating due to old age and use subjected to vehicle traffic and frost heaving, causing unevenness and breakage, this project has been initiated prior to covid to be repaired, and/or replaced has been placed on hold at this time. The perimeter fencing overall is in good condition. The perimeter B fence behind Temp yard toward Temp Housing is leaning and in need of repair. Projects have been initiated for upgrades to the camera security and security detection systems.

**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 may need to be upgraded with more energy efficient units pending a site survey. Wall coverings and flooring in occupied areas of the building are in good condition. Some carpeting may need replacing; however, the sub-structure is good. Lighting system is in serviceable condition with some converted to LED. HVAC system recently upgraded, although warranty has expired. Plumbing systems are functional in occupied areas. Fire alarm system replacement project is nearing end of completion. Roof recently replaced with

rolled rubber and metal coping. Parking lot is in poor condition; replacement project has been initiated; ongoing repairs continue until the project is complete.

### **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 may need to be upgraded with more energy efficient units pending a site survey. Wall coverings and flooring in occupied areas of the building are in good condition. Lighting is in serviceable condition with some converted to LED. HVAC system functioning and serviceable. Portions of the Air conditioning system is nearing the end of expected life and may require upgrading to be more energy efficient and compatible with a more modern and ecofriendly refrigerant. Plumbing systems are functional in occupied areas. Food Service cooler/freezer doors have been replaced, installation of new dishwasher and booster heater complete. The brick work on K unit appears to be in fair condition due to settling, will continue to monitor. Fire alarm system replacement project is nearing end of completion. 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 may need to be upgraded with more energy efficient units pending a site survey. Wall coverings and flooring in occupied areas of the building are in good condition. Some carpeting may need replacing; however, the sub-structure is good. Lighting is in serviceable with some upgrades converted to LED. HVAC system functioning and serviceable. Plumbing systems are functional in occupied areas. Continue to monitor crack in brick work due to settling. Fire alarm system replacement project is nearing end of completion. 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 may need to be upgraded with more energy efficient units pending a site survey. Wall coverings and flooring in occupied areas of the building are in good condition. Lighting is in serviceable condition with some upgrades to LED. HVAC system functioning and serviceable. Plumbing systems are functional in occupied areas. Fire alarm system replacement project is nearing end of completion. Roof is in poor condition; replacement project has been initiated; ongoing repairs continue until the project is complete.

### **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 may need to be upgraded with more energy efficient units pending a site survey. Wall coverings and flooring in occupied areas of the building are in good condition. Lighting is in serviceable condition with some upgrades to LED. HVAC system functioning and serviceable. Plumbing systems are functional in occupied areas. Fire alarm system replacement project is nearing end of completion. Roof is in poor condition; replacement project has been initiated; ongoing repairs continue until the project is complete.

### **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. Windows and doors may need to be upgraded

with more energy efficient units pending a site survey. Wall coverings and flooring in occupied areas of the building are in good condition. Lighting is in serviceable condition with some upgrades to LED. HVAC system functioning and serviceable. Plumbing systems are functional in occupied areas. Food Service cooler/freezer doors have been replaced. The dishwasher and booster heater in need of replacement. They have been ordered and are ready to install, but an electrical upgrade to the entire building system is required prior to installation. Fire alarm system replacement project is nearing end of completion. Roof is in poor condition; replacement project has been initiated; ongoing repairs continue until the project is complete.

### **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 may need to be upgraded with more energy efficient units pending a site survey. Wall coverings and flooring in occupied areas of the building are in good condition. Lighting is in serviceable condition with some upgrades to LED. HVAC system functioning and serviceable. Plumbing systems are functional in occupied areas. Fire alarm system replacement project is nearing end of completion. Roof is in poor condition; replacement project has been initiated; ongoing repairs continue until the project is complete

### **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 may need to be upgraded with more energy efficient units pending a site survey. Wall coverings and flooring in occupied areas of the building are in good condition. Lighting is in serviceable condition with some upgrades to LED. HVAC system functioning and serviceable. Plumbing systems are functional in occupied areas. Roof is in fair condition; replacement should be considered. Fire alarm system replacement project is nearing end of completion. Parking lot is in poor condition; replacement project has been initiated; ongoing repairs continue until the project is complete.

### **Housing Unit 1\_TE/TF**

This building is structurally in fair condition. This is a pole barn style originally designed for temporary institutional housing and manufactured over thirty-seven years ago. The original design is not optimal for a correctional institution. Entire replacement of the building to an updated version is suggested. Exterior metal siding overall is in fair to poor condition and rusting at ground level. Windows and doors may need to be upgraded with more energy efficient units pending a site survey. Wall coverings and flooring in occupied areas of the building are in fair condition but should be replaced/upgraded to a higher quality and more durable material. A new wall covering material will help reduce frequent repairs caused by inmate tampering. Entrance awnings have been added to the roofing project to prevent water damage. Lighting upgrades have begun by installing ceiling fans with integrated LED lighting and will also reduce tampering by prisoners when compared to the original design. Heating furnaces are in serviceable condition but nearing the end of their life expectancy. Ventilation systems are in good serviceable condition with new roof exhausts added to the roofing project. Plumbing systems are functional in occupied areas. Electrical system panels are at maximum capacity. Fire alarm system replacement project is nearing end of completion. Roof is in poor condition; replacement project has been initiated; ongoing repairs continue until the project is complete.

### **Housing Unit 2\_TC/TD**

This building is structurally in fair condition. This is a pole barn style originally designed for temporary institutional housing and manufactured over thirty-seven years ago. The original design is not optimal for a correctional institution. Entire replacement of the building to an updated version is suggested. Exterior metal siding overall is in fair to poor condition and rusting at ground level. Windows and doors may need to be upgraded with more energy efficient units pending a site survey. Wall coverings and flooring in occupied areas of the building are in fair condition but should be replaced/upgraded to a higher quality and more durable material. A new wall covering material will help reduce frequent repairs caused by inmate tampering. Entrance awnings have been added to the roofing project to prevent water damage. Lighting upgrades have begun by installing ceiling fans with integrated LED lighting and will also reduce tampering by prisoners when compared to the original design. Heating furnaces are in serviceable condition but nearing the end of their life expectancy. Ventilation systems are in good serviceable condition with new roof exhausts added to the roofing project. Plumbing systems are functional in occupied areas. Electrical system panels are at maximum capacity. Fire alarm system replacement project is nearing end of completion. Roof is in poor condition; replacement project has been initiated; ongoing repairs continue until the project is complete.

### **Housing Unit 3\_TA/TB**

This building is structurally in fair condition. This is a pole barn style originally designed for temporary institutional housing and manufactured over thirty-seven years ago. The original design is not optimal for a correctional institution. Entire replacement of the building to an updated version is suggested. Exterior metal siding overall is in fair to poor condition and rusting at ground level. Windows and doors may need to be upgraded with more energy efficient units pending a site survey. Wall coverings and flooring in occupied areas of the building are in fair condition but should be replaced/upgraded to a higher quality and more durable material. A new wall covering material will help reduce frequent repairs caused by inmate tampering. Entrance awnings have been added to the roofing project to prevent water damage. Lighting upgrades have begun by installing ceiling fans with integrated LED lighting and will also reduce tampering by prisoners when compared to the original design. Heating furnaces are in serviceable condition but nearing the end of their life expectancy. Ventilation systems are in good serviceable condition with new roof exhausts added to the roofing project. Plumbing systems are functional in occupied areas. Electrical system panels are at maximum capacity. Fire alarm system replacement project is nearing end of completion. Roof is in poor condition; replacement project has been initiated; ongoing repairs continue until the project is complete.

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

- \* JCF 06 2022 TF Unit Sink Replacement 7/12/2022-In Progress
- \* JCF 04 2022 TA/TB Unit Water Heaters 6/3/2022-In Progress
- \* JCF 04 2022 Control Center Window Tinting 5/30/2022-In Progress
- \* JCF 04 2022 Video Monitoring System 5/16/2022-In Progress
- \* JCF 06 2022 Starnet2 Workstation-Addition 7/4/2022-In Progress
- \* JCF 11 2021 Door Control Upgrades 12/31/2021-In Progress
- \* JCF 07 2021 Food Service Coolers and Freezer 8/18/2021-In Progress
- \* JCF 07 2021 Temp Kitchen Dishwasher 8/18/2021-In Progress
- \* JCF 07 2021 PBF - Bleachers for gym 8/18/2021-In Progress
- \* JCF 07 2021 PBF - Workout Equipment 8/18/2021-In Progress
- \* JCF 04 2021 Camera Upgrade Project (statewide) 5/10/2021-In Progress
- \* JCF 02 2021 REVISED - Twelve cameras and new server 3/25/2021-In Progress
- \* JCF 01 2021 Drives, Walkways, and Parking Lots 3/8/2021-On Hold
- \* JCF 01 2021 Roofing-WO/MOP 472.18073 3/26/2021-In Progress
- \* JCF 02 2020 Food service heated tray 3/16/20-In Progress
- \* JCF 02 2020 Admin Building Access Control 1/12/2021-In Progress
- \* PPC 19-535 Arc flash phase 3 10/31/19-On Hold
- \* PPC 19-533 Roof project 10/31/19-In Progress
- \* PPC 19-514 Asphalt drive 10/10/19-On Hold
- \* PPC 19-493 Starnet 2 Workstation 10/1/2019-In Progress
- \* PPC 19-147 Upgrade fire alarm system 02/25/19-In Progress
- \* PPC 18-284 Concrete replacement 07/13/18- On Hold
  
- \* JCF 03 2022 MSI Mattress Filler Machine 4/4/2022-Complete
- \* JCF 09 2021 John Deere Flex Wing Mower 12/15/2021-Complete
- \* JCF 08 2021 Cotton Kitchen Dishwasher 8/18/2021-Complete
- \* JCF 02 2020 MSI Metal detector 3/16/20-Complete
- \* JCF 07 2020 CORTECH TABLES 12/8/2020-Complete
- \* PPC 19-513 Fuel storage dispenser tank 10/01/19-Complete
- \* PPC 19-033 Temporary food service kettle replacement 10/26/18-Complete



## **SUMMARY**

Upcoming projects include Video Monitoring System upgrade, I/J/L Units Door Control Upgrade, Fire Alarm System Upgrade, Roof Replacement-Buildings 400, 500, 700, T1, T2, T3, Concrete and asphalt replacement throughout entire grounds, Perimeter Fence Security Upgrade, and Arc Flash Phase 3.

Current issues include Housing Units Roof replacement, Parking lots and Inner Facility Concrete replacement. Housing Units/MSI/Temp Food Service Electric Power Capacity. Potential upgrade to higher quality and energy efficient doors, windows, and lighting throughout facility pending a site survey.

CC: James Jarett, Deputy Warden  
Jeff White, Assistant Deputy Warden  
Tiffany Kisor, Assistant Deputy Warden  
Timothy Schubring, Administrative Manager  
File

**G. ROBERT COTTON CORRECTIONAL FACILITY**  
**5-Year Plan FY2024**

| 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. Funds encumbered from FY19-FY22 to be used towards this project due to price increases and delays from COVID.   |                  | 1                 | \$5,500,000         |
| Facility Wide      | Facility wide drives, walkways, and parking lots                | Repair or replace approximately 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. Funds encumbered from FY19-FY22 to be used towards this project due to price increases and delays from COVID. |                  | 2                 | \$6,000,000         |
| 200, 400           | Upgrade Control Panel System for cell door locking in I/J/L     | Upgrade the door locking control panel and door locking system that controls the cell doors in I, J, and L units. This includes alarming systems for individual doors and a gang release.  |                  | 3                 | \$1,250,000         |
| Temp Housing 1,2,3 | Repair and upgrade interior of temp housing units.              | Replace the outdated lighting with new high efficiency LED lighting. Repair current floor pitting, then cover with tile. Replace the entrance doors due to damage and old age. Install new doors with higher insulation rating for temperature control and energy savings. We may also have to replace the interior fans.  |                  | 4                 | \$1,500,000         |
| 200, 600           | New Ovens in food service                                       | replace 3 stacks of double ovens in food service   |                  | 5                 | \$50,000            |
| 200/Facility Wide  | Upgrade Emergency/generator power system                        | Upgrade the emergency/generator power system to meet facility needs during a power outage. This includes power distribution and lighting.  |                  | 6                 | \$500,000           |
| 300                | Add a second washing machine in Quartermaster                   | Replace the residential style washing machine with an industrial grade washing machine.  |                  | 7                 | \$50,000            |
| 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                 | \$100,000           |
| 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.   |                  | 9                 | \$750,000           |
| 200/400/700        | Replace and upgrade the air handler controls                    | Replace the current pneumatic controls with direct digital controls (DDC). The DDC would increase efficiency and reduce utility costs compared to the older style pneumatic controls.  |                  | 10                | \$750,000           |
| 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.   |                  | 11                | \$250,000           |
| 200 and 600        | Replace food service interior walls and flooring                | Replace and/or resurface interior walls and flooring in cotton and temp food service including kitchens and inside of walk-in refrigerators and freezers.  |                  | 12                | \$100,000           |
| Temp Housing 1,2,3 | Temp housing unit furnaces                                      | Replace the furnaces in our temp side (level 1) housing units when they reach the end of their serviceable life.   |                  | 13                | \$150,000           |
| 200                | Healthcare/building 200 A/C                                     | Replace the Air Conditioning unit for building 200.  |                  | 14                | \$1,000,000         |
| 200                | Replace cotton food service boilers                             | Replace the boilers in the level 2 food service building.  |                  | 15                | \$2,000,000         |
|                    |   |  |                  | <b>Total</b>      | <b>\$19,950,000</b> |

# MICHIGAN DEPARTMENT OF CORRECTIONS

*“Committed to Protect, Dedicated to Success”*

## MEMORANDUM

**DATE:** October 26, 2022

**TO:** Dave Albrecht, Southern Regional Business Office

**FROM:** Tim Clifton, Acting Physical Plant Supervisor

**SUBJECT:** Annual Facility Report 2022 Detroit Detention Center / Detroit Re-entry Center

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

### **Detroit Detention Center**

The overall condition of the facility is fair. There are many buildings that need attention. And most of the building on the site are unoccupied and have been deteriorating over several years in the past. We have closed down and approved through Physical Plant Division and Gene Wood to be tagged condemned multiple buildings on site. We have many issues with AC units on occupied buildings that are in need of replacement and repair.

Currently at 60% staffing. Vacant FTE’s include 1 Maintenance Mechanic, 1 Plumber, and 1 Electrician.

#### **Facility MOP Accomplishments:**

- Fire alarm upgrades
- Roof replacement ACR approved
- Parking lot repairs ACR submitted

### **Internal Facility Project Accomplishments:**

- New flooring throughout 100 building
- Plumbing upgrades completed in 500 and 800 building.
- Shaker wire replacements
- Converted old cells into usable offices

### **Future projects known to date:**

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

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

### **Current Infrastructure Observations:**

#### **100 Administration**

100 Building is in overall good condition.

- There are some cameras that are in need of upgrading.
- AC units on rooftop are old and in need of replacement.
- Hot water pumps are old and when they fail, parts are hard to find. Replacing them with new models requires new Victaulic fitted piping as well.
- Bubble gates are in need of upgrades to the locks and drive motors

#### **200 Quartermaster / Housing:**

200 is in overall good condition.

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

#### **300 Education Building**

This building is in overall fair condition.

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

#### **400 Housing**

Building is in poor condition, approved through Physical Plant Division and Gene Wood to be tagged condemned.

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

#### **500 Housing**

-This building is in overall good condition.

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

AC mini split systems are in need of replacement

#### **600 MSI building**

Building in overall good condition. approved through Physical Plant Division and Gene Wood to be tagged condemned.

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

#### **700 Housing unit**

Building is in poor condition. approved through Physical Plant Division and Gene Wood to be tagged condemned.

- HVAC components are in need of replacement.
- Water lines are leaking throughout.
- Building needs interior paint / ceiling tile replacement / flooring...etc.
- Non livable. Building not occupied at this time.

#### **800 Food Service**

This building is in overall good condition.

- HVAC components are in need of replacement. Boilers for baseboard heat are non-functional.
- Health care is using some space for records, otherwise, this building is not occupied.

#### **900 Maintenance / Warehouse Building:**

Building in overall good condition.

- Parking lot in poor to fair condition. (ACR submitted to repair a sinkhole)

#### **Parking Lot/Perimeter Road:**

The parking lots and perimeter roads are in fair condition.

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

ACR has been submitted to repair sidewalks, sinkholes, and damaged curbs

**Lift Station**

The lift station is in overall good condition.

## **Detroit Re-Entry Center**

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

**Facility MOP Accomplishments:**

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

**Internal Facility Project Accomplishments:**

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

**Future projects known to date:**

- None

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

**Current Infrastructure Observations:**

### **100 Administration**

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

### **200 Quartermaster / Housing:**

200 is in overall good condition.

### **300 Education Building**

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

### **400 Housing**

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

### **500 Housing**

-This building is in overall good condition.

### **600 MSI building**

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

### **700 Housing unit**

Building is in overall good condition.  
-Elevator acts up sporadically.

### **800 Food Service**

This building is in overall good condition.

### **900 Maintenance / Warehouse Building:**

Building in overall good condition.  
-Parking lot in poor to fair condition.

### **Parking Lot/Perimeter Road:**

The parking lots and perimeter roads are in fair condition.  
-There are many cracks in the asphalt and asphalt patching repairs that have been made.  
-Asphalt is deteriorating surrounding the storm structures in various locations.

### **Lift Station**

The lift station is in overall good condition.





# MICHIGAN DEPARTMENT OF CORRECTIONS

*“Committed to Protect, Dedicated to Success”*

## MEMORANDUM

**DATE:** July 1, 2022

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

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

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

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

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

### **Overview of Completed Projects**

Fire Alarm Project  
DWHC East Gates  
Captains Office Roof

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

#### **Housing Unit 1**

The overall condition of this unit is good. 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 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 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 has been replaced

**Food Service**

The overall condition of the Food Service area is in fair condition. Floor and Doors are scheduled to be replaced throughout the building Back Dock area roof needs replaced.

**Building 142**

This building is in all around good shape. Roof will need to be replacement soon.

**Sally Ports**

Intake sally port is in great working order. Main sally port gates are in good working order. The JMF back sally port needs replacement in near future.

**Maintenance Building**

The overall condition of this building is good.

**Grounds**

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

**DWHC**

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

CC: Kim Cargor, Deputy Warden  
James Mallory, Assistant Deputy Warden  
Paul Slagter, Assistant Deputy Warden  
Nicole Murray, Administrative Manager

**CHARLES EGELER CORRECTIONAL FACILITY**  
**5-Year Plan                      FY2024**

| Building    | Project Description                          | Reason Description  | Quantity & Units | Facility Priority | Cost Estimate      |
|-------------|--|---|------------------|-------------------|--------------------|
| DWH         | Exterior needs to be tuck pointed sealed     | Mortor is falling out/Windows are leaking   |                  | 1                 | \$600,000          |
| 1-2-3 block | Roof top air handlers                        | Air handlers have exceeded life expectancy  |                  | 3                 | \$600,000          |
| 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. |                  | 4                 | \$750,000          |
| DWH         | DWHC Parking Lot/RGC Parking lot Mainteneace | Asphalt is becoming a safety issue  |                  | 2                 | \$550,000          |
| RGC         | Back Yard Asphalt                            | Asphalt needs to be repaired  |                  | 5                 | \$250,000          |
| RGC         | Building 142 Roof replacement                | Roof has exceeded life expectancy   |                  | 6                 | \$750,000          |
| RGC         | Building 142 VAV Change out                  | Outdated Needs to be updated to Trane Tracer  |                  | 7                 | \$475,000          |
|             |  |   |                  | <b>Total</b>      | <b>\$3,975,000</b> |

**Michigan Department of Corrections**  
**Richard A. Handlon Correctional Facility**  
“Committed to Protect, Dedicated to Success”

**Memorandum**

**DATE:** June 28, 2022

**TO:** Melinda Braman, Warden

**FROM:** Scott Young, Physical Plant Superintendent

**SUBJECT:** Annual Physical Plant Inspection

Another year has passed, and we continue to effectively maintain the facility with our maintenance staff here at MTU. We have a project in the works to improve both heating and cooling in the Healthcare wing. We will be blocking off the old windows and adding a new system to heat and cool which has been needed for many years. Our roofing project is pretty much complete other than a few repairs and a parcel roof replacement on a pavilion in the recreation yard. Our razor ribbon / fence project is 99% complete. They still need to pour a section of concrete and do some yard repair.

The new Vocational Village Schoolhouse is complete and is a great addition to MTU. The new PPD system is working in the new Vocational Village Schoolhouse, and the project continues to progress. The PPD project is estimated to be complete around August 1<sup>st</sup>. We also had a fire alarm retrofit project that was completed late this spring. With all the projects, along with the everyday maintenance we do here at Richard A Handlon Correctional Facility, we strive to make it a safe and secure environment for both inmates and staff.

**Housing Unit A / Healthcare**

- Roof and fascia were replaced 2021
- Exterior brick and block are in good shape
- Windows are old and drafty and should be considered for replacement
- Electrical system is old and in fair to good condition
- Domestic hot and cold water lines are old and in fair to poor condition and should be considered for replacement
- Most doors and locks are in good condition and are replaced as needed
- Air handling equipment is in fair to good condition
- Laundry equipment is in good condition
- Heating duct was repaired and reinsulated 2019
- Air supply and return grills replaced along with balancing in 2021
- Interior walls, floors and ceilings in good condition
- The shower walls and floors are in fair to poor condition and should be replaced.

**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 was replaced and new supply and return grills replaced in 2021
- Laundry equipment is in good condition
- Interior walls, floors and ceilings are in good condition
- The shower walls and floors are in fair to poor condition and should be replaced

**Housing Unit C**

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

**Housing Unit D**

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

**Housing Unit E**

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

**Housing Unit F**

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

**Field House**

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

**Recreation Building**

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

**Vocational Village Schoolhouse**

- This is a brand new building and everything looks great
- The roof on this building is making a lot of noise from expansion and contraction and the company is working on a resolution.

**School Building**

- Roof and fascia in fair to good condition with repairs 2021
- Exterior brick and block are in good condition
- Windows in fair to good condition
- Interior walls, floors and ceilings in good condition
- Electrical system in fair to good condition
- Heating components in good condition
- Doors and locks are in good condition and are replaced as needed
- A new overhead door was installed in the welding shop in 2021

**Food Service Building**

- Roof and fascia are in good condition, new roof in 2017
- Exterior brick and block in good condition
- We continually have to repair cracked tiles in kitchen area, and the dish machine room needs the floor resurfaced, so it is not so slippery
- Interior walls and ceilings are in good shape with exception of the steel panels, they are rusted where they meet the floor
- Electrical system is in fair to good condition
- The Domestic hot and cold water lines are in fair to poor condition and should be considered for replacement
- We continue to replace bad doors and locks
- Air handling equipment is in fair to good condition
- Windows are in fair to good condition
- Food service equipment is in working order but a lot of it needs to be replaced soon
- We replaced two hot boxes, one tilt skillet, one 80-quart mixer and had a 60 quart mixer rebuilt in 2021
- Replace to sets of stacked ovens 2022, are in the process of replacing dish machine with new tables and sink.

**Administration Building**

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

**Fence. Security Systems and Lighting**

- Fence is in good to excellent condition since our fence project in 2019
- Both interior and exterior fence security systems are fairly new and in good working condition
- All our exterior and security lighting are in good condition
- Zone one on top of our Administration Building was completed spring of 2022 and is a great addition

**Maintenance Buildings and New Boiler Room**

- Exterior brick and block in good condition
- Interior walls and floors in good condition
- Electrical system is in fair to good condition
- Domestic water lines in good condition
- Heating components in good condition
- Doors and locks in good condition and are replaced as needed
- Roof and fascia are in good condition with repairs in 2021
- Boiler room equipment is fairly new ( 2016 ) and is in good condition
- Maintenance receive the new scissor lift, zero turn mower and forklift that was ordered 2021
- We continue to have many boiler and piping failures because of the poor water quality in Ionia

**Gun Towers**

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

**Generator Building**

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

**Storage/Lock Shop Building**

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



**Two Storage Pole Buildings**

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

**Grounds and Bar Screen**

- Interior and exterior grounds are in good condition
- Interior blacktop drives and lot behind the school are in poor condition and should be replaced
- Interior concrete side walks are in fair to good condition
- Exterior blacktop parking lots and perimeter road are in very poor condition and need to be replaced ASAP
- The bar screen that serves both MTU and ICF is very old and manually run, this has been approved to be replaced and we did have a kick off meeting spring of 2022

**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 (including approval date)**

| <b>Project Number</b> | <b>Project Description</b>   | <b>Approval Date</b>        | <b>Project Status</b>                                  |
|-----------------------|------------------------------|-----------------------------|--|
|                       | PPD upgrade                  |                             | Slated to be complete in August 2022                   |
| 18-115                | Razor Ribbon Enhancements    | Returned to facility 3/6/18 | Small section of concrete to pour and some yard repair |
| N/A                   | Voc. Village School House    | N/A                         | Complete   |
| 19-194                | Replacement of Freezer Doors | 10/1/2019                   | Complete   |
| 19-524                | Roof Replacement             | 10/31/2019                  | 99% complete, some repairs to be made                  |
| 19-530                | Camera upgrades-Voc. Village | 10/24/2019                  | Complete   |
| 19-526                | Fire Alarm Retro             | 10/31/2019                  | Complete   |
| 20-048                | Move School Compressor       | 12/18/2019                  | Complete   |
| 20-122                | Restroom Door Replacement    | 2/21/2020                   | Two done, need to order and install six                |

|            |   |           |                                   |
|------------|---|-----------|-----------------------------------|
|            |   |           | more                              |
| 20-123     | Healthcare COMS                             | 2/21/2020 | Complete                          |
| 20-160     | Laundry Dispenser Replacement               | 3/16/2020 | Complete                          |
| 20-164     | Employee Lounge                             | 3/17/2020 | Has not started                   |
| MTU-8-2020 | Replace two hot boxes                       | 8/31/2020 | Complete                          |
| MTU-8-2020 | Voc. Village plasma cutter & robotic welder | 8/31/2020 | 95% complete, waiting on part     |
| MTU-8-2020 | Voc. Village welder purchase                | 8/25/2020 | Complete                          |
| MTU-/-2020 | Tilt Skillet replacement                    | 8/25/2020 | Complete                          |
| 20-106     | Replace Bar Screen                          | 7/21/2020 | Kick off meeting spring of 2022   |
| 20-311     | Sneeze Guards                               | 12/7/2020 | Complete                          |
| 20-324     | Move Inmate Phones and Kiosks               | 12/1/2020 | Kiosks have been moved            |
| 21-70      | Tilt Skillet from SAI                       | N/A       | Complete                          |
| 21-233     | Dish Machine Replacement                    | 8/18/2021 | In the process of being installed |
| 21-238     | Scissor Lift Purchase                       | 9/13/2021 | Received 2022                     |
| 21-239     | Lawn Mower Purchase                         | 9/13/2021 | Received 2022                     |
| 21-242     | Forklift Purchase                           | 9/13/2021 | Received 2022                     |
| 21-287     | CNC Machine Purchase                        | 9/15/2021 | Complete                          |

### 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. ACR put in for this project May 2022 and was approved 6/24/2022
- 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

CC: Scott Yokom, Deputy Warden  
 John Sutton, Assistant Deputy Warden  
 Aneka Stewart, Assistant Deputy Warden  
 Steve Card, Administrative Manager

**RICHARD A. HANDLON CORRECTIONAL FACILITY**

**5-Year Plan FY2024**

| Building                  | Project Description   | Reason Description  | Quantity & Units | Facility Priority | Cost Estimate       |
|---------------------------|---|---|------------------|-------------------|---------------------|
| Parking Lots              | Repave two parking lots and pave our third lot which is half pavement and half lime stone.  | The existing pavement is in very poor condition which results in potholes that cause trip and fall hazards and vehicle damage. We have spent \$10,000 plus in patching material plus labor in 2020-2021 making repairs to the failed pavement in our parking lots.  | 3                | 1                 | \$1,000,000         |
| 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. Pave loading dock area behind food service and replace the loading dock plate | 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 may cause trips and falls for both Staff and Inmates.     | 3                | 2                 | \$1,000,000         |
| Perimeter Fence Stone     | Top off all limestone around perimeter fence with white lime stone to cover old and blackend lime stone.  | This new white limestone will improve vison both in person and on camera when it comes to checking zones when alarmed, doing fence testing and during inspections. Any fence problems or contraband will also show up better.   | 265,000 sq. ft.  | 3                 | \$200,000           |
| Housing Units A,B,C,D,E,F | Replace shower walls, ceilings and floors.  | The tiled floors, walls and ceilings are in bad shape, they need to be stripped, repaired and retiled. The grout and the cement behind the tile are bad in a lot of areas and then water soaks up in the cement behind the tile and this promotes mold growth. Extra cleaning has to be done to prevent this problem. | 10               | 4                 | \$575,000           |
| A-Unit / Inside Yard      | Add three additional cameras, one at the front entrance of A-Unit ( our covid-19 unit ), one at the exercise cages behind A-Unit and one on the inside yard by the officers shack.  | We would like an additional camera for that area. We would like to add a high resolution PTZ camera to the inside yard.   | 3                | 5                 | \$75,000            |
| Housing Units             | Electrical Study for Housing Units A, B, C, D, E, and F Units   | Condition and capacity of housing unit electrical system is in question. Multiple failures in the primary system have occurred in the last couple years.  | 6                | 6                 | \$115,000           |
| Housing Units D, E, & F   | Replace the supply and return lines along with the radiators in the cells in Housing Units D, E and F.  | The supply and return lines are old and corroded on the inside so the water dosen't flow as good as it should. These pipes also develop leaks quite often. New supply and return lines along with new radiators would make these buildings heat more effeciently and make it more comfortable for the prisoners.      | 3                | 7                 | \$1,750,000         |
| Housing Units             | Replace hot and cold water supply lines in Housing Units A, B, C, D, E & F  | The hot and cold water supply lines in the units are old and in bad shape and develop leaks on a regular basis.   | 6                | 8                 | \$4,600,000         |
| Food Service              | Replace two large ovens in Food Service   | These are the two main ovens for cooking and baking, The units are over 30 years old and were rebuilt 10 years ago, Many parts are no longer available and these are the main ovens used in preparing meals.  | 2                | 9                 | \$200,000           |
| Housing Units             | Replace windows in all housing units. Add screens to the outside of all the housing units.  | The windows in the housing units are old and many seal poorly, 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                | 10                | \$7,000,000         |
|                           |   |   |                  | <b>Total</b>      | <b>\$16,465,000</b> |

# MICHIGAN DEPARTMENT OF CORRECTIONS

*“Committed to Protect, Dedicated to Success”*

## MEMORANDUM

*(Sent Electronically)*

**DATE:** June 13, 2022

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

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

**SUBJECT:** 2022 Annual Physical Plant Report, Gus Harrison Correctional Facility

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

## FINDINGS

### STAFFING

We currently have staffing openings for 1 Maintenance Mechanics and 1 Building Trades Crew Leader.

### NORTH FACILITY

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

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

We are experiencing more repairs on the boilers, due to their maturity. We are repairing them as needed and will be replacing them as we can.

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.

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. The project is underway and will be completed this summer.

## **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. The project is underway and will be completed this summer.

## **3. Housing Unit 6**

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. The project is underway and will be completed this summer.

## **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. Segregation is in the same building as Food Service. The sanitation lines may need to be replaced.

## **5. Administrative Building**

This building is in excellent shape due to regular maintenance.

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

We still experience periodic bubble gate issues due to the age of the gates, but all gates are scheduled to be replaced. The replacement of the gates is in the bidding stage of construction. The project is projected to begin within the next year.

## **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 dish machine is scheduled to be replaced.

The tile floors are maintained with tile and grout replacement as needed. The sanitation lines are in poor condition and deteriorating. An ACR has been submitted and approved for replacement.

Due to their age and the condition of our water, the heating boilers do require more maintenance. We repair/replace as necessary. An ACR has been submitted and approved for replacement of the boilers and to update to digital controls. 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.

Health Services and Food Service are in the same building. Sanitation lines may need to be replaced as well.

## **8. School Building**

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

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

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

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

The generator is in reliable condition. It is tested monthly and gets regular scheduled maintenance. We continue to focus on the preventative maintenance plan to assure the generators are running at 100%. The transfer switch does not engage during full-load testing but does transfer during actual loss of power. There is a statewide study ongoing to check all components of the backup power systems. A

project is in the planning stage to replace the generator and related systems.

## **SOUTH FACILITY**

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

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

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

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

Housing Unit G & H have gone through while sitting vacant and given a fresh coat of paint after repairing/patching drywall and had lighting updated to LED's.

Housing Unit E & F are vacant and will be updated with fresh paint and drywall repairing/patching.

All roofs need a fall protection system for the safety of workers when repairs are needed. An ACR has been submitted and approved.

### **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. The Hobart dish machine is scheduled to be replaced.

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 South freezer and cooler are still functioning well.

The A/C system needs repair or replacement due to its age and use. The system is currently being looked at by an outside contractor to see which route would be more cost effective.

### **3. Education Building**

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

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

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

**5. MSI License Plate Factory**

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

**6. Administration Building**

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

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

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

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

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

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

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

All bubble gates are scheduled to be replaced. The replacement of the gates is in the bidding stage of construction. The project is projected to begin within the next year.

**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. A project is in the planning stage to replace the generator and related systems.

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 recent roof replacement has resolved many leaking issues.

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

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

The parking lots and perimeter road are in pretty good shape. There are some areas that still need to have new asphalt or concrete replaced especially near the warehouse and the drive from Parr Highway to the Sallyport. An ACR was submitted and approved. The north and south parking lots were crack filled and sealed last summer. The perimeter road is to be crack filled and sealed this year. Sidewalks need concrete repair throughout the facility. The walk between the North and South facilities needs the most attention. Sidewalks and catch basins are repaired and/or replaced as we can.

## 10. Outside Grounds

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

## SUMMARY

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

- **Facility Fire Alarm Project** – Base project was completed 6/10/22.
- **Slider Gate Controller Replacement** – North and South bubble gates and controls are to be replaced. Project is currently in the bidding stage. Project is scheduled to begin within the next year.
- **ADA Ramps** – Housing Unit 3, 4, and 6 are to get ADA ramps due to having wheelchairs lifts within the units. Project is currently in progress.

Needed future facility-wide issues:

- **PA System** – This system is old and obsolete. The entire system should be replaced.
- **300 Building HVAC** – The system is over 20 years old and gets its heat from the 200 bldg.
- **HU4, 5, Seg. Base Cell Controls** – The current controls are obsolete and becoming difficult to find replacement parts.
- **Additional Cameras** – Additional Internal and Perimeter cameras to increase camera coverage.
- **Asphalt/Concrete Repairs** – NFS loading dock and Maintenance/Warehouse parking lot area need repair/replacement.
- **Concrete Repairs** – Walkway between North and South Facilities by near MSI needs repair.
- **200 Building Sanitation Lines** – Sanitation lines are deteriorating and in need of replacement.
- **Fall Protection System, South Buildings** – Fall protection is needed to complete and roof repairs and PMs.
- **200 Building Boilers** – Replacement boilers and controls are needed for aged equipment.

Cc: L. McRoberts, Deputy Warden  
J. Tanner, Assistant Deputy Warden  
R. Howard, Assistant Deputy Warden  
A. Johnson, Business Manager  
File

**GUS HARRISON CORRECTIONAL FACILITY**  
**5-Year Plan FY2024**

| Building           | Project Description   | Reason Description   | Quantity & Units | Facility Priority | Cost Estimate      |
|--------------------|---|--|------------------|-------------------|--------------------|
| Site               | Replace HU's 4, 5, & Seg Base Cell Control Panels with Smoke Purge System, Replace HU 1, 2, 3, & 6 Door Control Panels  | Replace the base cell door and entrance and yard door control panels with new updated controls. Current system is failing and components are becoming harder to find. Install smoke purge system in HU's 4, 5 & Seg to clear buildings of smoke.     | 7 systems        | 1                 | \$2,000,000        |
| 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         | 2                 | \$675,000          |
| Site               | Additional perimeter and internal cameras with necessary hardware, Add additional cameras to existing Seg cells and observation cells, new Seg bubble monitors. Back Up Cameras | Increase camera coverage throughout the facility. Increase camera coverage in Seg areas ( Seg, HU4, HU5). The facility has few replacement cameras in attic stock. We have lost cameras on multiple occasions and need to have replacements on hand. | 64 units         | 3                 | \$400,000          |
| Site               | Add Control Fence Around North Housing Units  | Install control fence between north housing units.   | 1 System         | 4                 | \$100,000          |
| Site               | Replace Concrete Walkways   | Replace all concrete walkways on North side. The concrete is heaving and crumbling throughout the facility. The poor conditions cause trip hazards.  | 1 system         | 5                 | \$2,000,000        |
| Site               | Facility Walk Through Gates   | Replace aging facility gates with new to provide a safe and secure environment facility wide.  | 15 Units         | 6                 | \$40,000           |
| North 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.   | 1 systems        | 7                 | \$250,000          |
|                    |   |  |                  | <b>Total</b>      | <b>\$5,465,000</b> |

## **Annual Facility Inspection**

### **MICHIGAN DEPARTMENT OF CORRECTIONS**

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

#### **MEMORANDUM**

Date: 6/9/2022

To: Warden Davids,  
Ionia Correctional Facility

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 in great conduction any areas that were in poor conduction have been or are being replaced through project #18-230. This project is still ongoing though the summer of 2022. Units 1-3 had a smoke purge smoke evacuation system installed on the fire system in 2021. Roofs over the units are in fair conduction with Some minor leaking being reported. The Roofs over our school building, Food service/healthcare and administration building are in good condition. The housing unit’s roofs are scheduled to replace through project “ICF10-2021 New Roofs Units 1-5”

The facility main building HVAC systems are scheduled to be upgraded through project “ICF-6-2021 Coil and Condense replacement”

Facility key and lock system was upgraded to the BEST lock system in 2019.

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. This is scheduled through project “ICF-6-2021 Coil and Condense replacement”
- 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. This is scheduled through project “ICF-6-2021 Coil and Condense replacement”
- 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. This is scheduled through project “ICF-6-2021 Coil and Condense replacement”
- The plumbing system is generally in good condition.
- The electrical system is in good condition.
- The building is in a general good state with some exterior brick repair needed.
- Generator has needed a few minor repairs throughout the year. Also, the generator does not have phase monitoring capabilities. Upgrading to an Automatic Transfer Switch with Phase monitoring would be a good idea.
- Several standalone AC units have been replaced with mini split units in 2018.

### Building 300: Education

- The HVAC system is outdated and needs to have the coils replaced with ones that are more efficient. This is scheduled through project “ICF-6-2021 Coil and Condense replacement”
- The plumbing system is in good condition.
- The electrical system is in good condition. Several entry doors are showing signs of deterioration.
- The elevator in building 300 is in good working order new circuit board was just installed.
- Building 300 has a couple medium size cracks where expansion joints should be installed. Other than that, the building is in good condition.
- Several standalone AC units are in place and should be upgraded to multi zone mini splits.

### Units 1-5

- The roof is in fair condition few leaks being reported. roofs are scheduled to replace through project “ICF10-2021 New Roofs Units 1-5”
- 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 1-3 had a smoke purge smoke evacuation system installed on the fire system in 2021.

### Units 6-7

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

### Pole Building:

- Pole building is in good condition.

### Guard Towers:

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

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

- \* Concrete Repair #18-230
- \* IT Room Upgrades #ICF-3-2020-IT
- \* ICF-10-2021 New Roofs Units 1-5
- \* ICF-1-2022 Phase 100 Study
- \* ICF-1-2022 Camera Move
- \* ICF-2-2022 Camera Software Licenses
- \* ICF-3-2022 Domestic Boiler Units 6/7

### **SUMMARY**

In summary, the facility as a whole, is in good working condition. All walkways have been or are being repaired to remove any trip hazards. The Plumbing, Electrical and Boilers systems are Relatively 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, prisoner services building and the 200 building are scheduled to be updated too 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.

We currently have an engineer designing new controls for us. The Facilities Main Generator does not have phase monitoring capabilities. When we lose power a staff member must manually flip breakers so we do not damage to equipment. 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 issues the facility just needs minor repairs and cosmetic upkeep.

CC: Charles Traylor, Deputy Warden  
Dale Bonn, Asst. Deputy Warden  
Dennis Cassel, Asst. Deputy Warden  
Chad Cuilford, Administrative Manager

**IONIA CORRECTIONAL FACILITY**  
**5-Year Plan            FY2024**

| Building          | Project Description                                    | Reason Description   | Quantity & Units | Facility Priority | Cost Estimate      |
|-------------------|--|--|------------------|-------------------|--------------------|
| 200               | Replacement of automatic transfer switch and controls. | The Automatic transfer and controls are outdated and are starting to have reliability issues.  | 1                | 1                 | \$500,000          |
| Units 1-5         | Replace Cell Door and gate controls with new.          | The door/gate control system we have at ICF is very old with a lot of the parts being obsolete making the system very hard to work on. | 1/Lot            | 2                 | \$1,300,000        |
| All Buildings     | Replace Roofs housing unit 1-5                         | Replace roofs on housing units 1-5 as they are reaching end of life.   | 1/Lot            | 3                 | \$500,000          |
| Housing Units 1-5 | Build New Building for Water treatment system          | Current water treatment system is above healthcare/ foodservice, system is in need of replacement.                                     | 1/lot            | 4                 | \$1,500,000        |
| All Buildings     | Exterior brick replacement.                            | Project shall consist of the removal and replacement of existing brick. Redo brick tuck work. Brick is cracking/grouting is failing.   | 1/Lot            | 5                 | \$120,000          |
|                   |  |  |                  | <b>Total</b>      | <b>\$3,920,000</b> |



# Michigan Department of Corrections

*“Committed to Protect, Dedicated to Success”*

## Memorandum

**DATE:** June 30, 2022

**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 very good shape. Many improvements have been made to the physical plant during the past year. Asbestos removed from flooring areas in “D” school, repainted and recarpeted offices and mental health group rooms, removed privacy wall from exterior of information desk area, replaced siding around exterior of administration building, installed water conserving faucets in all housing and mop sink faucet areas, installed additional sneeze guards in food service that cover both serving lines, moved the facility dog pen to a more shady location for the rescue dogs at the facility, installed a redundant pump and high water alarm system in the vault outside of C-5, installed additional security wire inside of the sally port, replaced four ovens, replaced the drainage and grates for the steam kettles, replaced sidewalks by G building and B building, replaced an aging and unsafe patio outside of the food tech program, created a flag pole display area on the entrance road to the facility, replaced the floors in one of the freezers and coolers, installed a patio for staff to enjoy while at the training facility, all these improvements, and many more listed below, were made while maintaining an institution with a 400-acre physical footprint.

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

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

**Building 27 (LCF):** School and Segregation. This building is in good condition. The roof is less than 23 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.

Physical plant improvements:

- Repainted and replaced carpeting in the offices and group rooms.
- Replaced lavatory in inmate restroom.
- Abatement of asbestos in three office/group rooms occurred.

**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 23 years old and will need to be replaced soon. The building is air conditioned. The mechanical systems are in poor condition and will need to be replaced soon. Updated controls are needed to improve energy savings and environmental conditions. A DTMB project was started to fund the replacement of some of the HVAC systems and controls in the building. The project currently is in the design phase. The building electrical distribution in the Administration area needs to be replaced and upgraded. The information desk area needs to be remodeled to increase staff visibility and functionality.

Physical Plant improvements:

- Removed wall outside of information desk.
- Hired a contractor to deep clean and polish floors around the information desk.
- Moved staff offices in business office and Warden's secretary.
- Re-striped the parking spaces in the vicinity of information desk.
- Installed new safety rail near sidewalk by information desk.
- Replaced ages siding around information desk and wardens wing with concrete vertical siding.
- Installed water saving faucets in all four of the housing units.
- Replaced concrete on food tech outside eating area.

**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 23 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 five 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:

- Repaired condensate return leak in tunnel outside of B-5
- Upgraded lighting in rec area to more efficient LED lights.
- Installed water saving faucets in housing areas of all five units.

**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 4 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 23 years old and will be replaced during Phase II of the Roofing Restoration project at LCF.

Physical Plant Improvements:

- Upgraded lights in recreation area to more efficient LED lights.
- Installed water saving faucets in housing areas in all five units.
- Installed secondary pump and alarm in vault on west side of building.

**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 27 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 was replaced in 2021.

Physical Plant Improvements:

- Fixed hot water return leak in E Courtyard
- Repaired all walls and painted entire building interior.
- Installed dip bars outside of building for inmate use.
- Installed bypass on air line that feeds sprinkler system.
- Installed new name card plate holders.

**Building 52 (LCF):** Housing. Building is over 27 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 was replaced in 2021.

Physical Plant Improvements:

- Fixed hot water return leak in F Courtyard
- Repaired all walls and painted entire building interior.
- Installed dip bars outside of building for inmate use.
- Installed bypass on air line that feeds sprinkler system.

- Constructed and installed new name card plate holders.

**Building 53 (LCF):** School and Programs. This building is pole barn construction and is over 27 years old with metal roof and siding. Interior areas are generally in good condition. Mechanical and electrical systems are operating as designed. Air conditioning unit in the library needs to be updated. The roof is scheduled to be replaced with new steel as part of a DTMB project. Construction is set to begin in the summer of 2022.

Physical Plant Improvements:

- Installed temporary housing area for covid positive inmates in G rec.
- Installed temporary inmate bathrooms in G-rec for covid positive inmates.

**Building 54 (LCF):** Food Service. This building is pole barn construction and is over 27 years old with a new metal roof and original siding. This building continues to be a high maintenance area due to the amount of use and people it is serving. The current building is too small and is serving more meals than it was designed to serve. The food prep and dishwasher areas are in fair condition. This building is air conditioned in the dining area. The AC equipment will need to be replaced soon. The food service equipment is in fair condition and requires a lot of maintenance weekly to keep things running. Dining area is in good condition. Exterior is in fair condition. Mechanicals are in good condition and operate as designed. A separate building is needed for storage. The dish machine will need to be replaced soon.

Physical Plant Improvements:

- Sneeze guards were manufactured and installed over both serving lines.
- The freezer floor was replaced in the west freezer.
- The cooler floor was replaced in the west cooler.
- Installed a new mixer for bakery operations.
- Replaced two steam kettles in cooking area.
- Installed new steel around the outside of building. From the ground up three feet.
- Installed new hot boxes for transporting and storing warm food.
- Replaced four ovens. All ovens are now less than two years old.
- Replaced main tank for fire suppression under the cooking hoods.
- Re-routed main condensate return line from building.
- Replaced grating and flooring of drainage for steam kettle drain area.

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

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

Physical Plant Improvements:

- Installed new concrete patio for staff to use during training.

**Building 61 (CDW):** Power Plant. The building and equipment have been well maintained and is meeting the needs of the complex. Boilers are 47 years old. Staff continues to install energy saving devices and equipment to make the powerhouse run more efficiently. Generators are being maintained and operate as designed. Current emissions reports are all up to date. A new permit for operating was just completed and approved by the EGLE. The power plant controls were updated and now it serves as an “unmanned “plant. A new fire alarm system was installed in the summer of 2021.

Physical Plant Improvements:

- A new fire alarm system was installed in the power plant. The system is tied electronically to the main system in control center.
- A new head end area was installed in the powerhouse for the inmate cable system.
- A new mini split AC was installed to replace an old system that worked intermittently.
- Cleaned medium voltage transformer at powerhouse.
- Replaced wood on the floor of portable generator trailer.

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

Physical Plant Improvements:

- Painted all exterior doors.

**Building 70 (CDW):** Grounds Maintenance. Building is in good condition. The roof leaks at times. An additional roof drain needs to be added. The roof will be replaced in the summer of 2022.

Physical Plant Improvements:

- Repaired steam leak at entrance of utilities into building.

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

Physical Plant Improvements:

- Replaced heating unit in NW corner of building.
- Installed bell system to alert staff inside the building of visitors when the building is occupied, and the doors are locked.

**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-stripped. 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 and the asphalt area behind the food service building.

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 and surrounding areas were redone and are compliant with State regulations now. Most water mains are in good condition. The water tower is in good condition. There is a need for a utility tunnel to be installed on the west side of the facility. The heating pipes are currently direct buried and cause a vast amount of energy loss.

**Physical Plant Improvements:**

- Removed crumbling and unused sidewalks that served CDW.
- Added crushed limestone to outside perimeter walking path.
- Eliminated emergency key chute from perimeter fences.
- Repaired hot water line in the tunnel that feeds building #60.

**Perimeter Fence and Security System:** The fence security system was upgraded three years ago. The perimeter lights have all been upgraded to LED lights. The facility PPD system will be replaced in the summer of 2022

**Physical Plant Improvements:**

- Scraped and painted all exterior perimeter light and camera poles.
- Added additional rows of detainer hook wire to inside of sally port-both ends.
- Removed Detekion electronic detection from sally port gate #2 and the dog run area on the roof of building #29.
- Corrected storm drainage catch area in big yard.
- Installed additional stainless-steel grates on west perimeter exterior.

**Grounds:**

- Removed metal decorative wall by Information desk
- Created flag display area near entrance road to facility to honor the United States, the State of Michigan, and the branches of the armed forces.
- Installed new sidewalks and concrete area near information desk,
- Installed additional metal walls on carport by information desk.

**Yard:**

- Replaced sidewalks in the vicinity of food service building.
- Replaced the sidewalk to the north end of "G" building.

- Moved the dog pen from D building to outside of C-4.
- Replaced the roof on the west side weight pit.
- Completed LED light upgrade bulletin.

CC:

Christy Boden

Daniel Smith

Dave Albrecht

Clarissa Nowak

**LAKELAND CORRECTIONAL FACILITY**  
**5-Year Plan FY2024**

| 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 aged and require a lot of maintenance. Project in design phase.   | 5 units          | 1                 | \$3,000,000   |
| LCF 'B & C' Housing     | Pavement/Driveway/Perimeter Road, Bituminous, Mill & Resurface. Courtyard area of building.  | Due to age of system. To fix deteriorated, damaged, failure area. To improve appearance. Long-term/high maintenance issue. To extend life. Courtyard is beginning to deteriorate with cracking and settling and is causing trip hazards.                        | 4 Units          | 2                 | \$145,000     |
| 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                | 3                 | \$180,000     |
| 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        | 4                 | \$280,000     |
| LCF Site                | Replace deteriorating asphalt around Food Service building   | Existing roadways are becoming uneven and dangerous to traverse.  | 1                | 5                 | \$420,000     |
| Power Plant             | Replace existing salt storage tank.  | Current tank is deteriorating and needs replacing.  | 1                | 6                 | \$290,000     |
| Administration Building | Upgrade the main electrical distribution lines and service panels.   | Increased needs have exceeded current system.   | 1 unit           | 7                 | \$1,100,000   |
| Site                    | Condensate return piping.  | To decrease operational costs. Replace condensate return piping in half tunnel and direct buried pipe.  | 1 unit           | 8                 | \$2,056,000   |
| LCF Food Service        | Replace HVAC equipment.  | Current heating and cooling equipment is aged and requires a lot of maintenance. Also to increase efficiency.   | 2                | 9                 | \$890,000     |
| LCF Maintenance Storage | Install fire protection system.  | Building has no detection system.   | 2,400 SF         | 10                | \$70,000      |
| LCF B,C Housing         | Replace steam coils in housing units   | Current coils are aged and have periodic leaks.   | 13 units         | 11                | \$232,320     |
| 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                | 12                | \$420,000     |
| LCF A, B , & C Housing  | Replace existing roofs.  | Roofs are worn and need replacing.  | 142,100 SF       | 13                | \$3,000,000   |



|  |  |  |            |    |              |
|--|--|--|------------|----|--------------|
| LCF Bldgs.<br>E,F,G,and H                        | Replace existing windows   | Current windows are very inefficient and leak a considerable amount of heat and cooling.             | 4 units    | 14 | \$1,500,000  |
| LCF Site   | Camera System Upgrades   | Current cameras will be obsolete.  | 300 units  | 15 | 1,800,000.00 |
| LCF Powerplant                                   | Room around T.V. receivers   | Current temperatures are damaging satellite receivers.   | 1 unit     | 16 | \$85,000     |
| LCF "D" Building                                 | Replace segregation security doors   | Current door/locking systems are worn out.   | 8 units    | 17 | \$250,000    |
| LCF Admin.<br>Building                           | Remodel information desk area.   | Increase visibility.   | 1 unit     | 18 | \$130,000    |
| LCF Training Bldg.                               | Install employee exercise room   | Improve morale, mental health, and wellness of LCF employees.  | 1 unit     | 19 | \$240,000    |
| ACF Site - All                                   | Building demolition.   | Damaged. Request of Facilities Maintenance.  | 328,940 SF | 20 | \$2,200,000  |
| Site   | Replace asphalt road from Fourth Street to the Warehouse parking lot.                          | Current asphalt road is deteriorating and needs to be replaced.                                      | 1 unit     | 21 | \$350,000    |
| LCF C building                                   | Replace central laundry equipment  | Existing equipment is becoming aged. Replace existing steam dryers and two large washing machines.   | 10         | 22 | \$250,000    |
| LCF 'D' School                                   | Air handling units heating only. Replace steam heating air handling units in Segregation area. | Not functioning or broken. Future major expense.   | 3,000 SF   | 23 | \$170,000    |
| Maintenance                                      | Replace pneumatic heating controls with direct digital controls (DDC).                         | Beyond useful life. Not functioning or broken.   | 17,530 SF  | 24 | \$125,000    |
| Power Plant                                      | Install condensing economizer system at the Power Plant for all three boilers.                 | Decrease operational costs.  | 1 unit     | 25 | \$900,000    |
| LCF Admin 'A'<br>Housing and 'B &<br>'C' Housing | Fin tube radiation. Only in housing Units.   | None presently installed. Doesn't provide adequate heating. Underflow heating system is not working. | 109,000 SF | 26 | \$710,000    |
| LCF 'B & C'<br>Housing                           | Replace drop ceilings with drywall ceilings  | Provide more security for institution.   | 21,500 SF  | 27 | \$1,300,000  |

|                          |   |   |            |    |           |
|--------------------------|---|---|------------|----|-----------|
| 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 | 28 | \$250,000 |
| LCF Warehouse            | Replace existing single pane windows with energy efficient windows.                                 | Worn out. Damaged.  | 30 Units   | 29 | \$810,000 |
| 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    | 30 | \$370,000 |
| LCF Site                 | Pave parking lot on East side of facility warehouse   | Easier to maintain and keep dust down   | 1          | 31 | \$300,000 |
| 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    | 32 | \$210,000 |
| LCF Sewer Plant          | Back up generator   | Back up power in event of emergency.  | 1 unit     | 33 | \$320,000 |
| LCF Food Service         | Back up generator for building.   | Protect fryers/coolers from failing.  | 1 unit     | 34 | \$240,000 |
| LCF 'B' Building         | Upgrade the main electrical distribution lines and service panels.                                  | Current service is too small and outdated.  | 1 Unit     | 35 | \$240,000 |
| Power Plant              | Replace existing window system - w/ insulated system.   | Worn out. Damaged.  | 1,550 SF   | 36 | \$190,000 |
| LCF Generator Building   | Site Improvements III, new, above ground tank   | Upgrade above ground generator fuel tank to include overflow protection.  | 1 Unit     | 37 | \$250,000 |
| 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     | 38 | \$110,000 |
| Bldg. 71 Maintenance     | Replace existing window system - w/ insulated system.   | Worn out. To Eliminate High Maintenance Condition. Request of Facilities Maintenance.   | 1,500 SF   | 39 | \$175,000 |
| 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          | 40 | \$105,000 |
| Grounds                  | Replace existing window system - w/ insulated system.   | Worn out. To Cover up Water Damage.   | 840 SF     | 41 | \$280,000 |

|                     |  |  |          |              |                     |
|---------------------|--|--|----------|--------------|---------------------|
| Site                | Salt storage building for grounds maintenance                                  | Allow facility to store salt on site and purchase cheaper  | 1 Unit   | 42           | \$190,000           |
| 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           | \$1,200,000         |
| 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           | \$140,000           |
| LCF Powerplant      | Room around T.V. receivers   | Current temperatures are damaging satellite receivers.   | 1 unit   | 45           | \$85,000            |
| LCF "D" Building    | Replace segregation security doors   | Current door/locking systems are worn out.   | 8 units  | 46           | \$250,000           |
| LCF Admin. Building | Remodel information desk area.   | Increase visibility.   | 1 unit   | 47           | \$130,000           |
| LCF Training Bldg.  | Install employee exercise room   | Improve morale, mental health, and wellness of LCF employees.  | 1 unit   | 48           | \$240,000           |
| LCF School Bldg.    | Replace HVAC units in classrooms   | current units are beyond useful life.  | 6 units  | 49           | \$260,000           |
| LCF A Building      | Install permanent x-ray room in facility                                       | decrease transportation costs for the MDOC. Improve health care at LCF   | 1 unit   | 50           | \$250,000           |
|                     |  |  |          | <b>Total</b> | <b>\$28,688,320</b> |

# MICHIGAN DEPARTMENT OF CORRECTIONS

*“Expecting Excellence Every Day”*

## MEMORANDUM

**DATE:** July 18, 2022

**TO:** George Stephenson, Warden  
Macomb Correctional Facility

**FROM:** Michael Backlas, Physical Plant Supervisor

**SUBJECT:** Annual Physical Inspection 2022- MRF

### Administration Building

#### Deficiencies noted:

Exterior doors need to be replaced due to deterioration and age. The visiting room yard wall has major damage to the soldier course of brick. HVAC return air and supply fan motors have bad bearings, worn shafts and require repair or renewal. HVAC variable frequency drive control is not operational. HVAC controls are not functioning correctly throughout the building. Boiler water treatment program is deficient, and the boiler logs are not up to date.

#### Findings/Observations:

All elements (windows, interior doors, elevator etc.) of this building are in good working order. The Heating boilers are operational. DHW boiler is operational. The gates and security systems are functioning properly. Overall, the building is clean and in good shape.

### Housing Units 1 – 7

#### Deficiencies noted:

Macomb’s housing unit 7 cell door design allows for easy tampering with the door by prisoners. This results in prisoners being able to open the cell door at will. The top locks of units 1, 2, and 3 are not working properly and parts are missing. Exterior doors need replacement due to deterioration. There is loose and missing floor tile in housing unit 2 and 3 showers. Housing unit 7 ceiling tiles show water damage. Exterior brick work needed on the soldier course of housing units 1, 4, and 5. Heating Boiler logs and boiler water treatment program has not been maintained. Wheelchair lift in housing unit 3 is out of order. Housing unit 6 A wing shower faucet are a mess. HU6 A wing water

supply line to handicap toilet is leaking in the wall.

Finding/Observations:

Remaining mechanicals of these buildings are in working order. The roof of housing unit 7 requires frequent repairs. This roof has been repaired by roofing contractors but is continuously having new issues arise. Handicap wheelchair lifts are in working order in housing 1, 4, 6 and 7. Housing unit 4 and 5 lighting control system is original; advocate renew with the same lighting system controls used in the other housing units. The bathrooms and showers are in working order. The roofs of units 1 thru 6 are clean and in good shape. The interiors of these buildings are clean and maintained. All overhead fluorescent lighting in the housing units has been replaced with LED lights.

**Building 200**

Deficiencies noted:

Heating Boiler logs and boiler water treatment program has not been maintained. Heating boiler 1 is out of order. Supply air tube and fin pre-heater is leaking water.

Findings/Observations:

Remaining mechanicals are maintained and in working order. The roofs are clean and in good shape. All overhead fluorescent lighting in the building has been replaced with LED lights.

**Food Service**

Deficiencies noted:

Religious kitchen oven needs to be replaced due to condition and age. Dish machine needs to be replaced due to the age, condition, and the constant need for repair. Cooler 1 is not maintaining proper temperatures. Reach in B side cooler is out of order. A side built in hot box is out of order. Floor tile grout is missing in large areas.

Findings/Observations:

Remaining mechanicals are maintained and in working order. Refrigeration systems, Freezer 1 and 2 and walk in coolers 2 and 3 are performing as required. Kitchen hood fire protection is the Mist O Fire type and recommend replacement with a UL300 NFPA17 rated system.

## **Building 300 School**

### **Deficiencies noted:**

Front entrance doors are in poor condition and need to be replaced. Exterior brick soldier course in need of brick work. HVAC Return air fan Variable frequency drive controller is in a fault condition, drive overheat, when in auto mode. Heating Boiler logs and boiler water treatment program has not been maintained. DHW piping is not insulated at the outlets of the hot water boilers.

### **Findings/Observations:**

All mechanicals are maintained and in working order. Food Tech Kitchen hood fire protection is the Mist O Fire type and recommend replacement with a UL300 NFPA17 rated system. The roofs are clean and in good shape. The interior of this building is well maintained. All overhead fluorescent lighting in the building has been replaced with LED lights.

## **Laundry Equipment.**

### **Deficiencies noted:**

Housing unit 7 washing machine was removed. Washer is not repairable and new machine has been ordered.

### **Findings/Observations:**

Quartermaster laundry washing machines were replaced with the new washers. Housing unit 6 washer is fifteen years old and due for replacement or refurbishing. All dryers are serviceable. Soap dispensing units are in good order.

## **Health Care**

### **Deficiencies noted:**

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

### **Findings/Observations:**

Mechanical systems are in good working order. Area is clean and in good condition. All overhead fluorescent lighting in the building has been replaced with LED lights.

## **Segregation**

### **Deficiencies noted:**

None.

### **Findings/Observations:**

All mechanicals are maintained and in good working order. Area is clean. All overhead fluorescent lighting in the building has been replaced with LED lights.

## **Intake Area/Sallyport**

### **Deficiencies noted:**

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

### **Findings/Observations:**

All mechanicals are maintained and in working order.

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

### **Deficiencies noted:**

Exterior doors are deteriorating and need to be replaced. Warehouse refrigeration condenser coil fins are very dirty. Refrigeration compressor contactors are chattering. Walk in freezer 2 is being used as a cooler, the temperature observed is 38 degrees. Warehouse cooler temperature monitor and alarm system is out of commission. Roof mounted bathroom exhaust fan is not working. Flammable storage building exhaust fan louvers are stuck closed.

### **Findings/Observations:**

Remaining mechanicals are in working order. Warehouse Refrigeration unit's cooler 1 and freezer 2 are performing as required. Sewage grinder is in good working order and maintained. All overhead fluorescent lighting in the building has been replaced with LED lights. There is a AST 300-gallon diesel fuel tank located near a storm drain. This tank is not listed with LARA.

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

#### **Deficiencies noted:**

HVAC package unit heat exchanger is cracked.

#### **Findings/Observations:**

All mechanicals are in working order. Area is clean and well kept. All overhead fluorescent lighting in the building has been replaced with LED lights.

### **Gun Towers**

#### **Deficiencies noted:**

Tower 62 floor covering needs replacing. Tower 61 sallyport gate controls are not working. Tower 61 air conditioning unit is not operational.

#### **Findings/Observations:**

Tower 62 is operational. Tower 61 is not fully operational.

### **Fences, Zones, Security systems.**

#### **Deficiencies noted:**

Various Senstar mechanical alarms are not correct. BLD 300 boiler fault alarms as RTN air handler failure. Housing unit 4 boiler fault alarms as a pump failure. The mechanical alarms between the mechanical rooms and Sentar II have no masking. When the heating system is off for summer Senstar sees this condition as an active mechanical alarm. Personnel protection monitor system UPS batteries are overdue for replacement.

#### **Findings/Observations:**

All fencing is in good shape with no visible damage. Security systems are operational. 2021 security review team noted several recommendations to improve perimeter fencing security. Notably removal of ribbon wire above swinging gates and replace with ribbon panels. Attaching the ends of ribbon wire to the adjacent buildings to eliminate gaps. Covering vertical conduit on the administration building to prevent climbing.



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

### **Deficiencies noted:**

Large areas of rust noted on the propane tank. Emergency generator starting batteries are due for replacement. Liebert NDC UPS unit supplying back up power to the control center and fence zones, the batteries are past due for renewal.

### **Findings/Observations:**

Generators are exercised weekly, and load tested monthly. Generators are well maintained and fully operational. North end generator underground fuel supply lines from fuel storage to generator found leaking and replaced with an above ground line set. Maintenance staff built a walkover to protect the above ground fuel lines, request PPD review. Propane converter is new, tested and operational.

## **Water Tower**

### **Deficiencies noted:**

Water tower cathodic protection is not operational. Water Tower low water alarms work at the remote and local control panels but do not interface with the Senstar II mechanical alarm monitor in the control center.

### **Findings/Observations:**

Water tower inspected 2021 and is in good working order. New Haven Public works manager is advocating we renew the water tower 4411 microprocessor magnetic flow transmitter control unit because it is obsolete after twenty-three years of service.

## **Fire Protection Life Safety Systems**

### **Deficiencies noted:**

Housing Unit 5 has a trouble code. Housing unit 7 smoke removal system is operational but does not efficiently remove smoke after a fire event.

### **Findings/Observations:**

All fire alarm systems and fire suppression systems inspected and operational.

## **Grounds, Site Utilities**

### **Deficiencies noted:**

The concrete culvert pipe that allows storm water to drain the big yard to the ditch outside B fence under zone 7 has shifted due to erosion around the outfall. Culvert pipe under CAB five driveway has collapsed. Semco energy has detected a minor gas leak at the flange before the gas meter and Semco has scheduled servicing their gas line in August of 2022.

### **Findings/Observations:**

Roadways are serviceable. Parking lots are new in 2018. Perimeter road is due to be resealed. Site Utilities are operational.

### **Summary:**

Macomb has the following maintenance projects underway for 2022. Boiler Project 472-19471MNB. ADA Ramp project 472-19531. Security System Upgrades Phase II 472-22201. Various Security Camera Upgrades 472-19510. Classroom data drops 472-19531. Housing Unit 6 revisions 472-19022.

All exterior doors throughout the facility are in poor condition and require renewal.

The past two years MRF Maintenance department has been staffed with four maintenance mechanics and is without a plumber or electrician. The FTE requires a total of eleven maintenance personnel to properly address the facilities needs. It has been difficult for the maintenance staff to perform required preventive maintenance as scheduled and to respond to casualties with the physical plant assets.

Many physical plant assets are in a poor condition due to age and neglect. My goal in fy2022-2023 is to use our contracting trade partners and build up the Maintenance departments staffing toward improving Macomb correctional physical plant operations.

**MACOMB CORRECTIONAL FACILITY**  
**5-Year Plan FY2024**

| Building           | Project Description                                  | Reason Description   | Quantity & Units | Facility Priority | Cost Estimate |
|--------------------|--|--|------------------|-------------------|---------------|
| Housing Unit       | Housing Unit 7 Door Controls                         | Housing Unit 7 Door Controls   | 1 unit           | 1                 | \$120,000     |
| Food Service       | Kitchen Floor Replacement                            | Remove Current Tile Floor and grout that is difficult to repair and repack with a seamless surface (epoxy). Increase compliance with sanitation standards.         | 1 unit           | 2                 | \$400,000     |
| Building 200       | Fire Suppression system                              | Bring fire suppression system up to code   | 1 unit           | 3                 | \$115,000     |
| Facility           | Repalce Exterior Doors                               | Agae of equipment. Damaged and deteriorated. Improve appearance.   | 15 units         | 4                 | \$750,000     |
| Facility           | Security Camera Upgrade                              | Increase security and safety.  | 25 units         | 5                 | \$150,000     |
| Facility           | Replace Top-lock System- HU 1, 2, 3                  | Age of system (24 yrs), replacement parts are not avilable. Operational failures have increased.   | 360 units        | 6                 | \$850,000     |
| 100 BLDG           | Replace quadruple exterior doors/frames and controls | Exterior doors/frames and hardware are corroded through at the threshold. Door hardware Parts are becoming obsolete owing to the facility being over 25 years old. | 1 units          | 7                 | \$150,000     |
| Housing Units 1-3  | Renew Level II Prisoner Lockers                      | Age of lockers, (25yrs) poor condition, increased security   | 363 units        | 8                 | \$399,300     |
| Housing Units 1-6  | Replace Interior Mechanical Room Doors in Restrooms  | Doors/frames and hardware are corroded frames have swelled and difficult to operate. 25 years old. Improved appearance   | 14 units         | 9                 | \$35,000      |
| Housing Unit 1,2,4 | Replace Domestic Hot Water Heater - HU 1,2,4,5       | Age of system(24yrs), eliminate high maintenance costs and increased efficiency.   | 1 units          | 10                | \$408,000     |
| Housing Unit 6     | Renew sidewalks in housing unit 6 yard               | Increase safety by replacing aging concrete.   | 1 unit           | 11                | \$15,000      |
| Facility           | Repair Exterior Brick Work                           | To fix deteriorated and damaged brick; Improve appearance  | 1 unit           | 12                | \$249,000     |
| Housing Unit 7     | Replace Roof on HU7                                  | Age of roof. Has exceeded life expectancy.   | 1 unit           | 13                | \$250,000     |

|                     |  |  |         |              |                    |
|---------------------|--|--|---------|--------------|--------------------|
| Housing Units 4 & 5 | Replace Door Controls - Units 4 & 5            | Age of system(24yrs), replacement parts are not available,   | 2 units | 14           | \$120,000          |
| Front Entrance      | Install Powered Gate at Facility Entrance Road | Increased safety and security  | 1 unit  | 15           | \$75,000           |
| Building 200        | Kitchen area addition                          | Improving efficiency; Increased safety; Increase kitchen space being utilized for religious diets. | 1 unit  | 16           | \$900,000          |
| Housing Units 1,2,3 | Paving work in Small yards and perimeter road. | Increased safety and security  | 2 units | 17           | \$75,000           |
|                     |  |  |         | <b>Total</b> | <b>\$5,061,300</b> |

# MICHIGAN DEPARTMENT OF CORRECTIONS

*"Committed to Protect, Dedicated to Success"*

## MEMORANDUM

**DATE:** August 31, 2022

**TO:** Mike Walczak A/Warden  
Bryan Griswold, Facility Manager

**FROM:** Paul Tefft Physical Plant Supervisor

**SUBJECT:** 2022 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-

**MICHIGAN REFORMATORY CORRECTIONAL FACILITY**

**5-Year Plan          FY2024**

| Building  | Project Description                       | Reason Description                           | Quantity & Units | Facility Priority | Cost Estimate       |
|-----------|---|--|------------------|-------------------|---------------------|
| Site Wide | Close Facility, and Remove all structures | Facility To be Closed by Novemeber 14th 2022 | 1                | 1                 | \$40,000,000        |
|           |   |  |                  | <b>Total</b>      | <b>\$40,000,000</b> |

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

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

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

**Exterior:**

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

**Interior first floor CMT:**

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

**Interior second floor Library:**

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

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

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

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

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

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

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

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

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

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

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

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

Razor Ribbon enhancement phase 2 completed July 2021.

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

New Generator and Switch Gear installed March 2021.

New Boiler installed in place of #2 September 2021.

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

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

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

New Telephone system was installed in 2017.

New Fire alarm system was installed in 2018

Razor Ribbon enhancement was completed in 2018

New Boiler #1 and #3 2017/2018

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

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

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

New Boiler #2 2021/2022

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

The sanitary sewer was separated in 2013 with separation being made throughout the facility and

a new drain for much of the facility.

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

#### **RIVERSIDE CORRECTIONAL FACILITY**

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

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

#### **DEERFIELD CORRECTIONAL FACILITY**

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



Paul Tefft, Physical Plant Supervisor

# MICHIGAN DEPARTMENT OF CORRECTIONS

*“Expecting Excellence Every Day”*

## MEMORANDUM

**DATE:** 8/29/2022

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

**FROM:** Steve Curtis, Physical Plant Superintendent -13 SMT  
Parnall Correctional Facility

**SUBJECT:** Annual Facility Report 2022

This Annual Report has been prepared in accordance with O.P.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.
- Needs split A/C units for bubble and communications room.

### **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**

- Roof needs to be completely replaced.
- Laundry move to the old Creamery was completed in 2021.
- 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 has a loading dock and is useful for Maintenance parts storage and emergency storage, such as bed slabs and ends for possible Covid needs.

### **91-Levin School**

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

### **200-Modular Annex**

- This building is in good condition.
- The heat and A/C system is outdated and is no longer efficient and needs replacement.
- Cast iron sanitary was replaced with 4" PVC in the fall of 2021

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

- This building is a modular unit and in fair condition.
- Roof and soffit need to be replaced.
- Siding needs to be replaced.
- Cast iron sanitary was replaced with 4" PVC in the fall of 2021

### **219-Gym**

- This building is in good condition
- Existing roof was recoated in 2022 with 10-year warranty.
- Concrete areas in front (east) of building need replacing
- Make up air unit has reached life expectancy (20years) and needs to be replaced.
- Interlocking sports floor was damaged by roof leaks in 2022 and needs to be repaired or replaced.

### **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.
- Windows need energy efficient upgrade.
- Some floors need to be redone (epoxy coat) old Teri coda
- ACR approved for DTMB project. Planning for floor replacements and repairs is currently underway.

### **56-Storage Room**

- This building is in fair shape
- Houses the facilities ready-to-use caustic area and storage.
- Flat EPDM roof needs to be replaced.

### **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.
- Roof was replaced in 2022.

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

- This building is in good condition.
- The shower areas in this Housing Unit needs complete replacement. DTMB project is underway, with planning phase nearing completion.
- Roof replaced was replaced in 2022
- 4-inch watermain in basement which supplies 9 block and other buildings is in very poor condition. ACR for replacement was approved and DTMB project is underway, with the planning phase nearing completion.

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

- This building is in good condition.
- Roof was replaced in 2022.
- The shower areas in this Housing Unit need complete replacement. DTMB project is underway, with planning phase nearing completion.

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

- This building is in good condition.
- Building has a shingled roof that is in poor condition and needs to be replaced.
- The ventilation in this building needs to be improved. Maintenance is currently looking into possible solutions.
- The shower areas in this building are in poor condition and need to be replaced. DTMB project is underway with the planning phase nearing completion.

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

- This building is in fair condition.
- Heating repairs are needed and are scheduled to be completed by mid-October 2022.
- Windows are in poor condition and need to be replaced.

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

- This building is in fair condition.
- Heating repairs are needed and are scheduled to be completed by mid-October 2022.

- Windows are in poor condition and need to be replaced.

### **32-Factory**

- This building is in fair condition.
- Painting of walls and floor coverings are needed
- Windows need replacing throughout
- Building is not in use at this time, other to supply a portion of our tunnel system, electrical power, fiber optics, and water supply.
- 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.
- This building has a shingled roof which needs to be replaced within two years.

### **Sally port**

- This area is in good condition
- Could use windows and roof replacement.
- ACR for a walk-through metal detector and portable building has been approved. Project is scheduled to be completed in the fall of 2022.

### **74-Maintenance Grounds**

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

### **Outside & Inside Grounds**

- DTMB project for replacement of parking areas and our perimeter road is underway and is currently in the planning phase.

**Summary** The facility is in good condition considering the temporary units are well over twenty-five years old. The grounds are well maintained. The roofing has been completed on all Cell Blocks. A new dish machine has been ordered for Food Service, and many upgrades to this facility have been approved, but are still in the Planning phase.

**PARNALL CORRECTIONAL FACILITY**  
**5-Year Plan FY2024**

| 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 showers. INCLUDING SHOWER CHAIRS AND HANDICAP ACCESS.                      | Beyond useful life. Repairs beyond cost of replacement.   | 12 SHOWER AREAS         | 1                 | \$2,000,000   |
| BLDG 79               | Food Service Floors (epoxy)  | Beyond useful life. Repairs beyond cost of replacement. Some floors are bitumus concrete floors, hard to keep clean. Some are old tericoda floors that the tile has become loose and/or missing |                         | 2                 | \$50,000      |
| FACILITY WIDE         | MAIN PARKING LOT PAVEMENT, DRIVEWAY, PERIMETER ROAD, MAINTENANCE AREA"s in need of NEW PAVEMENT                                  | Main parking lot is cracked and pot holing, area's flooding inproper drainage. Perimeter road is Cracked and Pot holing, bitumus area's mostly gravel over old asphalt in places.               | 30,000 SQ FT            | 3                 | \$3,000,000   |
| 9 Block               | Main Water Supply Line   | Beyond useful life. Repairs beyond cost of replacement.   |                         | 4                 | \$750,000     |
| BLDG 80               | Mental Health Classroom/ Office Addition   | Needed to expand program offerings in Mental Health   | 6 offices 3 group rooms | 5                 | \$1,000,000   |
| 57 and 92             | Radiant heating Boiler needs to be replaced  | Beyond useful life. Repairs beyond cost of replacement.   | 2                       | 6                 | \$40,000      |
| FOOD SERVICE          | Food service walk through cooler to freezer added to south of building   | Locate freezer closer to food service. Current freezer is beyond useful life.   | 1                       | 7                 | \$160,000     |
| BLDG 31               | VOCATIONAL VILLAGE FUTURE SPACE  | NEEDED TO EXPAND ON EDUCATIONAL AND SKILL TRADE PROGRAMMING.  | N/A                     | 8                 | \$500,000     |
| 9 & 10 BLOCK          | COLD WATER SUPPLY TO BE REPLACED FROM MAIN TO BASE.  | Beyond useful life. Repairs beyond cost of replacement.   | N/A                     | 9                 | \$200,000     |
| BLDG 80               | Roof Replacement   | Beyond useful life. Repairs beyond cost of replacement.   | 42,000 sq. ft.          | 10                | \$500,000     |
| A and B               | Heating Units  | Beyond useful life. Repairs beyond cost of replacement.   | 4                       | 11                | \$15,000      |
| 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              | 12                | \$150,000     |
| BLDG 31 EXT           | INSTALL NEW WINDOWS (BLOCK IN TO STANDARD SIZE)  | Current windows are in poor condition and very old. Repairs would be beyond cost of replacement.  | N/A                     | 13                | \$500,000     |

|          |                  |   |               |              |                    |
|----------|------------------|---|---------------|--------------|--------------------|
| 16 Block | Roof Replacement | Asphalt shingles showing wear 20+ years old. Replace with steal standing seam | 5,000 SQ.FT   | 14           | \$ 100,000         |
| GYM      | Outside Concrete | Badly cracked/unlevel/unusable surface  | 1,000 SQ. FT  | 15           | \$100,000          |
| GYM      | Make-up Air Unit | Beyond useful life. Repairs beyond cost of replacement.                       | 1             | 16           | \$250,000          |
| Chapel   | Roof Replacement | Asphalt shingles showing wear 20+ years old. Replace with steal standing seam | 4,000 sq. ft. | 17           | \$40,000           |
|          |                  |   |               | <b>Total</b> | <b>\$9,355,000</b> |

# MICHIGAN DEPARTMENT OF CORRECTIONS

*“Committed to Protect, Dedicated to Success”*

## MEMORANDUM

**DATE:** July 20, 2022

**TO:** Fredeane Artis,  
Warden

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

**SUBJECT: Annual Physical Plant Report-2022**

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

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

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

### Overview of Physical Plant Accomplishments

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

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

The handicapped wheelchair mechanical lifts project is nearing completion with a punch list walk through on 7/21/22.

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

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

#### Cord Unit/Durant Unit (Bldg. 400)

Not unlike all the other housing units building 400 needs new metal insulated doors, hardware, and frames. The entrance doors on the front and back of this housing unit get considerable wear and tear over the years and have just come to the end of their usefulness.

A new wheelchair lift has been installed in Cord and is nearing completion. The punch list walk through is scheduled for 7/21/22

#### 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.

New doors have been installed in the Cognitive Restructure Unit.

There has been a new wheelchair lift installed in Essex B that is nearing completion. The punch list walk through is scheduled for 7/21/22.

Franklin has been modified to convert the building to a medically frail unit. The lower B side had rooms enlarged to meet ADA wheelchair requirements. The rest of the building had one extra outlet installed that is also connected to the generator for special needed equipment.

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

A new health care cooling system has been installed and is functioning properly.

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 dish machine has been replaced and is working properly.

Food Service has also received two new kettles and new oven stack.

There is a new make-up air unit being installed in food service with an expected delivery date of 9/5/22.

### Programs (Building 300)

The 20-ton air conditioning unit is scheduled to be replaced with the expected delivery date of 10/17/22.

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

### Administration (Building 100)

We need to replace the sliding doors (Doors 1, 2 and 3) at the Bubble and Control Center to maintain the safety and security of the facility when employees, visitors, and prisoners enter and exit this area. The doors are still functioning, but parts are becoming obsolete. This is in our five-year plan but due to the expense of this item it is still on hold.

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

### MSI (Building 600)

This building is in good shape for the most part.

### Site Needs

We need to replace our parking lots, perimeter roads and sidewalks. They are in disrepair. This is in our five-year plan, but for now we continue to patch as needed.

Inside the secured area needs the replacement on all sidewalks and roads.

### Generators

The main emergency backup power generator has been replaced. Weekly runs have been completed as well as monthly load tests. System is functioning correctly.

There has been a new generator install for our Franklin Medically Frail building. Weekly runs have been completed as well as monthly load tests. System is functioning correctly.

### Gun Range

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

### ADA Emergency Egress Ramps

Work has started on this project with a proposed substantial completion date of 10/24/22.

### Video Management Upgrade



Prebid meeting to be held on 8/3/22.

Fire Alarm Project

Prebid walk through meeting was held on 7/14/22.

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

1. Replacement of the perimeter road, sidewalks, and parking lots.
2. Replacement of all sidewalks and roads on the secured side of the facility.
3. Door entrance and exit door replacements.

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.

Gene Page

Dave Albrecht

Richard White

Steve Zubek

**THUMB CORRECTIONAL FACILITY**  
**5-Year Plan                      FY2024**

| Building             | Project Description  | Reason Description   | Quantity & Units | Facility Priority | Cost Estimate    |
|----------------------|--|--|------------------|-------------------|------------------|
| Site                 | Replace existing perimeter road, parking lots and sidewalks throughout the facility.   | Existing perimeter road, parking lots and sidewalks are in need of replacement or repair as they have exceeded their normal usage and or life cycle. | 6 Units          | 1                 | 2,500,000        |
| Bld's 100/200/300    | Replace existing single exterior and interior door, door frames, and hardware. Main entrance, Bubble, Control Center, Food Service, Education. | Existing doors, frames and hardware are in need of replacement as they have exceeded their normal usage and or life cycle.                           | 6 Units          | 2                 | 700,000          |
| Bld's 100/300 & 1000 | Replace controls for air conditioning units for these buildings.   | Existing control systems are in need of replacement as they have exceeded their normal usage and or life cycle.                                      | 3 Units          | 2                 | 250,000          |
|                      |  |  |                  | <b>Total</b>      | <b>3,450,000</b> |

# MICHIGAN DEPARTMENT OF CORRECTIONS

*“Committed to Protect, Dedicated to Success”*

## MEMORANDUM

**DATE:** August 10<sup>th</sup>, 2022

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

**FROM:** Joel Dreffs, Physical Plant Supervisor-1  
Women’s Huron Valley Correctional Facility

**SUBJECT:** Annual Physical Plant Report-WHV

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

### **Executive Summary**

These are DTMB/Facility projects completed in FY2021 and at this writing in FY2022:

**Roofs** – Calhoun, Dickinson, East Administration.

**Floor Repair**- Food Service epoxy floors.

### **These are DTMB projects currently in progress in FY2022 at this writing:**

**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 Star net 100 with Ultra link 2, Replace transponders

**ADA ramps** for 1 block 3 block and rgc.

**Power Plant** Boiler upgrades. Install new boilers.

### Needed future facility-wide issues:

- **PA System** – This system is old and obsolete. The amplifiers are failing frequently. This system should be replaced.
  - **Exterior Lighting** – The parking lot and interior lighting fixtures and poles need to be replaced. The fixtures are a combination of high-pressure sodium, metal halide and mercury vapor. All of which require frequent replacement and more costly to operate when compared with LED fixtures. Most of the poles are deteriorated from rusting and the underground conduit carrying the wiring is deteriorated and prone to failure.
  - **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.
- Sidewalks**- Need new sidewalks for the tunnels.  
**RGC** Need new asphalt for the rgc and courtyard.

### Staffing:

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

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.

New epoxy in 2022 for the dish tank area floor.

## Housing Unit 1

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

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

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

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

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

## Housing Unit 2

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

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

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

## Housing Unit 3

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

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

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

## Housing Unit 4

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

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

43 years old. Essentially, the entire HVAC system needs to be replaced.

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

#### Housing Unit 5

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

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

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

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

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

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

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

#### Field House

The roof was replaced during the summer of 2016.

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

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

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

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

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

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

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

43 years old. Essentially the entire HVAC system needs to be replaced.

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

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

Gymnasium flooring was replaced.

#### Prisoner Services Building

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

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

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

#### Maintenance Building

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

#### Powerplant

The building is good overall condition. Replace the 3 Cleaver Brooks water tube 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

New roof in 2022

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

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

#### Dickinson Unit

New Roof in 2022.



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

#### Emmett Unit

The roof was replaced in 2014.

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

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

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

#### Filmore Unit

The roof was replaced in 2014.

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

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

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

#### Gladwin Unit

The roof was replaced in 2014.

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

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

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

#### Harrison Unit

The roof was replaced in 2014.

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

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

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

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

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

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

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

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

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

#### Kent Building

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

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

The two primary hydronic heat exchangers and circulating pumps that service all the East side buildings were replaced in 2020.

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

#### L Administration Building

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

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

The roof needs to be replaced.

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

## MSI Building

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

## RGC/ Unit 9/Adjacent Pole Barn

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

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

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

# Womens Huron Valley CORRECTIONAL FACILITY

## 5-Year Plan FY2024

| Building        | Project Description  | Reason Description   | Quantity & Units | Facility Priority | Cost Estimate       |
|-----------------|--|--|------------------|-------------------|---------------------|
| RGC Paving      | New pavement for rgc and Msi area.                             | Pavement broke up and or down to dirt, Trip hazard, food carts getting stuck in mud. Cant plow do to being so broke up in areas  | 150,000          | 1                 | \$200,000           |
| All Buildings   | Replace all 480v and 208v motor control centers                | Existing equipment is obsolete, unreliable and parts are getting hard to fine.   | 21 units         | 2                 | \$2,500,000         |
| Admin,Jennings  | Replace the 4,800 volt primary electrical substations          | Existing equipment is obsolete, unreliable and parts are getting hard to fine.   | 3 units          | 3                 | \$2,636,000         |
| Psb,msi,1,2,3   | Replace Pneumatic control With DDC                             | Energy saving , Better performance , and reliability   | 143,424 sq ft    | 4                 | \$800,000           |
| Facility wide   | Replace Steam piping and condensate lines                      | Lines are old rusty and having more and more leaks.  | 297,000 sq ft    | 5                 | \$1,153,000         |
| RGC Addition    | Addition to the RGC/unit 9 building                            | Eliminate the modular unit used for RGC Healthcare, Building old hard to keep up. Problematic, sits by itself hard to maintain safety.                                     | 4800 sq ft       | 6                 | \$2,100,000         |
| Drop ship       | Warehouse Addition to the facility                             | To provide additional space for incoming supplies, prisoner food, storage of state property, and chemicals.  | 15,000.00 sq ft  | 7                 | \$2,340,000         |
| West side walks | Replace concrete on the sidewalk tunnels                       | The current sidewalks are deteriorating causing trip hazards, contraband to be hid and water getting into our steam lines causing them to rust and get holes.              | 600ft            | 8                 | \$ 500,000          |
| Kent Hall       | Replace the kent insta hot water system to Hot water converter | Does not maintain a constant temp. Lots of upkeep, Wont keep up with demand in cold months. Lots of complaints of cold water need storage tank to keep up with the demand. | 1 unit           | 9                 | \$130,000.00        |
| Emmet           | Conversion of 6 dry cells to wet cells                         | Needed for additional observation cell when calhoun Acute is full  | 6 units          | 10                | \$137,000.00        |
| Gun Range       | Install Gun Range  | Gun range would make Training more available, would eliminate travel with firearms and ammo.   | 1 unit           | 11                | \$800,000           |
|                 |  |  |                  | <b>Total</b>      | <b>\$13,029,000</b> |

# MICHIGAN DEPARTMENT OF CORRECTIONS

*“Committed to Protect, Dedicated to Success”*

## MEMORANDUM

**DATE:** October 26, 2022

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

**FROM:** Timothy Clifton, Acting Physical Plant Supervisor

**SUBJECT:** Annual Facility Report 2022 Woodland Correctional Facility

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

The overall condition of the facility is very good. There are some areas that need attention, however the majority of areas are in good condition. One issue that we are facing is outdated locking mechanisms on approximately 250 doors throughout the facility including all our cell doors in pods 1-10. We can no longer find available parts for these locks and the retrofit kits require the door frames to be modified to accept them. I have had discussion with Warden DeAngelo regarding this matter her direction was to make an ACR to have an MOP project in the future. Another issue we are facing are deteriorating water valves throughout the facility. Many of the valves appear to be original to the facility from the mid 1960’s and do not function properly. Livingston county is known for having hard water and even though we have softeners installed, many valves were in disrepair prior to the softeners being added. When trying to isolate specific areas, we often need to isolate multiple areas of the facility due to faulty valves. Our fire hydrants are starting to fail, Another concern is many of our standalone A/C units are at life expectancy and in need of replacement. Our main kitchen / warehouse building commonly have issues regulating heat in the winter. The air handler that supplies air to these areas is old and does not recycle return air. On frigid winter days, the heat exchanger cannot keep up with heating the 100% fresh air coming in. We had a coil split on this system and had to replace this as well as a heat valve. Currently at 90% staffing. Vacant FTE’s include 1 Refrigeration Mechanic,

**Woodland Center Correctional Facility**

### **Facility MOP Accomplishments:**

- Fire alarm upgrade – Ongoing
- Install new and replace old card readers and airphones – Ongoing 99% complete
- Asphalt Replacement – 99% but technically still an open project.
- Install Wi-Fi throughout many areas in the facility.
- Dialysis Expansion / Housing unit – 99% to the original project more has been added and in progress
- Install new AC units for Huron housing (Completed)
- Replace cracked coil for food service (completed)

### **Internal Facility Project Accomplishments:**

- Added to the walking path made of asphalt millings for officers to walk on to conduct perimeter security checks the path has now been made wider
- Replace key watcher box in front lobby
- Install new sheds for sallyport
- Build new gun cage outside of sallyport
- Upgrade medical suites with new flooring and cabinets
- Changing the facility over to LED lighting – ongoing 60 % complete
- 

### **Future projects known to date:**

- Sallyport security upgrades (currently working on remaining punch list items)
  - Fire alarm upgrades (currently in process)
  - Lift Station upgrades (currently in process 98% completed just remaining punch list items)
  - Arc flash mitigation.
  - Generator upgrade/ replacement
- Some future concerns include maintenance to existing switch gear throughout the facility, reduction of electrical spikes from line service causing equipment components to fail, install a pole barn for maintenance equipment,
- Water tower and pump house repairs

### **Current Infrastructure Observations:**

#### **Huron:**

Building in overall fair condition.

- In need of new entry doors to the unit (this is being added to a project and should be completed in the coming months)

#### **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. (ACR has been

submitted)

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

**Infirmary and Med Clinic:**

Infirmary is in good condition.

-

**Cedar Housing Unit / Dialysis Treatment room**

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

**MAC:**

Areas in fair condition.

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

**Woodland Building:**

Areas in overall good condition.

-Starting to get some roof leaks in the lobby and surrounding areas patching as they become noticed

**Power Plant:**

Power plant is in good condition.

-The roof top AC unit needs repair.

-There is some wiring in need of replacement for circ pump #3. (this is supposed to be placed on a current project)

-Boiler #2 and 1 is in need of new tubes which are leaking.

**Lift Station:**

The lift station has been upgraded however the new gas monitoring system is down due to a bad board currently with the contractor awaiting parts

**Well house/Water Tower:**

Building in overall good condition. Water tower needs a few recommended repairs from the inspection that took place in July 2020. ACR was submitted for the recommended repairs (project is currently in the process of starting up)

**Administration Building:**

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

**Maintenance Building:**

Building in overall good condition. Exterior paint will be needed on front fascia and overhangs. Flooring in need of updating as some of the asbestos tiles are beginning to pop.

**Parking Lot/Perimeter Road:**

The parking lot is in very good condition.

**Food Service/Warehouse**

Overall, the area is in fair condition. The existing lighting is in need of upgrading as electrical internally is very brittle and causing issues. Lighting fixtures have now been purchased and will be setting a date to start the changeover 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. Main side entrance is in need of replacement (project set to begin in the coming months)



**WOODLAND CORRECTIONAL FACILITY**  
**5-Year Plan                      FY2024**

| Building | Project Description                              | Reason Description   | Quantity & Units | Facility Priority | Cost Estimate |
|----------|--|--|------------------|-------------------|---------------|
| WCC      | Replace Roof Membrane.                           | Roof is in rough shape   |                  |                   | \$150,000     |
| WCC      | Build pole barn for equipment storage.           | There is no room to stoe all of maintenance equipment for the winter and house items.                        |                  |                   | \$75,000      |
| WCC      | Repair drainage in front of facility             | Drains are not draining and cause flooding in parking areas .  |                  |                   | \$100,000     |
| WCC      | Replace plenum style ceiling tiles               | Ceiling tiles are falling apart and in need of updating  |                  |                   | \$100,000     |
| WCC      | Install indoor modules                           | Wanting to install modules for inmates on segregation or restrictions to be able to take part in treatment.  |                  |                   | \$50,000      |
| WCC      | Replace unit A/C                                 | AC is dated and not working efficiently.   |                  |                   | \$25,000      |
| WCC      | Replace locking systems                          | Locking systems are dated and due for replacement  |                  |                   | \$120,000     |
| WCC      | Triple duty valves                               | Valves are rusting and not wanting to funtion properly in need of replacements.                              |                  |                   | \$10,000      |
| WCC      | Add leg iron slots to all cell doors in the pods | Add leg iron slots to the remaining cells and to restrain movement for safety when using leg irons by staff. |                  |                   | \$600,000     |
| WCC      | Install four outdoor modules                     | Request Funding  |                  |                   | \$80,000      |
| WCC      | Convert rubber room into a regular cell          | The rubber rooms are no longer in service. Converting back to standard cell due to increase in popluation.   |                  |                   | \$40,000      |
| WCC      | Miscellaneous door replacement.                  | Doors on site are rusted and the frames as well, are in need of replacement.                                 |                  |                   | \$25,000      |
| WCC      | Expansion tank                                   | The expansion tanks leak and are in need of replacement.   |                  |                   | \$12,500      |

|     |  |   |  |              |                    |
|-----|--|---|--|--------------|--------------------|
| WCC | Auditorium upgrades  | The auditorium is in need cleaned and updated.  |  |              | \$25,000           |
| WCC | Remove asbestos  | There is multiple spots that have pipe wrap that is breaking down and in need of removal. |  |              | \$250,000          |
| WCC | Replace MAC A/C unit   | The air conditioning is out of date in many areas and in need of repairs or replacement.  |  |              | \$40,000           |
| WCC | Move food service inside the secure facility (currently outside) | Move food service inside of the secured area to prevent witch feeding delays.             |  |              | \$5,000,000        |
| WCC | Replace Kettle row wall and install kettles (already purchased)  | Wall is falling apart and in need of replacement and kettles also need replacement.       |  |              | \$25,000           |
|     |  |   |  | <b>Total</b> | <b>\$7,807,500</b> |

**MICHIGAN DEPARTMENT OF CORRECTIONS**

*“Committed to Protect, Dedicated to Success”*

**MEMORANDUM**

Date: June 21, 2022

To: Eames Groenleer; CFA Jackson Business Office Business Manager

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

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

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

**Annual Review of SMR Physical Plant.**

**Building #4**

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

**Building #5**

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

areas. Fire alarm system is new and functioning properly. Roof is in fair condition. Parking lot to west of building is in poor condition.

### **Building # 6**

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

### **Buildings # 7**

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

### **Building #13**

This building is structurally in good condition. Exterior brickwork is in good condition. Doors are in good condition. The windows are in good condition. Lighting has been upgraded in most areas to modern standards. HVAC systems are functional but need to be upgraded to modern standards. There is a project beginning design to resolve this. Fire alarm system is in good condition. Hydronic systems are in poor condition and need to be 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 in occupied areas are in good condition. Lighting in some areas has been upgraded as part of the energy project. Fire alarm system is in good condition. Flooring and wall coverings on the first floor seems to be in good condition. Rest of the building is in poor condition. Roof is in good condition. Elevator is in poor condition and should be replaced. HVAC systems are in poor condition and A/C is not functional.

### **Buildings #18**

This building is structurally in good condition. Exterior brickwork on it is deteriorating and needs some repair. Windows are in poor condition. Doors are in good condition.

Lighting has been upgraded in most areas to modern standards. HVAC systems are functional but in poor condition and need to be upgraded to modern standards. Hydronic systems are in poor condition and need to be replaced. Fire alarm system is new and functioning properly. 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 are in good condition. Lighting has been upgraded in most areas to modern standards in some areas. HVAC systems are functional but in poor condition and need to be upgraded to modern standards. Hydronics systems are in poor condition and need to be replaced. Fire alarm system is new and functioning properly. Plumbing systems are functional in occupied areas. The roof is in good condition.

**Building # 26, Power Plant**

This building is structurally in good condition. Hot water heating and domestic hot water boilers have been upgraded to modern units although the new DHW boilers have been very problematic and are not reliable. A project to replace the DHW boilers is currently under design. Windows and doors need to be upgraded with energy efficient units. Emergency switchgear and generators are in excellent condition. Primary switchgear is in poor condition and should be replaced. A project is currently under design for this work. Lighting, plumbing, and HVAC systems need to be updated to modern standards. Fire protection systems have been replaced and are in good condition. The crane has failed its annual inspection and is in poor condition. Flooring is in good condition. Roof is in new condition.

**Building # 57, Health Fitness**

This building is structurally in good condition. Exterior walls are in poor condition as the siding is showing signs of rust through. 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. A project will begin soon to correct these deficiencies. Lighting, plumbing, mechanical, and HVAC systems need to be updated to modern standards. Wall coverings and flooring seems to be in good condition. Roof conditions range from poor to good. Parking lot is in fair condition.

**Building # 68, water tower**

The structure is in good condition.

**Building # 119, Gun Range,**

This building is structurally in good condition. Windows and doors need to be upgraded with energy efficient units. Lighting, plumbing, and HVAC systems need to be updated to modern standards. Roof is in good condition.

**Building # 126, Records Storage Building**

The interior of the building is in like new condition. All areas have been upgraded to support the new records project. The exterior roof of the building is only in fair condition and should be replaced.

**Building # 137, Radio Shop**

The building is structurally in good condition. Windows and doors are in fair condition and need to be upgraded. A project will begin soon to address this issue and repaint the building exterior. Lighting, plumbing, and mechanical systems are all in good condition. Roof is in new condition.

**Building # 138, Maintenance shop portion**

The building is structurally in good condition. Windows and doors are in fair condition and need to be upgraded. Lighting, plumbing, and mechanical systems are all in good condition. Fire alarm system has been replaced and is in new condition. Roof is in good condition.

**Building # 194, Maintenance Unheated Storage**

The building is structurally in good condition. Doors are in poor condition and need to be upgraded. Roof is in good condition.

**Building # 218, Regional Warehouse**

This building is structurally in good condition. Windows and doors need to be upgraded with energy efficient units. Lighting has been upgraded as part of the energy project. Plumbing and HVAC systems need to be updated to modern standards. Roof is in fair condition. Cooler and freezer equipment is outdated, and much is non-functional. It needs to be replaced with modern equipment. Fire alarm system has been replaced and is in new condition. Fire suppression is currently inadequate for the building, but a project is just beginning design to replace the system. Truck dock plates are new. Overhead doors are in fair 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 are in good condition. Heating hot water lines range from fair to poor 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

poor condition. Manholes and catch basins in several areas are in poor condition. In the pump building, the south booster pump and the north pump are in good condition. Backflow preventors were tested and comply for the year.

**Grounds Areas and Cemetery**

All the various grounds areas are in good condition and maintained to a high standard by Regional Maintenance staff. Cemetery fence is in poor condition. It is slated to be replaced as part of an upcoming project.

CC

Gene Page

Eames Groenleer

Pam McBride

Dan Smith

File

**SOUTHERN REGIONAL BUSINESS OFFICE**

**5-Year Plan**

**FY2024**

| Building                               | Project Description  | Reason Description  | Quantity & Units | Facility Priority | Cost Estimate |
|--|--|---|------------------|-------------------|---------------|
| 4 and 5 block                          | Replace roof on 4 and 5 block.   | Roof is past it life expectancy and is beginning to leak in spots.  | 1ea              | 1                 | \$700,000     |
| Tunnel                                 | Replace heating hydronic lines throughout entire complex tunnel system.  | Most areas are in poor condition and are leaking badly. Alternatives to replacement should also be looked at. (package boilers at each building location) | 1ea              | 2                 | \$20,000,000  |
| 6 and 7 block                          | Replace heating hydronic lines throughout entire buildings.  | Most areas are in poor condition and leaks are frequent.  | 1ea              | 3                 | \$5,000,000   |
| 4, 5, and 6 block, Buildings 18 and 19 | Replace existing large chiller with smaller package units for each building  | Existing large chiller is in poor condition and uses obsolete refrigerants.   | 1ea              | 4                 | \$10,000,000  |
| 6 and 7 block                          | Repair damaged brickwork and concrete on exterior of buildings. Tuckpoint brick where needed.  | Exterior of buildings is deteriorating and needs repairs.   | 1ea              | 5                 | \$900,000     |
| 6 block                                | Replace roof on 6 block.   | Roofs are past their life expectancy and beginning to leak in spots.  | 1ea.             | 6                 | \$500,000     |
| 218                                    | Replace roof on Regional Warehouse.  | Roof is past it life expectancy and is beginning to leak in spots.  | 1ea              | 7                 | \$500,000     |
| 126                                    | Replace roof on Records Building.  | Roof is past it life expectancy and is beginning to leak in spots.  | 1ea              | 8                 | \$350,000     |
| 218                                    | Remodel west half of Regional Warehouse for storage.   | Existing space used to be a kitchen and food prep area and needs to be demolished and rebuilt for warehouse storage.                                      | 1ea              | 9                 | \$500,000     |
| 62                                     | Replace and update HVAC system and boiler with modern units and controls.Tie new system into existing building control system for complex. | Existing system is old and well past it's service life.   | 1ea              | 10                | \$400,000     |
| 62                                     | Replace fire alarm system in ADD's office  | System is very old and well past it's service life.   | 1ea              | 11                | \$250,000     |
| 138                                    | Install new electric service to Regional Maintenance shop to allow removal of trellis and bridge system that current service relies on.    | There is an existing overhead electrical service that could supply the shop and allow removal of the old system that needs to be demolished.              | 1ea              | 12                | \$ 400,000    |



|                  |  |   |     |              |                     |
|------------------|--|---|-----|--------------|---------------------|
| 18               | Replace elevator   | Elevator is in poor condition and is well past it's service life.   | 1ea | 13           | \$ 300,000          |
| Tunnel           | Install new tunnel access point on the North tunnel and remove and seal current access points. Remove all scrap piping that remains in North Tunnel. | Tunnel currently does not have good access and is full of old steam piping that restricts access for maintenance. | 1ea | 14           | \$ 350,000          |
| Hole in the wall | Replace hole in the wall gate and warehouse entrance gate with new units   | Existing gates are very old and well past their service lives.  | 2ea | 15           | \$ 200,000          |
| 11, 12           | Demolish unused buildings located within the wall of the complex.  | Buildings are deteriorating rapidly and are no longer needed.   | 3ea | 16           | \$900,000           |
| Incinerator      | Demolish several buildings and the former jackson incinerator buildings located outside the wall of the complex.                                     | Buildings are deteriorating rapidly and are no longer needed.   | 1ea | 17           | \$5,000,000         |
|                  |  |   |     | <b>Total</b> | <b>\$46,250,000</b> |

**GREEN OAKS TRAINING ACADEMY**  
**5-Year Plan FY2024**

| Building                         | Project Description   | Reason Description   | Quantity & Units | Facility Priority | Cost Estimate |
|----------------------------------|---|--|------------------|-------------------|---------------|
| Food Service                     | HVAC repairs to food service equipment and coolers/freezers                   | Gaskets, Evaporaters, and refrigerant system needs repair/replacement for freezers and coolers. Oven, garbage disposal, and dishwashing machine are all in need of preventative maintenance and repair.  | 3                | 2                 | \$250,000     |
| D-Unit                           | HVAC repairs to D-Unit  | The HVAC control system needs repair/upgrade and the reffridgerant system requires preventative maintenance and service work.  | 1                | 1                 | \$65,000      |
| All Older Buildings              | Roofing Systems   | All existing roofing has a grade of B and lower and nearing end of life. This roofing will need to be replaced within a five year period to protect the investment of the infrastructure improvements made to the training academy.  | 3                | 4                 | \$2,255,607   |
| All Older Buildings              | Door and Window replacement   | Exterior Doors in many areas have deteriorated due to weather and deicing. Windows are from original installation in 1958 and powerplant added in 1967.  | 27               | 6                 | \$173,000     |
| PowerPlant & Food Service        | Coldwater System Infrastructure   | Coldwater piping infrastructure has deteriorated and is at end of life.  | 1                | 3                 | \$425,000     |
| Power Plant                      | Steamline Infrastructure System Repair  | Steamline piping, traps, and fittings are required for safe operation of the boiler heating systems and hot water distribution. Removal of unused steam piping in Power Plant.   | 1                | 5                 | \$174,000     |
| Maintenance                      | Maintenance Equipment-Utility Vehicle   | A utility vehicle is needed to offload large equipment for repairs, facility supplies, officer uniforms, maintenance items that need a raised working platform, gunrange infrastructure repairs and landscaping, large accumulation of snow removal, and large equipment lifting capabilities. | 1                | 17                | \$100,000     |
| Maintenance                      | Maintenance Truck   | Blue Ford F-350 is nearing end of life.  | 1                | 14                | \$50,000.00   |
| Site                             | Walking/Jogging Trail and Cross Walk to Access State linear Trail for Cadets. | This will be used for cadet training and physical fitness as well as off time enjoyment to access the federal walking path across the street.  | 1                | 15                | \$50,000.00   |
| Generator Building & Power Plant | Emergency Generator Replacement   | Original installation 1993 and will reach end of life with limited access to replacement parts as years pass.  | 1                | 10                | \$950,000     |
| Power Plant & Older Buildings    | Power Plant Primary Electrical Infrastructure & Gear Replacement              | The Power Plant Electrical Infrastructure is in serious need of critical repair/replacement. There is a bank of gear that is no longer in use and needs to be removed. The electrical vault is unsafe. There is a generator that is no longer in use and needs to be removed.                  | 3                | 11                | \$600,000     |
| Maintenance                      | Cold Storage Building for Maintenance Equipment                               | The utilization of this buiding would reduce the errosion, prolong vehicle life, and reduce repairs due to exposure to the elements of maintenance vehicles and equipment.   | 1                | 18                | \$100,000     |

|                       |   |  |   |              |                    |
|-----------------------|---|--|---|--------------|--------------------|
| D-Unit                | Fire Alarm Replacement                      | The current system is spliced together to meet immediate needs and replacing the existing fire alarm system to match the new system installed in the classrooms would ensure proper functionality.   | 1 | 12           | \$60,000           |
| Food Service & D-Unit | Remove Chiller and replace with HVAC D-Unit | HVAC system is nearing end of life. The piping for the chiller and pumps is in constant need of repairs. Moving the chiller to the roof of D-Unit would be more cost effective and energy efficient. | 1 | 7            | \$350,000          |
| Power Plant           | Collection Tank for Condensate              | A collection tank is needed to more efficiently capture condensate from the steam lines and repurpose it back into the system. This will greatly reduce heating costs and energy usages.             | 1 | 8            | \$185,000          |
| Power Plant           | Unleaded Fuel Tank                          | This is need to fuel the mowers, mainenance equipment, and snow removal equipment that run on unleaded fuel. Now the staff have to run down to the gas station to fill small 5 gallon cans.          | 1 | 16           | \$25,000           |
| Older Buildings       | Overhead Door Replacement                   | The overhead doors are in need of replacement. The tracks are worn, panels are damaged, and openers are needed for four large overhead doors.  | 6 | 9            | \$120,000          |
| Power Plant           | Hot Water heat                              | This will allow the staff to shut down large boilers for service and inspections and not disrupt hot water service to the facility.  | 1 | 13           | \$350,000          |
|                       |   |  |   | <b>Total</b> | <b>\$6,282,607</b> |