

MICHIGAN DEPARTMENT OF CORRECTIONS

“Committed to Protect, Dedicated to Success”

FY2025 FIVE YEAR ASSESSMENT PLAN SUMMARY

The mission of the Michigan Department of Corrections is to create a safer Michigan by holding offenders accountable while promoting their success. The following is the Michigan Department of Corrections Five Year Plan Summary. This plan includes MDOC project priorities for 29 Correctional Facilities currently open and in full operation. This list encompasses prisons that have been in service since 1889 (Marquette Branch Prison) to the newest prison built in 2001 (Bellamy Creek Correctional Facility).

These 29 open facilities consisting of 1,044 buildings equaling 5.658 million square feet sitting on 4,502 acres. The MDOC must provide a full range of services similar to a small community. These prison complexes must function in a safe and secure manner to ensure public, staff and prisoner safety 24 hours a day, 7 days a week, 365 days a year. In addition to the operational sites, MDOC is responsible for maintaining closed facilities. This group of closed facilities consists of 305 buildings equaling 4.8 million square feet on an additional 1,645 acres.

The MDOC Physical Plant Division with assistance from a large group of Physical Plant Supervisors conduct annual assessments of all Facilities using standardized assessment processes. All available staff who possess the appropriate expertise participate in this process to ensure a diverse skill set, participate in the study and to ensure quality results.

Each of our facilities is similar to a small city where prisoners are provided shelter, clothing, health care, psychological care, education, recreation, and religious needs. Prisoners also maintain ties with the community as allowed through visitation and communication with family and friends. This is a rather involved complex mission to accomplish.

The facility order for this report follows the same order as the Department of Corrections Appropriation Bill P.A. 207 of 2018, Article V, Part 1:

Sec. 108. CORRECTIONAL FACILITIES

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MICHIGAN DEPARTMENT OF CORRECTIONS

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MEMORANDUM

DATE: August 30, 2023
TO: Warden Catherine Bauman
FROM: Michael J Bone Acting Physical Plant Supervisor
SUBJECT: Annual Physical Plant Inspection
Alger Correctional Facility

Accomplishments

1. Gate project Completed
2. ADA Ramps completed
3. All unit showers have been repaired.
4. Smoke purge Aspen and Birch 80% completed

LMF

Housing Unit Aspen Segregation

The unit is in overall good condition. The brick and mortar have deterioration and the caulking around the windows is in poor condition and are number four on the five-year plan. The exterior doors are in poor condition are number two on the five-year plan. The showers have been temporarily repaired and a ACR for shower replacement is in progress.

The roof has been replaced 10 years ago and is in good condition. The floors are in fair condition and is being replaced as needed.

Housing unit Birch Segregation

The unit is in overall good condition. The brick and mortar have deterioration and the caulking around the windows is in poor condition and are number four on the five-year plan. The exterior doors are in poor condition are number two on the five-year plan. The showers have been temporarily repaired and a ACR for shower replacement is in progress.

The roof has been replaced 10 years ago and is in good condition. The floors are in fair condition and is being replaced as needed.

Housing unit Cedar General Population

The unit is in overall good condition. The brick and mortar have deterioration and the caulking around the windows is in poor condition and are number four on the five-year plan. The exterior doors are in poor condition are number two on the five-year plan. The showers have been temporarily repaired and a ACR for shower replacement is in progress.

The roof has been replaced 10 years ago and is in good condition. The floors are in fair condition and is being replaced as needed.

Housing unit Maple General Population

The unit is in overall good condition. The brick and mortar have deterioration and the caulking around the windows is in poor condition and are number four on the five-year plan. The exterior doors are in poor condition are number two on the five-year plan. The showers have been temporarily repaired and a ACR for shower replacement is in progress.

The roof has been replaced 10 years ago and is in good condition. The floors are in fair condition and is being replaced as needed.

Housing unit Pine General Population

The unit is in overall good condition. The brick and mortar have deterioration and the caulking around the windows is in poor condition and are number four on the five-year plan. The exterior doors are in poor condition and are number two on the five-year plan. The showers have been temporarily repaired and a ACR for shower replacement is in progress.

The roof has been replaced 10 years ago and is in good condition. The floors are in fair condition and are being replaced as needed.

Housing unit Spruce General Population Level II

The unit is in overall good condition. The brick and mortar have deterioration and the caulking around the windows is in poor condition. There is a stress crack on the northwest corner of the building and are number four on the five-year plan. The exterior doors are in poor condition and are number two on the five-year plan. The showers have been temporarily repaired and ACR for shower replacement is in progress.

The roof has been replaced 10 years ago and is in good condition. The floors are in fair condition and are being replaced as needed.

100 Building Administration

The overall condition is good. The exterior brick and mortar are deteriorating and are number four on the five year plan. The caulking around the windows is in need of redoing. All exterior doors need to be replaced and are number two on the five year plan.

200 Building Food Service/Health Service

The overall condition is good. All windows are in poor condition. The window in the kitchen needs to be replaced. The brick and mortar have some deterioration and are number four on the five-year plan.

300 Building Education and Recreation

The overall condition is good. Their some stress cracks in the outside walls and interior floors. The gym interior is in good condition. The interior door and windows are in fair condition. The exterior doors are in poor operating condition and are number four on the five-year plan.

500 Building Warehouse and Maintenance

The overall condition of this building is good. The warehouse floor has some cracking, but nothing serious. Exterior doors are in poor conditions and are number four on the five-year plan.

600 Building Pole Barn Storage

All buildings and outbuildings are in good condition.
Exterior doors need to be replaced and are number four on the five-year plan.

Propane Plant

The propane plant redone and in good operation condition.

Fences, gun towers and grounds

The perimeter fence is good condition The razor ribbon between the fence has collapsed due to the weight of the snow. Approximately 100 feet needs to be replaced. The gun towers need being redone inside and out. The roofs need recaulking. All windows need to be replaced. Exterior doors also need to be replaced. The grounds are in fair condition.

Concrete and Asphalt

The concrete thru out the facility is heaving, cracking and some holes are visible in areas. In most areas it is in fair condition, but some areas need to be replaced. The asphalt thru out needs to be repaired or replaced. The parking lot need to have the lines repainted.

Recreation Yards

The yard equipment is in fair condition. The track asphalt is in good condition. The fencing and razor ribbon around the yards are good condition. The basketball courts and the hand ball court are in good condition.

ALGER CORRECTIONAL FACILITY
5-Year Plan FY2025

Building	Project Description	Reason Description	Quantity & Units	Facility Priority	Cost Estimate
Warehouse	Warehouse Freezer/Cooler Upgrade (LMF.NEW.15)	The refrigeration system in the warehouse is original and needs an upgrade.	1	1	\$290,000
All Buildings	Replace single exterior door/frame/hardware and provide new larger, heavy duty door and frames with smaller sidelite. Recondition the brick and caulking. LMF.600.A05	Worn out. Damaged. Leading to More Serious Problems. To Eliminate High Maintenance Condition. Food carts are damaging all units. DTMB File#472/19306.TAP	8	2	\$882,000
100 Building	Front Desk Remodel (LMF.NEW.20)	Remove and replace front desk to open both ends to ensure faster response time to emergent situations. Facility Funded.	1	3	\$40,000
100 Building	Entry Control Area Remodel (LMF.NEW.21)	Replace current setup in Entry Control. Facility Funded.	1	4	\$40,000
Facility	Brick and Mortar Reconditioning (LMF.NEW.12)	To recondition brick & mortar. Facility Funded.	8	5	\$200,000
All Buildings	Facility Window Replacement (LMF.NEW.22)	Some windows are losing their seal and need to be replaced. Facility Funded	8	6	\$350,000
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	\$215,000
Facility	Asphalt for Facility (LMF.NEW.23)	Facility asphalt is aging and needs to be replaced.	1	8	\$200,000
Facility	Parking Lot Sealing and Re-stripping (LMF.NEW.16)	The parking lot needs to be sealed and re-stripped. Facility Funded.	1	9	\$40,000
Facility	Underground Fuel Tank Replacement (LMF.NEW.18)	Alger has one diesel and one gasoline storage tank underground.	2	10	\$100,000
Food Service	Mistifier Hood Suppression System (LMF.NEW.19)	The food service hood suppression system is outdated and needs to be replaced.	1	11	\$40,000
Facility	Perimeter Road Addition/Pads (LMF.NEW.24)	The additional road needs to be added around the perimeter for the security of the facility.	1	12	\$200,000

Maintenance	Maintenance Storage Barn Extension (LMF.NEW.25)	Maintenance needs more storage area.	1	13	\$100,000
Warehouse	Warehouse Ceiling (LMF.NEW.17)	The ceiling of the warehouse needs to be stripped and refinished. Facility Funded	1	14	\$45,000
				Total	\$2,742,000

Michigan Department of Corrections

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Memorandum

Date: 7/12/2023

To: Jeff Howard, Warden
Baraga Correctional Facility

From: Wes Pietila, Physical Plant Supervisor
Baraga Correctional Facility

Subject: Annual Facility Report

An Annual Facility Inspection 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 in 2011, showing no signs of damage.
- 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.
 - Roof top A/C and air handler unit replacement project completed.
- The A/C in control center needs to be updated.
- The plumbing system operates properly, and normal wear is maintained on a regular basis.
- 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.
- 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.
- Air handlers and A/C unit (health care) are 30 years old and will need to be updated within the next 5 years.
- The cooler and freezer doors, walls and condensing equipment will be replaced in the future. Approved project currently underway.
- Approved project to update LED lighting in 100, 200 and 300 buildings is 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. New Heating boiler install May 2023.
- Air handlers and A/C unit (no A/C in gym) are 30 years old and will need to be updated within the next 5 years.
- Approved project to update LED lighting in 100, 200 and 300 buildings is underway. All the lights in the gym were switched over to LED lights.

Maintenance/Warehouse - 500 BLDG

- Roof system is in good condition.
- Electrical/security systems function properly.
- Plumbing systems operate properly.
- New loading docks and overhead doors installed in warehouse.
- HVAC system is regularly maintained and functions properly. The roof top heating units replacement project was completed in April of 2023.

Housing Units 1-7

- Roof systems for HU 1-5 was replaced in 2017 and have no issues to report.
- Roof systems for Housing unit 6 & 7 will need to be replaced within the next 5 years.
- 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 Housing Units 1-5; Units 1, 2 & 3 are completed. Unit 4 & 5 are 90% complete.
- The water heaters in all the HUs are function properly.
- The recirculation lines are constantly leaking. We have replaced the bad areas.
- 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. Approved stainless steel shower inserts project under way.
- All cameras function properly.
- The exterior of the HUs is in good condition.
- Front doors and yard doors to units were all replaced in 2022.

- Installed new LED lighting in all areas except inside cells in units 2-7.
 - Led lights in unit 1 cells completed. Working on unit 3.

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 the bad areas.
- 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.
- All of the black top and bad concrete areas in and around the facility will need to be replaced with in the next 5 years.
- Exterior pole lighting is in good working condition.
- Sally port gates and controls need to be updated. Project to replace is underway.

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 electronic 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

- This facility has been sold.

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 FY2025

Building	Project Description	Reason Description	Quantity & Units	Facility Priority	Cost Estimate
Administration	Control Center Renovations	The control center must be renovated to adequately view and operate the new security systems.	1	5	\$25,000
Administration	Replace front desk in administration building lobby	Current front desk is in poor condition		7	\$26,000
Education	Replace A/C unit for 300 Building	The current system is 25 years old and requires constant repair	1	4	\$200,000
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 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 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 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	Miscellaneous. Replace existing cell lavatory faucets.	Requirement for other improvements. Maintenance issue.			\$40,703
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	Install yard shack with entrance from building	Install yard shack with entrance from building to allow staff a safer area to enter and watch recreation yard for general population	1	2	\$200,000
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	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 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	Install yard shack with entrance from building	Install yard shack with entrance from building to allow staff a safer area to enter and watch recreation yard for general population	1	2	\$200,000
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	Miscellaneous. Replace existing cell lavatory faucets.	Requirement for other improvements. Maintenance issue.			\$40,703
Housing Unit 6	Install yard shack with entrance from building	Install yard shack with entrance from building to allow staff a safer area to enter and watch recreation yard for general population	1	2	\$200,000
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	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	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	Install yard shack with entrance from building	Install yard shack with entrance from building to allow staff a safer area to enter and watch recreation yard for general population	1	2	\$200,000

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
Site	Relocate 2 gun post and provide 2 separate yard areas	Provide coverage over G.P. Rec yards	2	6	\$350,000
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 detail must be given to the co	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 roadway.	Due to facility request. To prevent failure. To prevent personal injury. Service reliability. Life safety issue. Existing structures fill up with water because they are in a low spot. Maintenance worker runs risk of being electrocuted.	2 Units		\$63,832
Site	Repave perimeter road, road around unit 8 and parking lots. Replace all bad concrete inside and outside of facility	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	\$7,400,000
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 (Warehouse)	Replace freezer and cooler doors in warehouse	Replacement doors in warehouse (3) Current doors and seals are bad, and replacement parts are unavailable		3	\$25,000
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
				Total	\$15,068,623

MICHIGAN DEPARTMENT OF CORRECTIONS

“Committed to Protect, Dedicated to Success”

MEMORANDUM

DATE: July 27, 2023

TO: Randee Rewerts, Warden, Carson City Correctional Facility

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

SUBJECT: 2023 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 facility paging system, adding netting to the perimeter fence, and we are making improvements to the interior and exterior pavement.

This year we made repairs and upgrades to housing units G, E and F. We replaced the shower pans in G, E, and F units and added I-Con controls to the showers. In E and F units we painted all the lockers and bunk beds and repainted all the walls in the unit and the bathrooms.

Physical plant in Lansing is in the process of adding netting to the perimeter to mitigate the introduction of contraband from over the perimeter fence. The entire perimeter road of the facility will be reconstructed and repaved by the end of this year. We are also replacing all of the concrete sidewalks at the entrance of the facility’s west side. In MSI we replaced the deficient boiler with a new electric boiler for their production of officer pants. We completed the LED upgrade in MSI as well changing all of the high bay and floor level lights to LED. We are in the process of changing over the administration building to LED which will bring our facility to 100% changeover to LED lighting on the interior and exterior.

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 have been replaced and the pavement is being replaced on perimeter road. The parking lots will be replaced on a different phase of the project.
- 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 underground plumbing has been replaced and the grease interceptors have been upgraded. The dish machine was replaced with a new electric unit.
- The HVAC systems needs updating from pneumatic controls to digital. The kettles are being replaced utilizing food service funding to eliminate the need for the steam generating boiler. The ANSIL system needs to be updated to accommodate the new kettles.
- 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.
- 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 showers need to be updated and re-tiled.
- 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 the pavement was replaced this year.
- 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 showers need to be updated and re-tiled.

- 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 last year.
- The roof was replaced in November 2018 and is in good condition.
- The building architectural structure is in good condition. The showers need to be updated and re-tiled.
- The HVAC system needs updating from pneumatic controls to digital. This has been on the 5-year plan. We replaced the domestic hot water boiler system with high efficiency cyclone water heaters
- 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 showers need to be updated and re-tiled.
- 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 pavement was replaced this year
- 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 east side generator is no longer serviceable and by-passed with the backup portable generator. A replacement request is on the 5-year plan.

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. DTMB is beginning design for the approved project request and should begin construction later this year. This is on the 5-year plan. The showers need to be updated and re-tiled.
- 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 pavement was replaced this year
- 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 poor condition with multiple leaks being addressed regularly, replacement needs to be completed soon. This is on the 5-year plan.
- The building architectural structure is in good condition apart from some of the metal siding which is rusting. 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. We added gutters to this building this year to alleviate water coming in through the foundation.
- The HVAC system is in good condition
- The security systems are in good condition.

East Food Service

- The sidewalks are in good condition with the drive behind food service and the loading dock replaced this year.
- 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 systems needs updating from pneumatic controls to digital. The kettles are being replaced utilizing food service funding to eliminate the need for the steam generating boiler. The ANSIL system needs to be updated to accommodate the new kettles.
- 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 heaving and holes in the main walkways have been patched but will need full replacement in the future
- The roof is in poor condition and needs replacement, all leaks are being addressed. This is on the 5-year plan
- 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. We added a camera system workstation in the PC office which will be relocated to the officer station when it is added to the unit

East Housing Unit C/D

- The sidewalks are in fair condition, the basketball court needs resurfacing soon, the heaving and holes in the main walkways have been patched but will need full replacement in the future
- The roof is in poor condition and needs replacement, all leaks are being addressed. This is on the 5-year plan
- 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 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. We added a camera system workstation in the PC office which will be relocated to the officer station when it is added to the unit

East Housing Unit E/F

- The sidewalks are in fair condition, the basketball court needs resurfacing soon, the heaving and holes in the main walkways have been patched but will need full replacement in the future
- The roof is in poor condition and needs replacement, all leaks are being addressed. This is on the 5-year plan
- 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 showers in these units have been remodeled and had I-Con Controls added.

- The security systems are in good condition. We added a camera system workstation to the officer station

East Housing Unit G/H

- The sidewalks are in fair condition, the basketball court needs resurfacing soon, the heaving and holes in the main walkways have been patched but will need full replacement in the future
- The roof is in poor condition and needs replacement, all leaks are being addressed. This is on the 5-year plan
- 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 showers in G unit has been remodeled and had I-Con Controls added.
- The security systems are in good condition. We added a camera system workstation in the PC office which will be relocated to the officer station when it is added to the unit

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 was added to the 5-year plan.
- The HVAC system is in good condition
- The security systems are in good condition

Structural/Architectural

As mentioned earlier in the report regarding sheet metal, we are experiencing some fading on the fronts of the East buildings along with rust occurring on the metal siding by the ground and exhaust protrusions. DRF East Housing Units need the siding replaced near the basketball courts and the main entrance doors need to be replaced due to rusting from the salt used to melt ice and snow. The remaining bathrooms on the level I side need the shower pans replaced, 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 being improved. We are replacing pavement and concrete in the east parking lot and 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 soon. The perimeter road and the roadway from east food service going west towards the MSI gate has been 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 FY2025

Building	Project Description	Reason Description	Quantity & Units	Facility Priority	Cost Estimate
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	1	\$1,735,500
Site	Replace Generator on East Side	Replace 30 year old equipment. Increase reliability and cost effectiveness. Lower utility and maintenance costs.	1	2	\$568,000
West Housing Units	Replace back up heating boiler for west housing units	Add redundancy for the facility. Improve emergency response in the case of a failure.	1	3	\$42,956
East	Replace steel siding and vestibule doors.	Increase the structural security and integrity of the building. Improve efficiency and longevity.	1	4	\$92,320
Site	Underground Fuel Storage Tanks	Remove underground fuel storage tanks and replace them with above ground tanks.	1	5	\$100,000
Site	ANSIL 300 Hood suppression upgrade	Upgrade existing ANSIL hood suppression system due to age of system	1	6	\$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	7	\$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	8	\$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	9	\$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	10	\$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	11	\$30,000
Site	Arc Flash Mitigation Phase III	Arc Flash Mitigation for Phase III Arc Flash Study per Physical Plant Division	1	12	\$312,500

Medium & Minimum Security Units	Addition of Wash Basins and construction of Shower Houses.	The shower houses and wash basins are necessary to bring this facility into compliance with ACA Standart 4-4139 and 4-4138.	1	13	\$66,913
Site	Add a Storm Drainage System. Existing electrical & telecomm vaults are constantly flooded. The upgrade will add a storm drainage system to collect water and pump it from all manholes and tie it into existing storm system.	Due to age of system. Due to facility request. To improve drainage. To prevent failure. Long-term/high maintenance issue. Service reliability, due to site/soil characteristics.	1	14	\$128,018
300	Replace entry system - w/ insulated system. Entrance at east and west of academic area.	Worn out. Leading to More Serious Problems. To Eliminate High Maintenance Condition. Request of Facilities Maintenance. High use area.	1	15	\$41,140
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	16	\$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	17	\$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	18	\$341,462
500&1200	Replace Cell Doors and Controls	Existing doors and controls are obsolete and exceeding useful life expectancy - In Process	1	19	\$896,569
East Food Service	Replace HVAC units	Due to age of equipment. Improve efficiency and cost effectiveness.	1	20	\$137,565
East	Replace gym floor	Improve durability and longevity of the structure	1	21	\$124,676
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. - Complete	1	22	\$113,269
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. - In Process	1	23	\$647,391
Site	MDOC Camera System Upgrades	Replace old camera system equipment and upgrade software. - In Process	1	24	\$1,531,267
Site	Replace Food Service Steam Boilers	Replace 25 year old equipment. Increase efficiency and cost effectiveness. Meet code requirements for boiler operation. - Eliminated need for boilers by changing dependent equipment.	1	25	\$363,533
				Total	\$10,807,353

MICHIGAN DEPARTMENT OF CORRECTIONS

“Expecting Excellence Every Day”

MEMORANDUM

DATE: July 20st, 2023

TO: Gary Miniard, Warden

FROM: Lloyd Bergeron, 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-02-2023 Unit Fans
MDOC-STF-02-2023 East side Doors
MDOC-STF-02-2023 Trailer removal
MDOC-STF-04-2023 ERT Trailer
MDOC-STF-06-2022 Greenhouse removal
MDOC-STF-04-2023 East Food Service Tilt Skillet

Facility Inspection:

Administration Building (East)

All building infrastructure (roofing, siding, windows, etc.) are in usable condition. Flooring (VCT) throughout is in poor condition. Exterior doors and siding around doors poor condition. Admin carport Shingled roof in poor condition.

School Building (East)

All building infrastructure (windows, roof, etc.) are in usable condition. This building also has exterior doors in need of repair or replacement due to rusting. Siding around exterior doors in poor condition. 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, windows, 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 Duct work in chow hall area has been wrapped and sealed to prevent condensation.

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 has been removed due to mold. Currently working on leasing a replacement trailer.

VPP Trailer (East)

This building has been removed due to mold. Currently working on leasing a replacement trailer.

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. Domestic water storage tank has been replaced. Siding around doors in poor condition. Domestic water boiler 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. Siding around exterior doors in poor condition. New domestic water boiler was installed. Heat boiler needs to be replaced.

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. Siding around exterior doors in poor condition. Domestic and heat boilers need to be replaced.

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 is in good condition, as is the mechanical equipment. Siding around exterior doors poor condition. Domestic and heat boilers need to be replaced.

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 and windows,) are in good condition. Siding and doors are in poor condition and need to be replaced. This building houses the water system for the East Side facility. RPZ (backflow preventor has been replaced and old water softener has been removed) 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 installed with gutters.

Parking Lots, Driveways and Walkways (East)

The parking lots were upgraded with new asphalt in 2018, and is in good condition, however they need to be resealed and striped. East main drive/Perimeter Road in poor condition and needs to be repaved. 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. Roof replacement project has been approved.

Food Service (West)

Building infrastructure - walls are in good condition. The exterior doors, windows, roof, and oven exhaust hoods have been replaced (2022). New electric dish machine was installed replacing the old steam dish machine. The current steam boiler (2002) now only operates three steam kettles this boiler is old and in poor condition and over kill for the operational needs and not cost effective. Many areas of floor tile have been repaired; dish tank area floor has been replaced with an epoxy floor. All other areas in this building need to be replaced. 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. All four ovens have been replaced (2022). Both domestic and heat boilers need to be replaced.

School/Quartermaster/Chapel (West)

Building infrastructure -walls and windows are in good condition. Exterior doors have been replaced. Roofing project has been approved and scheduled. This building has received a new heating boiler 2020.

Maintenance/Warehouse Building (West)

All building infrastructure (siding, windows, doors, etc.) are in good condition. All exterior doors have been replaced. The roofing project has been approved and scheduled for 2023. 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 exterior doors have been replaced. G/H hot water tank needs to be replaced (scheduled for summer 2023). Roofing project for G/H unit completed 2022. All other housing units scheduled for new roofs 2023. Minor repairs are needed to drywall and floor coverings. 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. Both domestic and heat boilers need to be replaced.

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. New roof scheduled for 2023.

Maintenance Storage Pole Barn (West)

The pole barn is in good condition, with exception of the roofing. New roof scheduled for 2023. 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. New perimeter road is 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 poor condition and needs replacement. It is tested monthly. as per our Preventative Maintenance Program. The system needs constant repair.

Perimeter Fences (East & West)

Perimeter fences are in good condition in all areas. With the exception of north east section the fence is heaving.

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: Andrea Laney Administrative Officer

**CENTRAL MICHIGAN CORRECTIONAL FACILITY
5-Year Plan FY2025**

Building	Project Description	Reason Description	Quantity & Units	Facility Priority	Cost Estimate
New	Facility Food Service Building	Age and Deteriorated Conditions	West	1	\$7,000,000
STF	Camera System Upgrades	Software Updates	Facility Wide	2	\$1,300,000
STF	West Gym Shower - ACR Approved	Age and Deteriorated Conditions	West	3	\$52,000
STF	Heat Boiler Replacement	Age and Deteriorated Conditions	13 Boilers	4	\$500,000
STF	Domestic Hot Water Boiler Replacement	Age and Deteriorated Conditions	9 Boilers	5	\$500,000
STF West	Upgrade sprinkler system in housing units west side	Age and Deteriorated Conditions	West Buildings	6	\$500,000
STF West	West Food Service Steam Boiler	Age and Deteriorated Conditions	West Food Service	7	\$100,000
STF West F/S	West Chow Hall Freezers	Deteriorated Conditions	West F/S	8	\$650,000
STF	Perimeter Road	Deteriorated Conditions	Grounds	9	\$2,000,000
STF East/West	East and West Food Service Flooring - ACR Approved	Sanitary and Deteriorated Conditions	East and West F/S	10	\$900,000
STF	Lighting Upgrade (per Noresco Recommendations)	Inadequate Light Output	All Buildings	11	\$500,000
STF West	Propane Mixer Replacement	Age and Deteriorated Conditions	Grounds	12	\$300,000
STF East	East Pole Barn and Admin Car Port Roof Replacement	Age and Deteriorated Conditions	East Pole Barn	13	\$400,000
STF East	Underground Fuel storage tank upgrade to above ground	Deteriorated Conditions	Grounds	14	\$100,000
STF East	Staff Walkways	Age and Deteriorated Conditions	East Side	15	\$200,000
STF	Yard Shacks	Age and Deteriorated Conditions	Grounds	16	\$150,000
				Total	\$15,152,000

Michigan Department of Corrections

“Expecting Excellence Every Day”

MEMORANDUM

DATE: June 2, 2023

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

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

SUBJECT: 2023 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 have 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, but we must start preparing to get them replaced also, as we have had a few leaks recently. East roofs will be on our 5-year plan, and we will have to prepare to have them replaced. 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, but we are in the process right now of replacing A, B, C, and D roofs. E, F, G, and H unit roofs will need to be replaced soon also. The West Administration building, the West Food Service building, the West School building and the ERT/Generator buildings have new standing seam metals roofs.

ROOF SUPPORT SYSTEMS:

The wood trusses, purlins and rafters are still in good shape on E, F, G, and H. 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 Food service, West Warehouse/ERT, and housing units AB and CD building engineers have checked and replaced or added purlins as needed. And they have replaced the roof decks on these buildings as well.

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 on the East side of the facility housing units need replacement. We continue to fix them as needed and this project is on our 5-year plan. The West housing unit's entry doors have been replaced 4 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 issues.

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 have been 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.

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. We are now in the final planning stages of replacing the steam/condensate lines that feeds all the buildings at the facility. This project should kick off the spring of 2024.

ELECTRICAL DISTRIBUTION SYSTEM:

The electrical distribution systems have held up well at the facility. The facility electricians have pulled new wires into some of our outdoor parking lot lights that were burned out. The electricians have updated 100% of the outside lighting to led and have made good progress updating the rest of the facility buildings also. The emergency backup generators have had their yearly P.M. maintenance. The East side generator and both sides fuel tanks are scheduled to be replaced in September/October of this year.

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:

New AC roof top units were installed from the HVAC project and seem to be working well during the hot summer days. The new Warehouse Cooler/Freezer project has kicked off and is in the final stages of submittals and should begin this fall for replacement of the current unit.

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:

2023 Projects

- URF East Generator and fuel tanks
- URF West inmate walking track
- Replace AB, CD housing unit roofs
- Finish Sallyport gates/man gates/anti climb razor panels
- ADA ramps on Marquette, Round, and Pike units
- East side cable TV replacement
- PA system upgrade for entire facility.
- Replacement of the steam condensate lines.
- Steam plant boiler upgrades
- Warehouse Cooler/Freezer replacement
- Facility wide camera upgrade

CHIPPEWA CORRECTIONAL FACILITY
5-Year Plan FY2025

Building	Project Description	Reason Description	Quantity & Units	Facility Priority	Cost Estimate
Site	Sanitary Pre-Treatment Mechanism, Bar Screen, Remove & Replace. Located northwest of 400 Unit by Tone Road. Leave existing in-ground bar screen pit, but install automated bar screen mechanism, contained in a building. Existing testing shed near muffin monster.	The sanitary pre-treatment mechanism has become a long-term/high maintenance issue due to usage and normal life cycle.	1 Unit	1	\$700,000
Site Buildings East & West	Replace Exterior Doors	Replace older door systems to prevent doors from latching improperly due to normal usage of life cycle. Parts are also obsolete for the original doors.	Facility Wide	2	\$1,300,000
Round, Steamboat & Quarry	Replace Interior Doors/Cell Doors in Segregation Units	Replace older door systems to prevent them from improperly latching and closing due to normal usage of life cycle. Parts are obsolete for original cell and interior doors of segregation units.	192	3	\$1,500,000
East Side Buildings	Replace Roofs on East Side	Current roofs on East Side need replacing to protect the existing structure and prevent weather damage. Upgrade of roofs due to wear and tear of normal life cycle.	11	4	\$3,000,000
West Side Buildings	Update Mechanical Rooms in West Side Buildings	Replace and upgrade water heaters and original valves in mechanical rooms.	7	5	\$500,000
Salt Barn on Tarmac	Replace Buildings - CBS2	Replace Maintenance Storage Barn on the tarmac that is used for salt and maintenance supplies due to normal usage of life cycle.	1	6	\$500,000
Perimeter	Add Additional White Stone Around Fence	Additional rock around the perimeter is necessary as the current rock is sparse.	Facility Perimeter	7	\$700,000
Facility Wide	Replace Existing Window System	Requesting upgrade to current windows due to age and not being able to obtain parts to original windows.	Facility Wide	8	\$1,500,000
				Total	\$9,700,000

MICHIGAN DEPARTMENT OF CORRECTIONS

“Committed to Protect, Dedicated to Success”

MEMORANDUM

DATE: June 13, 2023
TO: Warden, Christopher King, LRF
FROM: Chris Babcock, Physical Plant Superintendent, LRF
SUBJECT: 2023 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 2023. 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 soon. The entire facility is currently receiving a completely new Fire Safety System which is expected to be completed by late 2023. 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 replacing 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 buildings air conditioning unit is an older R22 system that we are struggling to maintain it operation. The replacement of this unit is on our 5-Year plan, and we are hoping this project will be picked up for replacement in 2023 or 2024. 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 newer 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 newer camera system, a newer PPD system and a newer 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 have an approved project to add an exterior wheelchair egress ramp for this building which they are hoping to start very soon.

Baldwin housing unit

The roof system is newer 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 newer camera system, newer PPD system, newer 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 newer 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 newer camera system, newer PPD system, newer 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 newer camera system, newer PPD system and a newer rounds reader system, this building 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 newer 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 newer camera system, newer PPD system, a newer 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 have an approved project to add an exterior wheelchair egress ramp for this building which they are hoping to start very soon.

Fremont housing unit

The roof system is newer 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 newer camera system, newer PPD system, a newer rounds reader system, 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 in need of some repairs, and I am currently working with OTIS on having this done. We have an approved project to add an exterior wheelchair egress ramp for this building which they are hoping to start very soon.

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 newer camera system, newer PPD system and a newer 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 and the other is currently in the process of being replaced with a high efficiency heating boiler on an approved ACR. 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. We have replaced all the refrigeration components of the walk in Freezer with all new energy efficient components. We have replaced all the ovens, both mixers, the dish machine, two new replacement Kettles and two new milk dispensers. All of these new units will provide a substantial annual cost savings.

Health services building

The roof system is newer 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 newer camera system, newer PPD system, a newer rounds reader system and a newer roof top air conditioning unit. The ceilings, walls (paint), and floors are all in good condition.

School building

The roof system is newer 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 newer camera system, newer PPD system and a newer 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 but is currently having some issues with the main screen. We are in the process of trying to find an authorized Carrier repair company as it will not let us override the faults.

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 newer and the exterior of the building in good condition. The brick and mortar, windows and walkways are all good. The roof system is newer. The interior of the building has upgraded LED lighting. The interior ceilings, walls (paint) and flooring are all in good condition. The cooler is in very good condition with cooler having all new flooring and cooling equipment. We are currently looking into upgrading the original freezer units to more reliable, energy efficient units.

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

1. Project #20-127 GAG Fire Safety System Upgrades has been approved and is currently in progress which is expected to be completed late 2023. They are replacing all fire alarm panels, pull stations detectors etc. in the facility.
2. Project #19-529. GAG to add ADA egress ramps to housing units A, E and F is approved and the bid has been awarded to the contractor and we have submitted an ACR for additional funding to cover the low bid.
3. Project #472 22049 and 22050 for Video Management System Upgrades Phase 1 and Phase 2 has been approved and we have submitted a second ACR for additional funding.
4. Project #19-551 Arc Flash Phase 3 mitigation study has been approved and is on hold.
5. 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.
6. Project MDOC-LRF-12-2022 LRF Food Service Replacement Heating Boiler. This ACR has been approved and we just received the approval to award this contract to Dean Boiler. We had a pre-construction meeting on 5/24/23 and we will be starting this replacement soon.
7. Project MDOC-LRF-02-2023 LRF Level IV and Segregation Cell Door Locks and Controls Upgrade. This is in the very early stages, and it will be to upgrade all of the original existing cell door locks and controls in D-Unit, E-Unit and Segregation.
8. Project LRF XX-XXXX New MSOP Office and Library in Conklin day room. We are still getting the documents, materials and pricing together needed to submit the ACR for approval for this project.
9. Project LRF XX-XXXX New Basketball court and phones in Level II Back 40. We have submitted an estimate to the PBF for the cost of this court in the back 40. We need a Memo of Understanding from the PBF to go along with all the documents needed to submit the ACR for this. This project will be a DTMB project due to the cost.
10. Project LRF XX-XXXX Food Service faceless single serving line. We are still working out the details of this so we can submit the ACR.
11. Project LRF XX-XXXX Add Food Slots to 24 Level IV Doors. We are still getting the documents, materials and pricing together needed to submit the ACR for approval for this project.
12. Project LRF XX-XXXX Change all gate locks to slam locks. This would be to convert the interior control fences from a slide lock bar to a slam type lock to increase staff response times. Right now, this would be on 7 or 8 gates, A/ADW Scrivens will advise which gates this will be done on. We are still getting the documents, materials and pricing together needed to submit the ACR for approval for this project.
13. Project LRF XX-XXXX Build Temporary holding cells in Segregation room 82. We are still getting the documents, materials and pricing together needed to submit the ACR for approval for this project.

cc: Dan Smith
Jeff Niemi
James Dawson, Business Manager

E.C. BROOKS CORRECTIONAL FACILITY

5-Year Plan

FY2025

Building	Project Description	Reason Description	Quantity & Units	Facility Priority	Cost Estimate
LRF All buildings	Arc Flash Mitigation for Phase III Arc Flash Study.	This phase will be to lower our Arc Flash risk numbers.	11	1	\$243,101
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 maintenance condition and prevent future failure.	1	2	\$203,280
LRF Buildings	Replace the heating boilers in Housing Units; Conklin and Dublin, 1 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.	5	3	\$1,433,250
LRF Perimeter Rd.	Resurface 4,752 ft x 20 ft of the existing perimeter road around the facility. (To include parking lot crack sealing and striping).	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. To protect our newer parking lots from water infiltration that causes damage in the winter months.	1	4	\$389,000
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	5	\$210,000
LRF Food Service	Replacement serving lines and kitchen prep area upgrades.	To replace our old serving lines and prep areas with more efficient and reliable equipment to have better control when feeding the population. Update the original walls, sinks, flooring, and countertops.	1	6	\$600,000
LRF Grounds	Resurface 1,530 ft x 33 ft of the existing entrance road to the facility.	To reduce the maintenance cost of patching and sealing the existing asphalt roadway and to make sure we have good, safe access for years to come.	1	7	\$128,205
LRF Admin	Replace Bubble Gates.	Upgrade to newer, more reliable, and advanced technology.	4	8	\$983,981
LRF Grounds	Sidewalk repairs/replacements and crack sealing.	To repair sidewalks that have cracks or have shifted. Crack seal to prevent water infiltration that causes damage in the winter months.	1	9	\$350,000
LRF Grounds	Power to the Irrigation Well and 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	10	\$330,750
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	11	\$173,250

LRF Level IV/Seg	Replace all original cell door locks and controls in two level IV housing units and the Segregation unit. (In progress)	Requesting replacement due to the age of the existing original cell door locks and controls to make sure they stay in good working order and to prevent any possible issues in the future.	3	12	\$1,000,000
LRF All buildings	Camera System Upgrades. (In progress)	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	13	\$1,953,501
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	14	\$997,400
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	15	\$1,730,223
				Total	\$10,725,941

MICHIGAN DEPARTMENT OF CORRECTIONS

“Committed to Protect, Dedicated to Success”

MEMORANDUM

Date: 07/24/2023

To: Barb Storey, Acting Warden
Kinross Correctional Facility

From: Amos E. Woods, Physical Plant Superintendent
Kinross Correctional Facility

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

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 35 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 35 years old.

- * Bubble Gate project 472/20021.TAP Kinross Security Gates and Control project is near 95% completion. Needs new Pager Boxes installed without knockout holes.
- * Public Address System is out of date. Direct buried connections from the 80's are beginning to fail. The system is 35 years old. The speakers in the housing units are no longer in stock and considered obsolete.

Education/Program's Building

- * Existing roof needs to be replaced with standing seam metal roof.
- * All windows are over 35 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 35 years 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.
- * Air Conditioning Units are 25 years old. Replacement parts are obsolete. Each unit in the classrooms require additional maintenance every year to keep classrooms semi-comfortable.

Food Service

- * All windows are 35 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.
- * Domestic Hot Water Boiler is under-sized and overutilized and needs to be replaced.

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. Current windows are 35 years old. In constant need of repair.
- * TV, dayroom, and pipe chase doors need to be replaced with heavy duty doors, frames, and locks.

- * All boiler room doors need to be replaced.
- * Exterior doors for housing units need to be replaced.
- * All doors at K-Unit need to be replaced. Started replacing doors as time permits.
- * Electrical/communication rooms on the ends of the housing units needs to be cooled with AC.
- * Inmate bathrooms in need of new partitions.

Pavilion/Weight Pit

- * Needs a new roof.

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.
- * Grounds Building needs to be insulated to allow for Winter repair of equipment. The current Maintenance Building does not allow for the repair due to eave height, door size, shop tools, and power equipment.

Warehouse Building

- * This building needs new roof.
- * The exterior of the building needs to be painted.

Driveway and Grounds

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

ACR 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 (Phase III) 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
- * ACR MDOC-KCF-02-2023-H3 Classroom project 4/6/23

Projects without an ACR

- * PA System Upgrade
- * Wellness Program – Bathroom, Breakroom, Recreational Pavilion
- * Front Desk Remodel and Concrete Floor Polishing
- * Door replacement for all Level II & K-Unit Exterior Entrance Doors.
- * Fire System Upgrade
- * Food Service Level II and K Unit Food Service Cooler and Freezer Upgrade
- * Buffer Fence Completion – Extend Buffer Fence along the East half side of KCF and install a hardened, more ridged Facility Entrance Gate
- * Heated Maintenance Grounds Building
- * Electrical Service Feeder Replacement

DTMB Projects

- * 472/19032.TAP - Kinross HVAC Phase 2, 01/02/2019.
- * 472/22383.ABG - Kinross Corr Facility – VMS Camera Upgrades
- * 472/16382.TAP - Kinross CF Roof Replacement, 11/17/2018.
- * 472/22058.ABG - Kinross HVAC Repairs Phase 3, 7/15/21.
- * 472/22207.ABG URF / KCF Gun Range Upgrades, 5/10/2022.
- * 472/20021.TAP - Kinross Security Gates and Controls, 11/17/2018.

KINROSS CORRECTIONAL FACILITY
5-Year Plan FY2025

Building	Project Description	Reason Description	Quantity & Units	Facility Priority	Cost Estimate
Site	472/22383.ABG - Kinross Corr Facility – VMS Camera Upgrades	Upgrade camera system, programing and equipment. Camera upgrades needed to improve clarity, improved recording ability, and review features.		1	\$2,000,000
Site	472/16382.TAP - Kinross CF Roof Replacement	Damaged. Leading to more serious problems. To eliminate high maintenance condition. Housing Units A/B, C/D, E/F, G/H and Administration, Education/Library/Programs buildings to be covered on upcoming 472.19094.TAP.		2	\$3,280,000
Site	PA System Upgrade	PA System is 30 years old and infrastucture was direct bury copper. Solution to replace will use current single mode fiber. Also the wiring and equipment in the housing units and on the yard are obsolete.		3	\$200,000
Site	Roof replacement of the Maintenance Building, Pavilion, K Unit Food Service, and Warehouse	Damaged. Leading to more serious problems. To eliminate high maintenance condition.		4	\$950,000
Admin	Replace heating boiler, unit ventilators and controls.	Boilers are in overall poor condition. They unreliable and inefficient. Boiler change out will greatly improve safety and security and building operation. Controls and unit ventilators are in poor condition, providing adequate fresh air to work with building ventilation is a manual operation.		5	\$1,000,000
Education / Library	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. Controls and unit ventilators are in poor condition, providing adequate fresh air to work with building ventilation is a manual operation.		5	\$999,700
Food Service Level	Replace domestic water boiler. Replace remaining HVAC equipment terminal units for heating system.	Make-up 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.		5	\$997,500
K-Unit Food Service	Make-Up Air Unit	Becoming unreliable and in poor condition, repairs made frequently. Make-up air unit project with HVAC 3 project.		5	\$804,136
Housing Units A/B,	Replace heating and domestic boilers in housing units. 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.		6	\$1,346,000
Shooting Range	Shared Shooting Range	Improvements to shared shooting range, including an addition, classroom improvements and an additional berm.		7	\$1,376,961
H-3	H-3 Classroom Remodel	Remodel existing H-3 to include additional interior walls, allowing more Facility Programming to occur in the same space.		8	\$75,000
Admin	Security Gate and Controls Repair/Replacement (Gates 1 and 2).	Project # 472.20021.TAP nearing completion, waiting punchlist inspection and substantial completion documentation.		9	\$665,299

Maintenance	Mid-size John Deere tractor with Front-mount snowblower	New Standing Seam hidden fastener metal roofs have created a new obstacle during winter months. Large sheets of snow and ice mix slide off the roof and hard pack the snow under the eaves of the buildings. A smaller sized piece of equipment than the current CAT loader would allow custody staff to maintain normal yard operations.		10	\$150,000
Admin	Wellness Program Remodel and Pavilion	Remodel current staff breakroom and Admin Front House restrooms and construct a 20'x20' Outdoor Recreation Pavilion for employee breaks East of the front door of Administration.		11	\$139,000
Admin	Front Desk Remodel and Admin Concrete Floor polishing	Information Officer Location Remodel and remove current tiles through the Admin Building to continue to the Yard Entrance and polish underneath concrete providing a more durable surface that is easily maintained and a more polished/professional.		12	\$153,882
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 salt control.		13	\$400,000
Site	Fire System Upgrades	The current Potter Fire Protection and Alarm system is now obsolete and Photo-smoke detectors are no longer available for purchase, on or off contract.		14	\$250,000
Food Service Level	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.		15	\$75,000
Existing perimeter	Buffer Fence	Complete additional buffer fence.		16	\$450,000
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.		17	\$200,000
Site	ELECTRICAL DISTRIBUTION SYSTEM - Replace existing direct bury building electrical service feeders. Install new electrical service feeders in conduit.	Existing equipment has become a high maintenance problem to service reliably for security lights and facility power. Multiple cable faults each year due to stones and buried debris.		18	\$415,000
				Total	\$15,927,478

MICHIGAN DEPARTMENT OF CORRECTIONS

“Committed to Protect, Dedicated to Success”

MEMORANDUM

DATE: 7/1/23

TO: Sarah Schroeder, 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

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 100% 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 2nd and 3rd floor of former warden’s residence to include required floor-to-floor separation. Interior finish to meet “Class C” requirements.
- Repair/replace rear exit steps on main floor in the lunch room.
- Replace primary high voltage transformers with NEC approved distribution equipment.
-

Rotunda (Building 2)

- Replace existing window system - w/ insulated system.
- 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.
- Main cooler freezer replacement needed.

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.
- Would like to build a car port for helping transportation vehicles with snow removal.

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/Check station (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.
- Roof need new shingles/metal

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

- 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.
- Primary electrical distribution system need replacing.

- 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 FY2025

Building	Project Description	Reason Description	Quantity & Units	Facility Priority	Cost Estimate
Level 5 Programs/Property Building	Replace existing single pane window system along with exterior siding system.	Replace the existing single pane windows on the 2nd and 3rd floors. The exterior siding needs to be replaced as rain enters building during periods of heavy rain. This rain/snow melt causes the concrete to crumble and fall down to sidewalk below.	33,300 SF	1	\$660,000
Level 5 Housing Fire Alarm	Replace the fire alarm system in the level 5 housing and kitchen area.	Replace the fire alarm system in the level 5 housing and kitchen area as the 25 year old system is becoming hard to work on and replacement parts are harder and harder to find.	1 System	2	\$510,000
Level 5 sprinkler pipe relocation	Remove and replace the sprinkler pipe in the level 5 housing unit cells.	The sprinkler pipes in the cells of the level 5 housing units are deteriorating. They sporadically spring leaks which cannot be repaired easily because of the original design of the pipes. The pipes are in the cells along with the sprinkler heads which have no unions holding the pipe sections together.	1 system	3	\$950,000
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	4	\$850,800
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	5	\$245,000
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	6	\$375,000
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. 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	7	\$201,000
Kitchen (Trusty)	The trusty kitchen roof is in need of replacement it is an EPDM mechanically attached system and is beyond its life expectancy. Section 1 and 2 only	The trusty kitchen roof is in need of replacement it is an EPDM mechanically attached system and is beyond its life expectancy.	1 Unit	8	\$265,000
Warehouse	Construct Warehouse Building outside secure perimeter	New warehouse location is needed that is outside the secure level 1 portion of the facility in order to reduce the vehicle traffic that enters for the warehouse.	18,000 SF	9	\$2,500,000
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	10	\$850,400

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	11	\$750,000
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	12	\$291,900
Administration	Remodel to include elevator, ADA chairlift for visitors, barrier-free restrooms for staff and visitors; upgrade plumbing, electrical (new transformer), heating, and air conditioning systems. Tuckpoint stone on exterior of building. Renovation of 2nd and 3rd floor of East side of building to include required floor-to-floor separation. Interior finish to meet "Class C" requirements.	Needed to comply with ADA guidelines.	22,500 SF	13	\$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	14	\$250,000
central tower	Revamp the staircase of the central tower.	The stairs inside the central guntower are steep and would not allow easy transport of staff in an emergency evacuation.	1 Unit	15	\$350,000
Transpo building	Transportation vehicle carport	Build a carport for the transportation vehicles	1	16	250,000
Hog Barn	Hog Barn Demolition	The Hog Barn is no longer utilized and is in poor condition and needs to be demolished	4,600 SQ FT	17	\$760,000
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
Site	Transformer room and high voltage wiring upgrade.upgrade	There are several transformer rooms on site with outdated transformers and isolation switches not meeting current codes and present a safety concern. In addition there several areas of high vottage wiring that need to be replaced during the transformer upgrade.	4 units	In progress	\$1,658,000
B,D,E and G units	Housing unit Painting	The interior of the level 5 housing units have not been painted in many years. A single bid locally has been received. Plans on putting out for state wide contract in the works.	4 units	In Progress	\$323,250
				Total	\$14,722,397

MICHIGAN DEPARTMENT OF CORRECTIONS

“Committed to Protect, Dedicated to Success”

MEMORANDUM

Date: June 22, 2023

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 2023. 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 50 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 95% complete.

Food service vestibule project is being done 95% complete.

Security gates and controls project will be starting soon.

Segregation cages are being done.

Rum and PC air conditioning is being done.

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

Heat exchangers in housing unit 2 and 6 are being done.

New Generator system has been approved.

New greenhouse is approved.

Food service Dish tank has been replaced.

Food service Bakery Oven will be getting replaced.

Food service Kettles and serving line have been purchased.

Annual review of Physical Plant MCF

Housing Units

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

Warehouse/ Maintenance Building

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

Administration

The building is in good condition. The roof has a few leaks.

Power Plant

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

Pole Barn

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

Trailers

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

Food Service

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

Grounds

All drives and roads need patching and crack repair. Both Administration and facility parking lots need asphalt replaced and cracks repaired. Perimeter road needs replaced, and some crushed aggregate added to it. The buffer fence is still old but is working sufficiently. Fence is in good condition for the most part.

School Building/ LTA

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

Health Care

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

cc: Gene Page
Mohammad Moradi

Trever LaBarre
Jeff Niemi

MUSKEGON CORRECTIONAL FACILITY
5-Year Plan **FY2025**

Building	Project Description	Reason Description	Quantity & Units	Facility Priority	Cost Estimate
LTA/ School/ Housing Units/ Food service/Admin	Security Camera upgrade	Update Security Camera system to the latest camera's and software..	9 units	1	\$1,023,082
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	2	\$114,400
Site	air handling controls.	due to age of system. To prevent failure and eliminate high maintenance repair cost and decrease utility usage.	11 units	3	\$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	4	\$1,714,000
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	5	\$416,000
Administration	Control Center Remodel	Due to the functionality of the control center that needs to be more user friendly.	1 Unit	6	\$100,000
Administration	Arsenal Remodel	This area is outdated .	1 Unit	7	\$100,000
Administration	Front desk waiting room Remodel	This area is outdated .	1 Unit	8	\$100,000
Administration	Wardens conference room redesign and Remodel	This area is outdated .	1 Unit	9	\$100,000
Administration	Executive suite Remodel	This area is outdated .	1 Unit	10	\$100,000
Site	Facility door Alarms	Door alarms/monitoring throughout the facility that is part of the PEER report	6 Units	11	\$101,209
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	12	\$312,000

Physical Plant	Generators and Switch-gear upgrade and replacement. Condider change to natural Gas.(in progress)	Original equipment needs upgrade/replacement for reliability and efficiency.	1 unit	13	\$1,045,000
Site	MCF sewer lift statin replacement. (in Progress)	the sewer lift station is old and beyond its usefull life.	MCF grounds	14	\$800,000
Security Gates	Update security gates. (in Progress)	Security gates need to be rewired, rebuild control board, new bearings, wheels and rollers.	1 unit	15	\$109,200
LTA/ School/ Housing Units/ Guard Towers/ Food service	Replace roofs. (in Progress)	Roofs are leaking and beyond usefull life.	16 units	16	\$4,160,000
Site	Parking lots and roads: road and lot surface are in poor condition and we are frequently patching.Add asphalt to perimiter road. (in Progress)	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.	195,00 SF	17	\$1,506,000
Housing units	Add Mini split air conditioning units for RUM, PC, and officer rooms. (in Progress)	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	18	\$122,720
Food Service	Food Service vestibule/entrances. (in progress)	Doors are beyond its useful life. Continuous replacing of glass	1 unit	19	\$131,502
Site	Fire alarm system. (in Progress)	System is beyond its useful life. Parts are no longer made.	9 units	20	\$104,000
Food Service	Dish washing machine (completed)	Due to the age of the machine it is not energy efficient and the repair cost are high.	1 unit	21	\$104,000
				Total	\$12,398,312

MICHIGAN DEPARTMENT OF CORRECTIONS

“Expecting Excellence Everyday”

MEMORANDUM

Date: 6/14/2023
To: Warden Donny Curley, NCF
From: Frank Suriano; Physical Plant Superintendent, NCF
Subject: **Annual Physical Plant Report 2023**

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 been completed a new security Zone wire to be added to lower split fence zone A

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.

Facility lighting is being changed to LED ongoing throughout the facility.
Staff breakroom has been remodeled
Flat roof patching is ongoing.

Water system annual requirements completed.

Building demolition on mental health building is in its complete.

Window bar installation is complete.

Paving project will begin June 5th.

Wells project has been awarded and will begin summer 2023.

New facility dish machine has been installed and is complete.

New electrical services have been added to the well houses 5&6.

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 Is showing its age. ACR has been completed 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 Complete.
- Roof is in fair condition and should be replaced soon.
- The central laundry floor has been very problematic, and needs replaced.
- Air handling equipment needs to be upgraded to energy efficient types.
- Drop ceiling is being replaced as time permits.
- 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 is showing its age and should be replaced.
- 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 is showing its age and needs replaced.
- 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 Fair 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 has been replaced.

- Some areas of the facility tunnels are deteriorating and should be replaced.
- All piping in the tunnels should be abated and re insulated.
- Generators and switch gear should be replaced due to age and parts availability. This is in design phase.

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. Construction to begin June 23
- 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. Construction to start on well feeds 2023
- 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. Construction to begin 2023

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 has been replaced a new zone needs to be added to the lower portion of the fence In design.
- 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 have been awarded replacement in 2023.
- All 3 well houses in service are in poor condition and will be refurbished .
- 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 new motor and new electrical service this well is currently operational.
- Well #6 replacement in 2023.
- Proper water sample taps need to be installed at each well per DEQ. Will be complete 2023

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 Start date June 5th 2023
- Security system upgrades ongoing
- Window bars Complete
- Wells project start summer 2023
- Building demo ongoing
- Facility flat roofs
- Body scanner room research phase

CC.

Gene Page
Daniel Smith
Jeff Niemi

NEWBERRY CORRECTIONAL FACILITY

5-Year Plan

FY2025

Building	Project Description	Reason Description	Quantity & Units	Facility Priority	Cost Estimate
Site	Security Camera Upgrades	Per PPD Camera systems upgrade schedule		1	\$1,500,000
Power House	ELECTRICAL DISTRIBUTION SYSTEM-Miscellaneous. Replace existing disconnect switches. Four total. Switch gear Correctional Electrical Infrastructure	Existing equipment is old and has reached the end of its useful life. Service reliability. Preventative maintenance.	8 units	2	\$3,000,000
Control Center	R/R all security gates in bubble area 5 total	Age dependability availability of parts		3	\$700,000
All Units and services	R/R all housing unit windows Replace existing window system - w/ insulated system.	age, deterioration, operation		4	\$2,500,000
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	5	\$770,000
Site	Replace all exterior doors	age, deterioration, operation	45	6	\$1,500,000
All Areas	HVAC retrofit. Including replacement of airhandling units, exhaust fans, perimeter heat and any damaged piping, valves and insulation. Replace existing refrigeration equipment. Couple the existing pneumatic control system with DDC (new panel + some points). Provide monitoring of space, heating and domestic water temperatures, airhandling unit and exhaust fan operation.	Beyond useful life. Not functioning or broken. Worn out. Doesn't provide adequate cooling. Doesn't meet current ventilation standards. Provide better temperature control. Personal comfort.	all areas	7	\$4,000,000
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. Totally remove and replace. Place handrail posts into the concrete. Increase size of loading dock and install flip ramp.	Due to age of system. To prevent failure. To fix deteriorated, damaged, failure area. . To improve appearance. Long-term/high maintenance issue. Service reliability. Due to frequent use by heavy/large trucks. To extend life.	1 unit	8	\$500,000
All brick Buildings	Tuckpoint and repair all brick	Leading to More Serious Problems. Cosmetically Necessary or Aesthetically Poor. To Eliminate High Maintenance Condition. .	10,000	9	\$965,000
Warehouse/Program	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	10	\$120,000

Power House	replace /repair outside concrete tunnel wall and roof	deteriorated and water infutration	1	11	\$75,000
site	replace all flat roofs onsite	Due to age of system. To prevent failure. To fix deteriorated, damaged, failure areas	12	ACR approved	\$4,000,000
Kitchen	ELECTRICAL DISTRIBUTION SYSTEM-Remove existing distribution equipment. Replace existing 400A disconnect switches located in the Kitchen, School and Infirmary basements. Six total.	Existing equipment has become a safety problem. . Owner request. Existing disconnect switches are not dead-front.	6 Units	12	\$600,000
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		\$475,000
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. .	8,000 SF		\$290,000
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		\$950,000
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		\$120,400
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 side of the old	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		\$75,000
Site	Distribution Pipe, Water, New. Provide 1050 LF of 6" ductile iron water main pipe as a dedicated supply line from Pump House No. 5 and 6. Begin pipe at existing 6" line coming from Buildings 75 - 79 area, under the RR tracks, southeast of Building 4 and	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		\$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 valves. Extend existing 6" water supply line from Well 4 to the new water tower. Begin just west of 100 Building and pipe it directly north to the tower and avoid any service taps off this dedicated supply line. Include necessary v	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		\$75,000
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		\$65,000


Site	Pipe, Sanitary, New. Add 700 LF of storm pipe from existing sanitary manhole located on the north side of Campbell Avenue, across from the Administration Building, to the existing sanitary manhole on the north side of Building 34. Disconnect/plug the sew	Due to age of system. Due to facility request. To prevent failure. Long-term/high maintenance issue. Service reliability. Will help allow sanitary flows from the prison to be diverted to a bar screen mechanism before it passes any city residential la	700 LF		\$80,000
Power House	Remove underground storage tanks	Remove 2 30,000 galoon fuel storage tanks and replace with above ground storage tanks	2		\$410,000
Power House	Miscellaneous. Remove abandoned turbines.	Not functioning	3 units		\$150,000
Storage	Provide pre-engineered building. Replace existing building with new structure.	Request of Facilities Maintenance.	3,000 SF		\$200,000
				Total	\$23,195,400

MICHIGAN DEPARTMENT OF CORRECTIONS

"Committed to Protect, Dedicated to Success"

MEMORANDUM

Date: July 17, 2023

To: Mike Burgess, ECF Warden 

From: Jeff Zenner, ECF Physical Plant Superintendent

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. There is a MOP (472.21359.GAG) for the roofs for the 200 building, 300 building, and 500 building. 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

- Replacement of bubble gates, a PPCR was completed, and this was included in the 5-year plan.
- Information desk needs to be upgraded and moved to a more secure area.
- Facility camera system is in good shape. However, ECF upgrade is planned for 2024.
- PPD system is currently working correctly, but because of its age it is being replaced. The PPD site visit is scheduled for July 19, 2023, for the new system.
- 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.

Food Service

Both grease traps in food service are nearing the end of their life cycle and will need to be replaced

Housing Unit 1

- ACR submitted to add Razor wire to the top rail fence and to add a service man gate to housing unit I small yard. This is completed except for the razor ribbon over the double gate.
- New chair lift was installed in May 2023
- An ACR was submitted for ADA ramp. This went out for bid, and we are waiting on project to start.

Housing Unit 4

- New chair lift installed April of 2023
- An ACR was submitted for ADA ramp. This went out for bid, and we are waiting on project to start.

Housing Unit 6

- Ceilings need to be replaced in the stair well area.

Housing Unit 7

- We are waiting on a new enclosure for the chair lift.
- An ACR was submitted for ADA ramp. This went out for bid, and we are waiting on project to start.
- Ceilings need to be replaced in the stair well area.

Maintenance /Warehouse 500

- In the warehouse, one of the freezers needs the evaporator, condenser unit, and piping replaced.
- In the warehouse, the walk-in cooler box and refrigeration should all be replaced. They have met their life cycle

SUMMARY

Over the last several years Oaks Correctional Facility has seen some much needed investment 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 I00 Bldg. With the daily use of these gates, they have 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 in the back of 300 building.

Future issues to be addressed include a Control Center upgrade/remodel. This project has gone through the design phase. The 100, 200, 300, and 500 building roofs will need to be replaced sometime soon.

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. The 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 FY2025**

Building	Project Description	Reason Description	Quantity & Units	Facility Priority	Cost Estimate
100	Replace roof membrane	Current membranes past life expectancy	1	1	\$392,500
100	Control Center Remodel	Beyond life expectancy	1	2	\$267,768
100	Replace Security Controls and Gates	Beyond life Expectancy	12	3	\$644,020
ECF Facility	PA System upgrade	Beyond life expectancy	11	4	\$330,556
HU's 100,200,300,	Exterior doors/frames/hardware replacement	Current doors/frames/hardware past life expectancy	40	5	\$400,000
ECF Facility	Upgrade Fire Alarm System / Control Panels	System parts are getting / are obsolete.	11	6	\$800,000
Grounds	Interior gates repairs and modification	Upgrades to gates	8	7	\$75,587
500	Replace condenser units and Cooler wall	One freezer and cooler are past useful life. Cooler wall is damaged	2	8	\$127,173
ECF Facility	Camera System Upgrade - 2024	End of usefull life	?	9	\$1,180,503
Propane Farm	Boiler / Propane Blender	Current Boiler / Propane Blender close to life expectancy	1	10	\$175,000
Food Service	467,000 BTU domestic hot water boilers	End of usefull life	2	11	\$80,000
Housing Units	Stainless Steel Shower Enclosures	Current tile and grout beyond life expectancy	56	12	\$500,000
Grounds	Driveway and parking lot Seal coat /Repairs / Painting/extend parking	Extend life of pavement	1	13	\$139,930
Food Service	Air Conditioning	It gets really hot in Food Service with ovens and dish water running.	1	14	\$150,000
200	Cooler Installation	Convert storage area to cooler for foodservice	1	15	\$80,000
300	Quarter master mezzanine installation	Additional storage needed.	1	16	\$45,000
100	Information Desk	Current desk and location obsolite and beyond life expectance	1	17	\$49,570
200	Wall repair Food Service	Encapsulate current chipped wall with stainless panels	10	18	\$70,000
Grounds	mill out old drive shape and repave	Drive way has met its life expectancy	1	19	\$ 763,890
500	Replace roof membrane	Current membranes past life expectancy	1	20	\$320,000

**OAKS CORRECTIONAL FACILITY
5-Year Plan FY2025**

300	Replace roof membrane	Current membranes past life expectancy	2	21	\$362,500
200	Replace roof membrane	Current membranes past life expectancy	1	22	\$343,750
Grounds	Pavilion	This was submitted to employee WELLNESS for staff to eat lunch and have cookouts.	1	23	\$25,568
				Total	\$7,323,315

MICHIGAN DEPARTMENT OF CORRECTIONS

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MEMORANDUM

Date: 6/28/2023

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 has serval projects underway. While the issues that we are currently address are needed, there are still issues that will need further attention.

Saginaw Correctional Facility has a Bar Screen for our sewer system. This is a necessary piece of equipment that is needed to remove constant debris from our facility before it enters the municipal system. This equipment has been increasingly more problematic.

Over the past couple of years, we have experienced the difficulty of getting repair and replacement parts for our level four cell doors. We will need to upgrade doors and controls as soon as feasible.

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 including all boilers, are currently being replaced.
- * 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.
- * 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 competed project.
- * HVAC system including all boilers, are currently being replaced.
- * The Plumbing and Electrical systems are in good condition.
- * 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.
- * HVAC system including all boilers, are currently being replaced.
- * 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 entry doors have been replaced.
- * HVAC system including all boilers, are currently being replaced
- * 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

- * The Front entry doors have been replaced. The back doors are original but still in fair/good condition.
- * HVAC system including all boilers, are currently being replaced.
- * 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.
- * HVAC system including all boilers, are currently being replaced.
- * 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.
- * 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

- * HVAC system including all boilers, are currently being replaced.
- * The Plumbing and Electrical systems are generally in good condition.
- * New Roofing was installed on this building in 2013.

Housing Unit 800

- * HVAC system including all boilers, are currently being replaced.
- * 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

- * HVAC system including all boilers, are currently being replaced.
- * 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.
- * HVAC system including all boilers, are currently being replaced.
- * 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-20-095-Carport-02052020 - Project currently on hold
- * MOP – 472.21011.SAR Underground tank removal/Aboveground install – project completed.
- * SRF 6 2021 HVAC Upgrades Phases 1-4 --- Project is underway.
- * 472/16420.SDW Saginaw CF - Masonry Repairs --- project is underway.
- * 472/23203.CTS Saginaw (SRF) Saginaw Camera updates---Project is in design phase

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. While many of our needs have been addressed, new issues are becoming more apparent. We recently made repairs to our facility Bar Screen equipment and had difficulty finding replacement parts.

The Facility parking area and perimeter road were new or resurfaced within the last four 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.

One of our 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. We will also need to replace our facility water pressure booster pumps and controls.

SAGINAW CORRECTIONAL FACILITY
5-Year Plan **FY2025**

Building	Project Description	Reason Description	Quantity & Units	Facility Priority	Cost Estimate
Site	Upgrade Camera system	To ensure they are updated at the end of their useful life and to avoid compromising our perimeter security systems.	various buildings	1	\$1,936,631
Housing Unit 800 - L2	HVAC Equipment and Controls	Worn out. Future major expense. Currently in progress	1 Unit	2	\$200,000
Housing Unit 900 - L2	HVAC Equipment and Controls	Worn out. Future major expense. Currently in progress	1 Unit	2	\$400,000
Housing Unit 500 - L4	HVAC Equipment and Controls	Worn out. Future major expense. Currently in progress	1 Unit	2	\$400,000
Housing Unit 1200 - L4	HVAC Equipment and Controls	Worn out. Future major expense. Currently in progress	1 Unit	2	\$400,000
Housing Unit 700 L2	HVAC Equipment and Controls	Worn out. Future major expense Currently in progress	1 Unit	2	\$400,000
Housing Unit 600 L4	HVAC Equipment and Controls	Worn out. Future major expense Currently in progress	1 Unit	2	\$400,000
Housing Unit 400 - L1	HVAC Equipment and Controls	Worn out. Future major expense. Currently in progress	1 Unit	2	\$400,000
Administration 100	Replace condensing units	existing system has reached it maximum life expectancy Currently in progress	MOP	2	\$200,000
Support Services 200	Replace condensing units	existing system has reached it maximum life expectancy Currently in progress	MOP	2	\$200,000
Programs 300	Replace condensing units	existing system has reached it maximum life expectancy Currently in progress	MOP	2	\$200,000
Programs 300	HVAC Equipment and Controls	Worn out. Future major expense. Currently in progress	2 Units	2	\$600,000

Administration 100	HVAC Equipment and Controls	Worn out. Future major expense. Currently in progress	2 Units	2	\$600,000
Support Services 200	HVAC Equipment and Controls	Worn out. Future major expense. Currently in progress	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
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 Currently in progress	various buildings	6	\$362,250
Site	Masonry Repairs	Many Cracks have developed on many of the buildings Currently in progress	various buildings		\$500,000
300	Building 300 Expansion	Additional space needed for increased programing. 50' x 80'	4,000 Sq Ft		\$820,000
Housing Unit 500 - L4	Misc projects. Replace 96 automatic door tracks.	Worn out. Damaged. To Eliminate High Maintenance Condition. Damage Due To Facility Growth. Request of Facilities Maintenance.	Lump Sum		\$75,000
Housing Unit 1200 - L4	Misc projects. Replace 96 automatic door tracks.	Worn out. Damaged. To Eliminate High Maintenance Condition. Damage Due To Facility Growth. Request of Facilities Maintenance.	Lump Sum		\$75,000
Support Services 200	Housing Unit 800+A30:A32 - L2+B29	Existing tile flooring system has reached it maximum life expectancy. Current surfaces are difficult to keep clean.	10,000 sq ft		\$100,000
Administration 100	Replace Car Port	Current car port has develeoped leaks and support poles are becoming rusted and unstable.	1 unit		\$50,000

Recreational Yard	Resurface walking track, basketball court, handball court. Repair backstop and other recreational equipment	Current track and basketball surfaces have become cracked and uneven.	1		\$125,000
				Total	\$9,768,881

MICHIGAN DEPARTMENT OF CORRECTIONS

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MEMORANDUM

Date: July 26, 2023

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 nearing 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 area and the housing unit shower areas, 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 HVAC Building Control System is reaching its end of life. 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.

St. Louis Correctional Facility (SLF)

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.

Various windows need to be replaced or re-glazed.

HVAC Building Control System is functional but requires frequent repairs.

- * Bubble area gates need to be replaced due to extremely heavy usage and increasing maintenance costs.
- * Facility PA system needs to be updated.
- * Numerous roof leaks have been repaired over the last several years.
- * 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.

HVAC Building Control System is functional but requires frequent repairs.

- * Need to install access panels in the block walls behind the inmate bathrooms to service piping and valves.
- * Numerous roof leaks have been repaired over the last several years.

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 have recently been replaced.

Dishwasher has replaced in early 2023.

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.

- * All Food Service kitchen areas need flooring, ceilings and wall finishes replaced.
- * 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 ACR was approved but issues with the contracted vendor have delayed this work. Will likely need to receive additional bid.
- * Numerous roof leaks have been repaired over the last several years.
- * Water softener system needs to be pumped out and taken offline.
- * Flooring and floor finishes are wearing out and will need to be updated in the near future.

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 repaired or replaced.
 - o This work had been approved, funded, and is moving forward.
- * Flooring near showers needs to be replaced. Will occur after shower project completion.
- * Numerous roof leaks have been repaired over the last several years.
- * Painting throughout the building needs to be completed. Project underway.

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 repaired or replaced.
 - o This work had been approved, funded, and is moving forward.
- * Numerous roof leaks have been repaired over the last several years.
- * Flooring near showers needs to be replaced.
- * Painting throughout the building needs to be completed. Project underway.

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 repaired or replaced.
 - o This work had been approved, funded, and is moving forward.
- * Flooring near showers needs to be replaced.
- * Numerous roof leaks have been repaired over the last several years.
- * Painting throughout the building needs to be completed. Project underway.

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 repaired or replaced.
 - o This work had been approved, funded, and is moving forward.
- * Flooring near showers needs to be replaced.
- * Numerous roof leaks have been repaired over the last several years.
- * 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 repaired or replaced.
 - 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 repaired or replaced.
 - This work had been approved, funded, and is moving forward.
- * Flooring near showers needs to be replaced.
- * Numerous roof leaks have been repaired over the last several years.
- * 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 repaired or replaced.
 - This work had been approved, funded, and is moving forward.
- * Flooring near showers needs to be replaced.
- * Numerous roof leaks have been repaired over the last several years.
- * Painting throughout the building needs to be completed.

Perimeter Towers

The Tower E roof was replaced in 2020. Tower C needs to be reroofed. Towers B and D are in disrepair and need to be reroofed and made ready for service. 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 either currently underway by facility staff or will be by contractors 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
- * Tower B, C, D and E refurbishment
- * Bath plumbing access in 300 Building
- * Food service kitchen remodel
- * Water filtration control system
- * Parking lots and perimeter roads

Future Concerns

- * Remaining facility security doors
- * Housing Unit window replacement
- * Roof leaks

Current or Expected Major Projects

- * Shower replacement
- * ADA ramps and concrete repairs
- * Video Management System Upgrade
- * Solar Project

ST. LOUIS CORRECTIONAL FACILITY
5 Year Plan FY2025

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.	9	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	1,500,000
Healthcare	Healthcare Office Addition	Add to building to provide more space for current and future healthcare/ASRP staffing	8 offices	3	1,750,000
SITE	Blacktop Repair and Resealing	Parking lot and driveways need to have cracks filled and to be resealed.	120,000 SQ. FT.	4	350,000
SITE	Towers	Replace roofs and make repairs to ensure usability for the foreseeable future.	3	5	250,000
Admin Building	Bubble Gate Replacement	Replacement of 5 sliding security gates in the Admin Building.	5	6	400,000
SITE	Roof Repairs	Most roofs have assorted leaks and need to be repaired or replaced.	18	7	900,000
SITE	ICON Water Valves	Install a timed water flushing system that will save on water usage and reduce repair costs.	588	8	600,000
SITE	Housing Unit Windows	Replacement of housing unit windows due to seal failure.	672	9	500,000
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.	10	200,000
SITE	Johnson Controls Building Automation System	Replacement of existing BAS system.	11	11	1,000,000

SITE	Shower Repair	Project 472/17471.JAG - Housing Unit Shower Renovations stainless shower modules in 56 facility stalls to replace aging tiled units.	Install	56	In Process	1,355,559
SITE	ADA Compliant Ramps and Concrete Repairs	Project 472/19534.SDW - ADA Egress buildings to ADA requirements and remove tripping hazards and Related Infrastructure Improvements.	Upgrade	2	In Process	286,200
SITE	Security Camera System Upgrade	Project 472/22212.CTS - St. Louis VMS Upgrade of existing IP camera system.	Upgrade	21 additional cameras 8 servers 16 PCs	In Process	1,179,260
Units 1 & 7	Wheelchair Lifts	Project 472/19111.JAG - Wheelchair Lifts installed but waiting for punch list items.	New lifts	2	Complete	425,000
SITE	PVI Atmospheric Gas Water Heaters	Project 472/19110.JAG - Various HVAC Upgrades of domestic water heaters.	Replacement	10	Complete	1,842,652
Lift Station	Bar Screen Repairs	Project 472/20052.SDW - Bar Screen Upgrades wastewater lift station and bar screen equipment. Work is approved and being completed by project 472/20052.SDW - Bar Screen Upgrades	Repair of	1	Complete	1,061,086
SITE	Facility Security Doors	Project 472/19496.SDW encompasses this work. Doors and frames are rusting and pulling loose from the block walls.		25	Complete	816,535
					TOTAL	16,816,292

MICHIGAN DEPARTMENT OF CORRECTIONS

“Committed to Protect, Dedicated to Success”

Memorandum

DATE: July 20, 2023

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 June/July 2023. 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

Damaged overhead power lines to the Vocational Building replaced.

The front of the Training Building was painted.

Site demolition continues.

Several items from closed facilities were sold on MIBid.

A recruitment sign was purchased and installed.

Led lighting is currently being installed.

Lead paint on the Maintenance Building has been abated.

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

Northern Region Administration
 5-Year Plan FY2025

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	5	\$80,000
Site	Resurface Parking Lot (re-named)	Mill, re-pave and re-stripe asphalt parking lot. Lot is cracked, deteriorated and trip hazards exist.	1 lot	4	\$210,000
240	Replace Metal Roofing	Roof is beyond useful life. Minor leaking exists.	1 each	2	\$230,000
243	Replace Metal Roofing	Roof is beyond useful life. Minor leaking exists.	1 each	3	\$260,000
Site	Demolition (Various Buildings)	Buildings on Department demolition list. Buildings contain environmental and safety concerns. THIS PROJECT IS IN PROGRESS	1 lot	6	\$1,000,000
				Total	\$1,965,000

MICHIGAN DEPARTMENT OF CORRECTIONS BELLAMY CREEK CORRECTIONAL FACILITY

Expecting Excellence Every Day

MEMORANDUM

DATE: 5/30/23
TO: Matt Macauley Warden IBC
FROM: Scott Klein Physical Plant Superintendent IBC
Subject: Annual Physical Plant Report

This report has been prepared in accordance with P.D.04.03.100
The Facility overall is in good shape. We are addressing roof leaks as they are located. We are maintain existing boilers and investigating upgrade options. We have replaced all Housing Unit water heaters with high efficiency heaters. No issues currently. Allied Universal is working on sourcing equipment for Gallagher Stun fence upgrade. The Guard One duress upgrade system is nearing completion at IBC and the Dorm. Light pole replacement was completed December 2022. Fire alarm upgrade was completed May 2023.

Bellamy Creek Correctional review of Physical Plant

Security Systems

- *AUS sourcing Gallagher Stun Fence equipment for upgrade
- *Shaker wire and perimeter fence no issue, continue to inspect, and monitor
- *Guard One duress system installation nearing completion

Housing units 1 thru 8

- *The housing roofs are in fair shape, leaks addressed as needed
- *Fire alarms upgraded May 2023
- *Egress doors showing rust replacing if needed
- *Boilers and pumps parts becoming obsolete, investigating upgrades
- *ACR approved for replacing laundry equipment
- *Comtech has been contacted to upgrade intercom systems

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 upgrade completed May 2023
- *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
- *ACR approved to add cameras in classrooms

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
- *Fire alarm upgraded in 2023

Food Service Building 200

- *ACR approved for Production Area floor upgrade
- *Food Service in fair shape
- * 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

Grounds Storage

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

Bellamy Grounds

- *MOP in place for asphalt replacement in 2023
- * Light pole replacement completed 12/2022

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

*A&B unit closed

*Fire alarm upgrade completed in C-unit

*ACR started for C-unit roof to replace asphalt shingles with steel standing seam

Dorm, Food Service, Visit room and Chapel

*Area in good shape

Dorm Ground

*Grounds are in good shape

* Driveway asphalt is in fair shape

* Tree removal near perimeter nearing completion

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 05 2023 C-Unit roof replace

*IBC 04 2023 Plasma Cutter re-locate

- *IBC 04 2023 MSI Recycle Tank
- *IBC 03 2023 835 Gator
- *IBC 03 2023 Laundry equipment replacement
- *IBC 03 2023 Caustic Dispenser Cage install
- *IBC 03 2023 Building 300 School camera add

Summary

Currently the Facility is in good shape. A&B units are closed to staff and Inmates. 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. The existing boilers are good shape and operating as designed. We monitor the roofs and address leaks as needed.

BELLAMY CREEK CORRECTIONAL FACILITY

5-Year Plan

FY2025

Building	Project Description	Reason Description	Quantity & Units	Facility Priority	Cost Estimate
Equipment	Camera System Upgrade	Technologies upgrade on existing camera system. Upgrade required by Central Office Physical Plant	1 System	1	\$1,413,024
Perimeter	Gallagher Stun Fence Upgrade	Upgrade communication network of existing stun fence. (Project is in progress)	1 system	2	\$692,704
IBC Housing Units	Update heating boilers	Install more efficient boilers due to age	12 boilers	3	\$360,000
IBC Grounds	Resurface parking lots, main walk and perimeter road	Replacement due to aging crumbling failing asphalt (ACR approved)	6 acres	4	\$2,320,816
IBC Kitchen	Replace and Resurface Kitchen floor	Replacement due to failing quarry tile. Replacing with epoxy floor. Project approved and in design stages (ACR approved in design stages)	1 Building	5	\$400,000
Housing-Dorm	Replacement of Asphalt Shingles	Replace failing asphalt shingles with steel roofing (ACR Approved)	1 Unit	6	\$761,952
IBC-Housing	Replace flat roofs on Housing Units	Replace due to age and start of leaks	8 units	7	\$4,000,000
IBC-Housing	Intercom Upgrade	Systems failing and parts are obsolete	8 units	8	\$50,000
IBC-Housing	Washers and Dryers	Aging of equipment/ Needing repairs	2 units	9	\$100,000
IBC-Grounds	Zero turn mowers	Age and repairs (Approved and waiting delivery)	2 units	10	\$70,000
Bldg 200-School	Camera Install	Additional cameras need in classrooms (ACR approved)	7 cameras	11	\$45,989
Bldg 400-MSI	Camera Install	Additional cameras need in Factory	8 cameras	12	\$60,000
				Total	\$10,274,485

MICHIGAN DEPARTMENT OF CORRECTIONS

“Committed to Protect, Dedicated to Success”

Memorandum

DATE: July 31, 2023

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

The MOP project to upgrade the security camera system and to add additional cameras is underway with estimated completion of fall 2023.

The MOP project to repair perimeter fence and install buffer fences between buildings being finished with punch list items being addressed.

The MOP project to install additional lighting to areas within the perimeter part of the security camera project and it has been started.

The perimeter security E flex zone system was replaced during the last year by Allied Universal.

The E unit generator is being removed and the building stand by power is getting tied into the main generator for the entire site. This work is being done with the camera security project.

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 F/G, and C/D.

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.

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

Programs Building

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 floors in the kitchen area needs to be replaced. Many walls are deteriorated.

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 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.

Windows are poorly insulated and need to be replaced.

Grounds

There is a MOP project to replace driveways, parking lots and walkways throughout the facility. This is in the design phase.

Maintenance Building

There is a MOP to build a cold storage building to create space for storage of equipment and supplies. This is in the design phase.

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

JACKSON-COOPER STREET/SAI CORRECTIONAL FACILITY

5-Year Plan

FY2025

Building	Project Description	Reason Description	Quantity & Units	Facility Priority	Cost Estimate
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	2	\$1,650,000
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
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	Roof Fall protection installed on all building roofs.	For the safety of maintenance staff when doing repairs.	11 units	1	\$55,000
Administration Building	Add power assist doors.	Not to Present Code. Not ADA compliant.	2 Units	1	\$60,000
Sallyport	Replace original sallyport and interior guard shacks	Current guard shack is original and from age, is starting to deteriorate.	3 each	3	\$100,000
Administration Building	Add on wellness quiet room to JCS administration building		300 SF	2	\$200,000
Administration Building	Replace 20 year old heating and air conditioning system eastside Warden's suite addition	System is over 20 years old. Replacement parts are becoming obsolete, nearing end of useful life. Not as energy efficient as newer systems.	1 unit	3	\$350,000
Administration Building	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	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	Construct a maintenence storage building	This is to replace older temporary structures and to protect maintenance equipment used at facility	TBD	3	\$375,000
Site	Replace 3 modular units at SAI	Increased program space will better meet the needs of the SAI program, while replacing modular units.	TBD	2	\$300,000
				Total	\$6,697,500

MICHIGAN DEPARTMENT OF CORRECTIONS

“Committed to Protect, Dedicated to Success”

MEMORANDUM

Date: July 21, 2023
To: Kim Cargor, Warden JCF
From: Nick Male 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. Roofing projects for TA/TB/TC/TD/TE/TF/I/J/600/A/B/C/D/E/F/G/H will reach completion by 11/15/2023. 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, the majority of the parking lots, walkways, and concrete/asphalt areas throughout the entire facility are scheduled to be repaired and/or replaced. The project to update and/or replace the drives, walkways, and parking lot was put on hold due to COVID and has been re-scheduled to start Spring 2024. The perimeter fencing overall is in good condition. 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 repair; however, the sub-structure is good. Lighting system is in serviceable condition with some converted to LED. HVAC system has been upgraded. Plumbing systems are functional in occupied areas. Fire alarm system replacement project is completed. Roof recently replaced with rolled rubber and metal coping. Parking lot is in poor condition and is included to be updated or replaced in the drives, walkways, and parking lots project.

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 and is currently 45% completed. HVAC system functioning and serviceable. Portions of the Air conditioning system is nearing the end-of-life expectancy 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. Lighting is in the process of being replaced with LED lighting, which is currently 15% completed. Fire alarm system replacement project is complete. 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 in good condition. Lighting is in a serviceable condition with 30% converted to LED. HVAC system functioning and serviceable. Plumbing systems are functional in occupied areas. We are continuing to monitor the crack in brick work due to settling. Fire alarm system replacement project is complete. 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 which is currently 80% completed. HVAC system functioning and serviceable. Plumbing systems are functional in occupied areas. Fire alarm system is complete. Roof repair project is complete. The roofing project is

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 which is currently 35% completed. HVAC system functioning and serviceable. Plumbing systems are functional in occupied areas. Fire alarm replacement project and roofing projects are 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 which is currently 35% complete. HVAC system functioning and serviceable. Plumbing

systems are functional in occupied areas. Installation of Food Service dishwasher and booster heater is complete. Fire alarm system replacement project is completed. Roof repair project is in the process of being completed.

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. A/B/C/D Units LEDs are 90% complete. HVAC system functioning and serviceable. Plumbing systems are functional in occupied areas. Fire alarm system replacement project is complete. Roof repair project is complete for this building.

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. 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 completed. Parking lot is in poor condition; replacement project has been initiated and is currently under review and assessment. Parking lot project is estimated to begin in Spring 2024.

Housing Unit 1_TE/TF

This building is structurally in fair condition. The original design is not optimal for a correctional institution. Entire replacement of the building to an updated version is strongly advised. 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, specifically TF Unit's doors need to be replaced with new ones. Concrete board will help reduce frequent repairs caused by inmate tampering. Entrance awnings have been added to the roofing project to prevent water damage. LED lighting upgrades are 90% completed. Heating furnaces are in serviceable condition but nearing the end of their life expectancy. Ventilation systems are in good serviceable condition. The original ventilation fans are currently in the process of being upgraded during the roofing project. Plumbing systems are functional in occupied areas. Electrical system panels are at maximum capacity. Fire alarm project is complete. Roof is in poor condition; replacement project is on-going and is scheduled to be completed by Nov. 15th, 2023.

Housing Unit 2_TC/TD

This building is structurally in fair condition. 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. Concrete board will help reduce frequent repairs caused by inmate tampering. Wall coverings and flooring in occupied areas of the building are in fair condition Entrance awnings have been added to the roofing project to prevent water damage. LED lighting upgrades have been completed. Furnaces

are in serviceable condition but nearing the end of their life expectancy. Ventilation systems are in good serviceable condition. The original ventilation fans are currently in the process of being upgraded during the roofing project. Plumbing systems are functional in occupied areas. Electrical system panels are at maximum capacity. Fire alarm system is complete. Roof is in poor condition; replacement project is on-going and is scheduled to be completed by Nov. 15th, 2023.

Housing Unit 3_TA/TB

This building is structurally in fair condition. 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. Concrete board will help reduce frequent repairs caused by inmate tampering Entrance awnings have been added to the roofing project to prevent water damage. LED lighting upgrades have been completed. Heating furnaces are in serviceable condition but nearing the end of their life expectancy. Ventilation systems are in good serviceable condition. The original ventilation fans are currently in the process of being upgraded during the roofing project. Plumbing systems are functional in occupied areas. Electrical system panels are at maximum capacity. Fire alarm system is complete. Roof is in poor condition; replacement project is on-going and is scheduled to be completed by Nov. 15th, 2023.

Active ACR/PPC Requests (w/approval date)

- * PPC 19-535 Arc flash phase 3 - 10/31/19 - On Hold
- * JCF 01 2021 Drives, Walkways, and Parking Lots 3/8/2021- in progress – expected start in Spring of 2024.
- * JCF 01 2021 Roofing (MOP/WO 472_18073, MOP/WO 472_22266, MOP/WO 472_2267) - 3/26/2021- In Progress, work being completed in facility
- * JCF 07 2021 PBF - Bleachers for gym - 8/18/2021 – On hold, need new quote and resubmit
- * JCF 07 2021 Food Service Coolers and Freezer - 8/18/2021 - In Progress – all materials on site, and planned to be installed by the end of July 2023
- * JCF 11 2021 Door Control Upgrades - 12/31/2021 - In Progress
- * JCF 04 2022 TA/TB Unit Water Heaters - 6/3/2022 - In Progress
- * JCF 04 2022 Video Monitoring System - 5/16/2022 - In Progress
- * JCF 06 2022 TF Unit Sink Replacement - 7/12/2022 - In Progress
- * JCF 10 2022 Fire Alarm Phase II Hood Suppression System - 1/11/2023 - In Progress
- * JCF 05 2023 Water Heater Replacements – 3/14/2023 - In Progress
- * JCF 05 2023 Tilt Skillet Replacement -5/8/2023 - In Progress
- * JCF 05 2023 Kettle Replacement - 5/8/2023 - In Progress
- * JCF 05 2023 Move Welding Area - In Progress (workflow needs to be updated)
- * JCF 08 2022 John Deere 1575 – 9/13/2023 - In Progress – waiting on delivery of equipment.

Completed/Merged ACR/PPC Requests

- * PPC 18-284 Concrete replacement (Merged to Drives, Walkways, and Parking Lots project)
- * PPC 19-147 Upgrade fire alarm system (Merged to phase II ACR)
- * PPC 19-514 Asphalt drive (Merged to Drives, Walkways, and Parking Lots project)
- * PPC 19-533 Roof project (COMPLETED)
- * JCF 02 2020 Food service heated tray (COMPLETED)
- * JCF 02 2021 REVISED - Twelve cameras and new server (Merged to Video Monitoring System)
- * JCF 04 2021 Camera Upgrade Project (statewide) (Merged to Video Monitoring System)
- * JCF 07 2021 Temp Kitchen Dishwasher (COMPLETED)
- * JCF 07 2021 PBF - Workout Equipment (COMPLETED)
- * JCF 04 2022 Control Center Window Tinting (COMPLETED)
- * JCF 06 2022 Starnet2 Workstation-Addition (COMPLETED)
- * JCF 10 2022 Cotton Kitchen Roll-In Oven (INSTALLED/COMPLETED)

Discontinued/Unapproved ACR/PPC Requests

- * JCF 03 2020 J Unit Med Room HVAC (Denied in the ACR Process)
- * JCF 06 2022 Sally Port Metal Detector - cancelled by Warden Nagy
- * JCF 08 2022 Cortech Tables 2 (Denied in the ACR Process for statewide furniture project)
- * JCF 02 2020 Admin Building Access Control 1/12/2021-(Denied in ACR Process)

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.

G. ROBERT COTTON CORRECTIONAL FACILITY
5-Year Plan FY2025

Building	Project Description	Reason Description	Quantity & Units	Facility Priority	Cost Estimate
Facility Wide	Facility wide drives, walkways, and parking lots	Repair or replace approximately 90% of the drives, walkways, and parking lots throughout the facility. Needed due to wear and tear beyond serviceable life. Funds from FY19-FY22 to be used towards this project due to price increases and delays from COVID.		1	\$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.		2	\$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.		3	\$1,500,000
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.		4	\$1,000,000
300	Add a second washing machine in Quartermaster	Replace the residential style washing machine with an industrial grade washing machine.		5	\$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.		6	\$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.		7	\$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.		8	\$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.		9	\$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.		10	\$400,000
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.		11	\$150,000
200	Healthcare/building 200 A/C	Replace the Air Conditioning unit for building 200.		12	\$1,000,000
200	Replace cotton food service boilers	Replace the boilers in the level 2 food service building.		13	\$2,000,000
Facility Wide	update showers	update interior coverings on showers to stainless steel inserts.		14	\$900,000
100/200 (L-UNIT), 300	replace elevators	Replace the 3 elevators on facility grounds.		15	\$1,500,000
300	Grease Trap/3-compartment sink in food tech	Current grease trap is towards the end of it's life span. The drain and plumbing system underneath the 3-compartment sink in food tech is not designed properly. The size needs to be increased, it needs to be separated, and re-ran into the main.		16	\$100,000
				Total	\$17,700,000

“Committed to Protect, Dedicated to Success”

MEMORANDUM

DATE: October 19, 2023

TO: Daniel Smith, Physical Plant Division

FROM: Tim Clifton, Physical Plant Supervisor

SUBJECT: Annual Facility Report 2023 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:

- Roof replacement on 200 building
- Parking lot repairs ACR submitted

Internal Facility Project Accomplishments:

- Benches refinished and installed

- Upgrade lighting to LED (currently underway)
- Shaker wire replacements
- Converted old cell into usable office

Future projects known to date:

- ACR submitted for replacement of doors and door frames in 500 building. Awaiting approval.
- ACR submitted to add food slots to cell doors
- ACR approved for parking lot repairs

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. 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 fair condition.

- HVAC components are in need of replacement. 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.

600 MSI building

Building in overall good condition
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:

Remove old propane tanks

Internal Facility Project Accomplishments:

Upkeep on heat and water

Future projects known to date:

-None

Some future concerns include 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.
Elevator stopped working

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

500 Housing

-This building is in overall good condition.

600 MSI building

Building in overall good condition.

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.

DETROIT DETENTION CENTER CORRECTIONAL FACILITY

5-Year Plan FY2025

Building	Project Description	Reason Description	Quantity & Units	Facility Priority	Cost Estimate
DDC	Various parking lot repairs	pot holes and sink holes throughout the grounds becoming a safety risk	50	1	\$130,000
				Total	\$130,000

MICHIGAN DEPARTMENT OF CORRECTIONS

“Committed to Protect, Dedicated to Success”

MEMORANDUM

DATE: July 1, 2023

TO: Troy Chrisman, 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

DWHC Isolation Rooms
DWHC Call Light
DWHC Roof replaced.

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 front gates are soon to be 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. Roof replacement will need to be done in the near future.

Grounds

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

DWHC

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

CC

File

Nicole Murray

Daniel Smith

RECEPTION AND GUIDANCE CENTER CORRECTIONAL FACILITY

5-Year Plan FY2025

Building	Project Description	Reason Description	Quantity & Units	Facility Priority	Cost Estimate
RGC	Building 142/Maintenance/FS roof replacement/repair	Exceeded Life expectancy	3	2	\$979,000
RGC	Back Yard asphalt	Needs to be replaced/repared	1	3	\$350,000
RGC	Building 142 VAV change out	Needs updated to Trane Tracer	1	4	\$475,000
RGC	Cool Dome	Replace cover	1	5	\$300,000
DWHC	Dwh Breakroom	Update Breakroom adding Plumbing for a sink	1	6	\$250,000
RGC	Door Repacement	Doors throughout the Facility are in need of replacement	5	1	\$300,000
				Total	\$2,654,000

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

Memorandum

DATE: July 12, 2023

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, this project should get started within the next month. We also have a paving project and a bar screen project starting this summer. Our new PPD System has been up and running for several weeks but we still have some bugs to get worked out of the system before the contractor can demo the old system. The Wi-Fi project is underway and is moving along at a good pace.

The new Vocational Village Schoolhouse is complete and is a great addition to MTU but we are still working on the road noise issue. With all the projects, along with the everyday maintenance we do hear at Richard A Handlon Correctional Facility, we strive to make it a safe and secure environment for both inmates and staff.

Housing Unit A / Healthcare

- Roof and fascia were replaced in 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 in 2019.
- Air supply and return grills replaced along with balancing in 2021.
- Interior walls, floors, and ceilings are in good condition.
- Shower walls and floors are in fair to poor condition and should be replaced.

Housing Unit B

- Roof and fascia were 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 were replaced in 2021.
- Laundry equipment is in good condition.
- Interior walls, floors, and ceilings are in good condition.
- Shower walls and floors are in fair to poor condition and should be replaced.

Housing Unit C

- Roof and fascia were 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 were 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.
- Shower walls and floors are in poor condition and should be replaced.

Housing Unit D

- Roof and fascia were 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. However, the 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 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.
- 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. However, the 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 are 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 are 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 the exception of the steel panels. They are rusted where they meet the floor.
- 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.
- 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; however, 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 two sets of stacked ovens 2022 and are in the process of replacing dish machine with new tables and sink.
- We replaced both rotating ovens in 2023, still need to do a start up on one of them.

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.
- In the process of remodeling the employee lounge 2023.

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 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 received 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 are scheduled to be replaced this summer 2023.
- The bar screen that serves both MTU and ICF is very old and manually run. This has been approved and is scheduled to start construction this summer 2023.

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)

Project Number	Project Description	Approval Date	Project Status
	PPD upgrade		Install complete, system needs to wok flawless before demo of old system.
18-115	Razor Ribbon Enhancements	Returned to facility 3/6/18	Complete
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	Complete
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	Complete

20-123	Healthcare COMS	2/21/2020	Complete
20-160	Laundry Dispenser Replacement	3/16/2020	Complete
20-164	Employee Lounge	3/17/2020	Is in progress
MTU-8-2020	Replace two hot boxes	8/31/2020	Complete
MTU-8-2020	Voc. Village plasma cutter & robotic welder	8/31/2020	Complete
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	Project is scheduled to start this summer-2023
20-311	Sneeze Guards	12/7/2020	Complete
20-324	Move Inmate Phones and Kiosks	12/1/2020	Complete
21-70	Tilt Skillet from SAI	N/A	Complete
21-233	Dish Machine Replacement	8/18/2021	Complete
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
21-389	Pre-Rinse Sink & Tables	2/7/2022	Complete
21-347	Food Tech Storage Shed	12/28/2021	Complete
22-180	Replace Existing Asphalt	6/24/2022	Project to start this summer-2023
22-261	Emergency Siren Replacement	9/8/2022	
22-262	Replacement Ovens for Food Service	8/17/2022	95% Complete
23-22	Building Trades Dust Collector	2/14/2023	In the design phase
23-72	Replacement Wood CNC for Education	3/23/2023	Complete
23-101	Baseball Field Drainage		Canceled

Summary

- Parking lot and perimeter road paving project, along with our Healthcare Wing heating project and our Bar Screen project, will make some well needed improvements here at MTU.
- Windows in the housing units are old and drafty and should be considered for replacement in a future project.
- Domestic hot and cold water lines are in poor condition, and we are fixing leaks quite frequently. This should be considered for a future project.
- Main 2400-volt electrical distribution system is old and should be considered for a future project.

RICHARD A. HANDLON CORRECTIONAL FACILITY
5-Year Plan FY2025

Building	Project Description	Reason Description	Quantity & Units	Facility Priority	Cost Estimate
Interior pavement/sidewalks	Repave the main drive on the inside and the area behind food service and the school. Replace concrete sidewalks that are in bad shape.	The pavement on the inside main drive, behind food service and behind the School are in very poor condition. Replace concrete sidewalks that are in rough shape.	2	1	\$575,000
Inside Flex Zones	Replace inside flex zones on perimeter fence with fiber zones.	We get a lot of false and nuisance alarms with the flex zone system and it has cost us a lot on money to maintain between staff and contractors.	6,000 Feet	2	\$360,000
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 both in person and camera vision when it comes to checking zones when they go into alarm and when doing fence testing and inspections. Any fence problems or contraband will also show up better.	265,000 sq. ft.	3	\$500,000
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	4	\$115,000
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	5	\$800,000
Housing Units	Replace windows in all housing units.	The windows in the housing units are old and few seal the weather out especjally 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	6	\$9,000,000
Housing Units	Replace hot and cold water supply lines in Housing Units A, B, C, D, E & F	The hot and cold water supply lines in the units are old and in bad shape and develop leaks on a regular basis.	6	7	\$4,600,000
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 better and make it more comfortable for the prisoners.	3	8	\$2,000,000
A-Unit / Inside Yard	Add three additional cameras, one looking at the front entrance of A- Unit (our covid-19 unit), one looking at the exercise cages behind A-Unit for segregation use and one on the inside yard by the officers shack.	A-Unit is one of the only units we can't see the entrance to identify prisoners. At this time we tie up a perimeter camera anytime we have prisoners in the exercise runs, we would like an additional camera for that area. We would like to add a high resolution PTZ camera to the inside yard to be able to identify prisoners during events.	3	9	\$50,000
Housing Unit A	Smoke purge system for housing uint A.	This would let the facility get rid of our SCBA units which are expensive to maintain and require training for the users. This is something that has been suggested to our facility and many other facilities have put this system in.	1	10	\$400,000
Administration Building	Remodel, upgrade walls, floors and front desk area	This is an old facility and is dated. Would look nice to update walls, floors, ect., we have a lot of tours for Vocational Village and Calvin College.	1	11	\$150,000
Administration Building	Add two story addition to make a larger control center and have an area for retention and storage on the second floor.	Our Control Center is very small and compact for the amount of people that work in there. It would be nice to spread things out a little and give the people that work in there more room to work.	1	12	\$2,000,000
				Total	\$20,550,000

MICHIGAN DEPARTMENT OF CORRECTIONS

“Committed to Protect, Dedicated to Success”

MEMORANDUM

(Sent Electronically)

DATE: June 26, 2023

TO: Jeffery Tanner, A/ Warden
Gus Harrison Correctional Facility

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

SUBJECT: 2023 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 a staff opening for 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 has been installed in housing unit 3 to use as a means of exit/egress in the event of a

chair lift failure.

2. Housing Units 4 & 5

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

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

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

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

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

An ADA ramp has been installed in housing unit 4 to use as a means of exit/egress in the event of a chair lift failure.

3. Housing Unit 6

This housing unit is in good quality condition due to regular maintenance. The housing unit was re-opened in fall of 2022. A leaking section of the sprinkler system was repaired prior to occupancy.

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.

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

4. Segregation Unit

Segregation is in great shape and with the installation of ICON water controls in all 22 cells; this has reduced the repairs and limited self-cell flooding and drain plugging while also reducing water and sewer usage. The air conditioner in the segregation bubble requires regular maintenance due to its age. Segregation is in the same building as Food Service. The sanitation lines were viewed on camera and are in good condition and do not need replacement.

5. Administrative Building

This building is in excellent shape due to regular maintenance.

The current workstation for the HVAC controls is outdated and is to be replaced. The equipment is

ordered and will be installed when received. The control of the temperature is limited until the workstation and software are updated.

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 project is to begin after completion of the same project in Muskegon.

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 and kettles have been replaced in the past year.

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. The project is in the bidding stage and should begin in the fall of 2023.

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 project is in the design and bidding phase. The project is projected to begin in 2024. 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. This building is receiving replacement boilers and controls in an approved ACR.

Health Services and Food Service are in the same building. The sanitation lines were viewed on camera and are in good condition, except for section where the main drain enters the building.

8. School Building

The school building is in overall excellent shape but does experience some roof leaks during heavy rain, which are addressed as the weather allows. Main heating lines are rusting out and in need of replacement. The project is in the design and bidding phase. The project is projected to begin in 2024.

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 design to replace the generator and all related systems. This is projected to begin in 2024.

SOUTH FACILITY

The South side of the facility was closed in fall of 2022. Maintenance continues to do daily rounds of the buildings to ensure there are no major repairs needed. Maintenance checks on the heating systems and water systems during the rounds.

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

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 been 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 will be opened for use once the sanitary line project begins. The duration of the project is estimated between 10-12 months.

3. Education Building

The education building is in good condition.

4. Weight Pit/SPA Area

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

5. MSI License Plate Factory

The factory is in excellent form and housekeeping is a priority. Staff and prisoners do an excellent job. The roof, doors and windows are in good shape. However, due to their age, the rooftop heating units require seasonal maintenance. One unit was replaced in 2022.

6. Administration Building

This building is in adequate repair.

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

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

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

7. Maintenance Building/ERT/Records Retention

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

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

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

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

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

8. Chapel

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

The 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 recently. The perimeter road was crack filled and sealed as well. 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 FY2022 at this writing:

- **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 was completed in Spring of 2023.
- **PA System** – This system is old and obsolete. The entire system should be replaced. Project is in design and bidding phase.
- **300 Building HVAC** – The system is over 20 years old and gets its heat from the 200 bldg. Project is in design and bidding phase.
- **200 Building Sanitation Lines** – Sanitation lines are deteriorating and in need of replacement. Project is in design and bidding phase. The project will begin in 2023.
- **200 Building Boilers** – Replacement boilers and controls are needed for aged equipment. Project is in design and bidding phase.

Needed future facility-wide issues (ACR's have been submitted and approved):

- **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.
- **Fall Protection System, South Buildings** – Fall protection is needed to complete and roof repairs and PMs.

Cc: L. McRoberts, Deputy Warden
K. Roark, A/ Assistant Deputy Warden
R. Howard, Assistant Deputy Warden
A. Johnson, Business Manager
File

GUS HARRISON CORRECTIONAL FACILITY
5-Year Plan FY2025

Building	Project Description	Reason Description	Quantity & Units	Facility Priority	Cost Estimate
Site	VMS Phase II	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	1	\$1,857,000
Site	Electrical Study / PM	Have a study performed on all large transformers/switch gear, exercise equipment, and replace any that are needed	30 Units	2	\$100,000
Site	Replace all Backflow Preventers for the Sprinkler Systems	All backflow preventers were recommended to be changed when inspected during the 5 year internal pipe inspection	18 Units	3	\$75,000
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	4	\$675,000
Site	Add Control Fence Around North Housing Units, add additional walkthru gates, replace existing walkthru gates	Install control fence between north housing units. Add additional walk through gates throughout facility and replace all current gates.	1 System	5	\$170,000
All North Housing Units	Repair/replace all inmate shower units	Install new tile and/or stainless steel in all of the inmate showers on the North side of the facility, housing unit 1-6 and Temp Seg.	28 Units	6	\$300,000
Site	Fence and Razor Ribbon Remediation	Replace rusted fence fabric and ties on perimeter fence	1 System	7	\$200,000
Site	Gun Range Upgrades	Upgrade shelter structure at gun range, pave parking lot and road to gun range.	1 Unit	8	\$400,000
Site	Demolish Old Bank Building / Wellness Building	The old bank building that is used for storage is in poor shape and needs to be removed. It is a safety hazard to enter that building. Build Wellness building in its place.	1 Unit	9	\$300,000
				Total	\$4,077,000

MICHIGAN DEPARTMENT OF CORRECTIONS

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MEMORANDUM

Date: 5/31/2023

To: Warden Davids, ICF

From: Nicholas Clark, Physical Plant Superintendent, ICF

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

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

Facility Overview:

Facility asphalts 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 currently being 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. However, the quality of water the City of Ionia is providing does cause several water supply leaks a year.
- The electrical system is in good condition.
- The security system is in good condition.
- Security gates are in working condition.
- Interior finishes such as carpet are beyond the life expectancy. 2nd floor carpet was replaced in 2017.
- Ceiling tiles need replacement. The building is in a general good state with some exterior brick repair needed.

Building 200: Support Services

- The HVAC system is outdated and needs to have the coils replaced with ones that are more efficient. This is scheduled through project “ICF-6-2021 Coil and Condense replacement.”
- Plumbing is generally in good condition. However, the quality of water the City of Ionia is providing does cause several water supply leaks a year.
- 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. However, the quality of water the City of Ionia is providing does cause several water supply leaks a year.
- The main water softening system for the facility had the media changed in fall of 2022.
- 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 project currently underway “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.
- Both Domestic boilers were replaced in 2022.
- The plumbing systems are generally in good condition with new water softeners having been installed in 2018. However, the quality of water the City of Ionia is providing does cause several water supply leaks a year. Icon water regulating systems are functioning well.
- The electrical systems are in good condition.
- The courtyard concrete is new.

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.
- **ACR (w/approval date)**
 - * Concrete Repair #18-230
 - * ICF-10-2021 New Roofs Units 1-5
 - * ICF-3-2022 Domestic Boiler units 6/7
 - * ICF-4-2022 Unit 2 wall
 - * ICF-6-2022 Underground Diesel tank
 - * ICF-6-2022 Domestic Boiler units 6/7 #2
 - * ICF-7-2022 Concrete Project Additional funds
 - * ICF-7-2022 Unit 3 wall
 - * ICF-8-2022 Healthcare Office Move
 - * ICF-8-2022 Units 2 and 3 Exercise Modules
 - * ICF-4-2023 RMI I Block Shower Doors
 - * ICF-10-2022 Water Softener Media
 - * ICF-11-2022 Building Insulation
 - * ICF-1-2023 Food Slot Upgrade
 - * ICF-1-2023 Additional Yard Lights
 - * ICF-1-2023 Warden's Suite Drop Ceiling
 - * ICF-3-2023 Video Management System Upgrade
 - * ICF-3-2023 RMI Yard Shack
 - * ICF-3-2023 Sally Port Shack Power
 - * ICF-4-2023 Concrete Replacement Project Phase III
 - * ICF-5-2023 Cell Door Controls

SUMMARY

In summary, the facility as a whole is in good working condition. All walkways have been replaced or are currently being replaced to remove any trip hazards. The Plumbing, Electrical and Heating systems are relatively new upgraded in 2018. However, the quality of water the City of Ionia is providing does cause several water supply leaks a year. There are a few areas of concern. The facilities cell door controls are outdated, and supplies are obsolete. There is a project in place do replace the controls. (ICF 5 2023 Cell Door Controls). Also, the facility generator and transfer switch lacks phase monitoring capabilities. A project is in place to replace the generator and transfer switch (ICF 10 2022 Generator and Transfer Switch) Other than these few issues the facility just needs minor repairs and cosmetic upkeep.

IONIA CORRECTIONAL FACILITY
5-Year Plan FY2025

Building	Project Description	Reason Description	Quantity & Units	Facility Priority	Cost Estimate
Units 1-5	Roof Replacement	Current Roofs on the housing units 1-5 are original to the buildings and starting to fail.	5	1	\$1,932,000
200	Replacement of Facilities Generator and Automatic transfer switch.	The current Generator and Automatic transfer and controls are outdated	1	2	\$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.	5	3	\$2,064,632
All Buildings	Build New Building for Water treatment system	Current water treatment system is above healthcare/ foodservice system is in need of replacement.	1	4	1,500,000.00
Gun Towers	Replace current gun towers	Current gun town are in poor condition and need to be replace.	5	5	692,000
All Buildings	Exterior Doors replacement	Many exterior doors are failing and need replacement.	25	6	\$200,000
All Buildings	Exterior brick replacement.	Project shall consist of the removal and replacement of existing brick. Tuck point and repair cracking/grouting that is failing.	4	7	\$250,000
				Total	\$8,138,632

Michigan Department of Corrections

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Memorandum

DATE: July 28, 2023

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 remains in very good shape. Many improvements have been made to the physical plant during the past year. The facility continues to abate asbestos from flooring areas in “D” school and “A” building inmate housing areas. Low water cut off controls were installed on all three facility boilers. Fall protection was installed on “H” building for staff safety. Metal ladders were installed in all housing units, the ceiling was replaced in the inmate restroom in “E” building East restroom, bottle filling stations were installed in staff and inmate areas, a new dish machine was installed in food service, the flooring was re-done in the A-3 activity room, all maintenance staff received fall protection training, 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 25 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 two offices.
- Abatement of asbestos in two offices.
- Privacy partition installed in the inmate bathroom for PREA compliance.

Building 29 (LCF): Administration, Control Center, Healthcare, and Inmate Housing. The building is in fair condition and operates well, considering its many different functions. The roof is less than 24 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:

- Installed partitions in inmate restrooms for PREA compliance.
- Replaced compressor in administration AC unit.
- Cleaned all the ductwork in the administration portion of the building.
- Re-plumbed and installed two new patient chairs in the dental clinic.
- Replaced mailroom flooring with vinyl tile.
- Replaced the broken tabletop in the Wardens' conference room.
- Replaced the flooring in control center, the EM room, and the bubble area with vinyl plank flooring.
- Patch and paint walls in mailroom.
- Redo flooring in A-3 activity room.
- Replace flooring in office of Arsenal Sgt.
- Install bottle filling stations behind the information desk, in the Deputy Warden's hallway, the officer's station in health care, and in the inmate waiting area in health care.
- Repainted all safety paint on exterior of building.
- Vertical blinds were installed in the administrative offices.

Building 42 (ACF): This building has been closed. No utilities are on in the building. 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 25 years old and is being replaced this summer. 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 six 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:

- Removed cosmetic wall on the exterior of B-5 to provide better visual coverage for custody staff.
- Installed water saving faucets in housing areas of all five units.
- Upgraded the soffit lights on the exterior of “B” building.
- Welded bunk ladders on all double bunks in the building.
- Replaced the shower flooring in B-3.
- Installed bottle filling station in B-5.
- Repainted all safety paint on the exterior of the building.

Building 47 (LCF): Housing, Laundry, and Quartermaster. Condition of this building remains about the same as Building 46. The two 60-pound washers in the central laundry were replaced 5 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 25 years old and will be replaced during Phase II of the Roofing Restoration project at LCF during the summer of 2024.

Physical Plant Improvements:

- Installed new 75# washer in the central laundry.
- Installed water saving faucets in housing areas in all five units.
- Replaced sump pump in basement of C-5.
- Repainted all safety paint on exterior of building.
- Removed brick wall on the exterior of C-5 for better visual access to the yard for custody staff.
- Installed a bottle filling station in C-5.
- Welded ladders on all the bunks in the building.
- Replaced main steam valve on the dryer manifold in the central laundry.

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 28 years old and is of pole-barn type construction. Roof and siding are metal. 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.

- Welded ladders on all double bunks in building.
- Replaced and added additional insulation to attic areas.
- Replaced drywall ceiling in E-1 east restroom.
- Added ventilation in roof in building.
- Removed mold and mildew from attic space of building.
- Replaced bottom three feet of exterior siding with new metal siding.
- Moved the custody staff offices from their location to the lobby areas for better coverage.
- Repainted all safety paint on exterior of building.

Building 52 (LCF): Housing. Building is over 28 years old and is of pole-barn type construction. Roof and siding are metal. 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.
- Welded ladders on all bunks in building.
- Moved officers' station from their office area to the lobby areas for better coverage.
- Replaced bottom three feet of metal siding on the exterior of the building.
- Added additional insulation and ventilation to the attic space of building.
- Removed mold and mildew from attic spaces of building.
- Repainted all safety paint on exterior of building.

Building 53 (LCF): School and Programs. This building is pole-barn construction and is over 28 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. All the HVAC units in staff offices and classrooms need replacement. The roof was replaced in 2022.

Physical Plant Improvements:

- Bottle filling station installed in "G" rec area.
- Condensate return leak repaired on the exterior of the gymnasium area.
- The bottom three feet of steel siding on the exterior of the building was replaced.
- The roofing on the building was replaced with standing seam metal.
- Additional data drops were installed in the law library and regular library.

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.

Physical Plant Improvements:

- Replaced dish machine for facility.
- Re-routed main condensate return line from building.
- Repainted all safety paint on the exterior of building.
- Completed all inspections and cleanings of exhaust hood.
- Installed roof anchors for staff fall protection safety.
- Cleaned 1500-gallon grease trap.
- Repaired exhaust hood above cooking area.
- Used cooking grease was recycled. A total of 50 pounds.

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:

- Repaired steam leak in old CDW food service area.
- Purged building of unused trash.
- Recycled unused metal in building.
- Replaced defective mini-split HVAC unit for transportation staff.
- Installed partition for PREA compliance.

Building 61 (CDW): Power Plant. The building and equipment have been well maintained and is meeting the needs of the complex. Boilers are 48 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:

- Annual inspection of facility boilers was completed.
- A steam leak in the basement was repaired.
- A water main leak was repaired on the exterior of the building.

- All the safety paint was repainted on exterior and interior of building.
- The main drain was cleaned that goes to the lift station.
- The underground fuel tank was repaired.
- The boiler safety switches were rebuilt for all three boilers.
- Low water cut off switches were installed on all three boilers.
- The overhead door in the generator building was replaced.

Building 66 (CDW): Sewage Lift Station. The building houses the main sewage pumps for the entire complex. The pumps are in good condition and the new controls and energy saving devices have been working well to operate more efficiently. 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:

- Repainted all safety paint on the interior and exterior of building.

Building 70 (CDW): Grounds Maintenance. Building is in good condition. The roof was replaced in 2022. The windows need to be replaced to increase efficiency.

Physical Plant Improvements:

- The safety paint was repainted on the exterior and the interior of the 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:

- All safety paint on the exterior and the interior of the building was repainted.

Complex Infrastructure: Roads, Tunnels, Piping Systems, Electrical Distribution, Water Distribution and Storage. Roads throughout the closed prison and Camp are in poor condition and have been closed. Approval has been given to remove the roads when funding is available. LCF parking lots need to be re-striped. The interior roads inside of LCF are all recently new and in great shape except for the road leading from the east side weight pit to the B-5 back dock 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:

- Asphalt cracks on entrance road and perimeter road were filled with crack sealer.
- The newer asphalt roads inside of the facility were seal coated.
- All interior utility tunnel lids were inspected and replaced as needed.
- All catch basins on the exterior of the prison were inspected and repaired as needed.
- The gun range project was completed.
- The crumbling concrete on the crossover road was replaced with new concrete.
- The road was patched in front of the power plant.

Perimeter Fence and Security System: The fence security system was upgraded four years ago. The perimeter lights have all been upgraded to LED lights. The facility PPD system has been completed.

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.
- Two maintenance mechanics were sent to ongoing training for the security systems and the camera systems.
- All fire alarm systems were tested as required.
- The perimeter fence was inspected and repaired as needed.

Grounds:

- The light bulb on top of the water tower was replaced.
- The trees in the vicinity of the main power lines that supply power to the facility were trimmed.
- Safety paint was repainted in all areas.
- The maintenance parking lots were restriped.

Yard:

- All perimeter light poles were scraped and painted in rusty areas.
- Safety paint in all areas was repainted.

CC:

John Morrell

Daniel Smith

Dave Albrecht

Cheri Mathews

LAKELAND CORRECTIONAL FACILITY
5-Year Plan FY2025

Building	Project Description	Reason Description	Quantity & Units	Facility Priority	Cost Estimate
LCF A Housing	Replace central air conditioning equipment in A building Housing, Health Care, and the Administration areas.	Current systems are very aged and require a lot of maintenance. Project in design phase.	5 units	1	\$4,000,000
Power Plant	Replace existing salt storage tank.	Current tank is deteriorating and needs replacing.	1	2	\$319,000
Site	Condensate return piping.	To decrease operational costs. Replace condensate return piping in half tunnel and direct buried pipe.	1 unit	3	\$2,261,600
Administration Building	Upgrade the main electrical distribution lines and service panels. Remodel information desk area.	Increased needs have exceeded current system.	1 unit	4	\$1,100,000
LCF School Bldg.	Replace HVAC units in classrooms	Current units are beyond useful life.	6 units	5	\$286,000
LCF Bldgs. E,F,G,and H	Replace existing windows	Current windows are very inefficient and leak a considerable amount of heat and cooling.	4 units	6	\$1,650,000
LCF B building	Remodel inmate shower areas in B-2, B-3, and B-4 so they are handicapped accessible.	Due to the aging population of the facility, more handicapped fixtures are becoming necessary.	3	7	\$3,000,000
LCF Site	Install Buffer fence to increase perimeter security	Due to the proximity of the outer security fence to public roads and private land, the facility wishes to increase the security by installing a buffer fence.	1	8	\$600,000
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	\$979,000
LCF Maintenance Storage	Install fire protection system.	Building has no detection system.	2,400 SF	10	\$77,000
LCF E and F buildings	Install camera monitor screens in the lobbys of the units for custody staff to view.	This would increase visibility and security when no staff can be physically in the hallways.	8 units	11	\$400,000
LCF E and F buildings	Install metal wall coverings over the drywall in the inmate cubes.	Installing the metal would decrease the amount of damage and hiding spots for inmate contraband. This would make LCF a safer place for inmates and staff.	8 units	12	\$400,000

LCF Training Bldg.	Install employee exercise room	Improve morale, mental health, and wellness of LCF employees.	1 unit	13	\$262,000
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	14	\$187,000
LCF 'B & C' Housing	Replace drop ceilings with drywall ceilings	Provide more security for institution.	21,500 SF	15	\$1,430,000
LCF B,C Housing	Replace steam coils in housing units	Current coils are aged and have periodic leaks.	13 units	16	\$255,552
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	17	\$462,000
LCF A & C Housing	Replace existing roofs.	Roofs are worn and need replacing.	142,100 SF	18	\$3,300,000
LCF Site	Camera System Upgrades	Current cameras will be obsolete.	300 units	19	1,980,000.00
LCF Powerplant	Room around T.V. receivers	Current temperatures are damaging satellite receivers.	1 unit	20	\$93,500
LCF E and F bldgs.	Replace current clothes dryers with new dryers with fire suppression and enclosed in a 1 hours fire protected room	Improve morale, mental health, and wellness of LCF employees.	2 units	21	\$500,000
ACF Site - All	Building demolition.	Damaged. Request of Facilities Maintenance.	328,940 SF	22	\$2,420,000
Site	Replace asphalt road from Fourth Street to the Warehouse parking lot.	Current asphalt road is deteriorating and needs to be replaced.	1 unit	23	\$385,000
LCF A building	Switch locations of med room and pharmacy.	The current med room is too small for the current population.	1 unit	24	\$200,000
Maintenance	Replace pneumatic heating controls with direct digital controls (DDC).	Beyond useful life. Not functioning or broken.	17,530 SF	25	\$137,500
Power Plant	Install condensing economizer system at the Power Plant for all three boilers.	Decrease operational costs.	1 unit	26	\$990,000

LCF Admin 'A' Housing and 'B & C' Housing	Fin tube radiation. Only in housing Units.	None presently installed. Doesn't provide adequate heating. Underflow heating system is not working.	109,000 SF	27	\$781,000
LCF site	Replace siren and PA system	Old system requires continual repairs.	1 unit	28	\$500,000
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	29	\$275,000
LCF Warehouse	Replace existing single pane windows with energy efficient windows.	Worn out. Damaged.	30 Units	30	\$891,000
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	31	\$407,000
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	\$231,000
LCF Sewer Plant	Back up generator	Back up power in event of emergency.	1 unit	33	\$352,000
LCF Food Service	Back up generator for building.	Protect fryers/coolers from failing.	1 unit	34	\$264,000
LCF 'B' Building	Upgrade the main electrical distribution lines and service panels.	Current service is too small and outdated.	1 Unit	35	\$264,000
Power Plant	Replace existing window system - w/ insulated system.	Worn out. Damaged.	1,550 SF	36	\$209,000
LCF Generator Building	Site Improvements III, new, above ground tank	Upgrade above ground generator fuel tank to include overflow protection.	1 Unit	37	\$275,000
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	\$121,000
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	\$192,500
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	\$115,500

LCF A building	Abate remaining asbestos from floors and ceilings	Eliminate health and safety concern as well as future expenses.	3,000 sf	41	\$1,500,000
Grounds	Replace existing window system - w/ insulated system.	Worn out. To Cover up Water Damage.	840 SF	42	\$308,000
Site	Salt storage building for grounds maintenance	Allow facility to store salt on site and purchase cheaper	1 Unit	43	\$209,000
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	44	\$1,320,000
				Total	\$35,890,152

MICHIGAN DEPARTMENT OF CORRECTIONS

“Expecting Excellence Every Day”

MEMORANDUM

DATE: July 10, 2023

TO: ADD Willis Chapman, Warden.
Macomb Correctional Facility

FROM: Michael Backlas, Physical Plant Supervisor

SUBJECT: Annual Physical Inspection 2023- MRF

Administration Building

Deficiencies noted:

Exterior doors need to be replaced due to deterioration and age; ACR MRF 08 2022 Door Renewal Administration Lobby is approved. The visiting room yard wall has major damage to the soldier course of brick, see project 472-233393.MNB. 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:

The top locks of units 1, 2, and 3 are not working properly and parts are missing. Exterior doors need replacement due to deterioration. ACR MRF 08 2022 Housing School & Support BLD door renewal is approved. Exterior brick work needed on the soldier course of housing units 1, 4, and 5 see project 472-233393.MNB. HU6 ADA upgrades are pending completion of project 472-233393.MNB. Heating Boiler logs and boiler water treatment program has not been maintained. Housing unit 6 A wing shower fixtures are a mess. Housing unit 3 D wing exterior grading is pitched toward the building allowing rainwater to collect around the foundation.

Finding/Observations:

Housing unit 4 and 5 Cell door locking devices and operators have been in operation for thirty years and require overhaul and refurbishing. Housing unit asphalt paved small yards are deteriorating. They should either be removed or resealed and chip coated before there is nothing left to repair. Weed trimming has exposed and damaged the copper base flashing along all housing unit exteriors. The roof of housing unit 7 requires frequent repairs. This roof has been repaired by roofing contractors but is continuously having new issues arise. Housing unit 4 and 5 lighting control system is original; advocate renewal with the same lighting system controls used in the other housing units. Remaining mechanicals of these buildings are in working order. All wheelchair lifts are in working order. The bathrooms and showers are in working order. The roofs of housing units 1 thru 6 are clean and in good shape. The interiors of these buildings are clean and maintained.

Building 200

Deficiencies noted:

Heating Boiler logs and boiler water treatment program has not been maintained. Heating boiler 1 is out of order. Domestic hot water storage tank drainpipe fitting corroded through and is no longer intact and therefore I suspect tank is at the end of its service life.

Findings/Observations:

Remaining mechanicals are maintained and in working order. The roofs are clean and in good shape.

Refrigeration

Walk in cooler evaporator coils required brazing to repair leaks in FY2023. Food service and warehouse refiguration systems are due for renewal.

Food Service

Deficiencies noted:

Religious kitchen oven needs renewal due to condition and age. B side cooler is out of order. Floor tile grout has been damaged due to power washing and grout is missing in large areas. A side serving line floor drain is compromised and requires replacement. Drain is out of ordered until repairs are made.

Findings/Observations:

Remaining mechanicals are maintained and in working order. Refrigeration systems, Freezer 1 and 2 and walk in coolers 2 and 3 are thirty years old and preforming as required. I recommend a third-party evaluation to determine the refrigeration systems remaining service life.

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. 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. The laundry natural gas supply line weld at the main connection looks to be poorly welded and needs to be refurbished.

Findings/Observations:

All mechanicals are maintained and in working order. The roofs are clean and in good shape. The interior of this building is well maintained.

Laundry Equipment.

Deficiencies noted:

Housing Units 1, 2, 3, 4 and 5 laundry room equipment were removed years ago, the laundry rooms are currently used as a porter closet. The laundry trench, ventilation, transformers, electrical disconnects and plumbing fixtures remain. Abandoning the laundry rooms, and creating central laundry looks to have been accomplished without the requirements set forth in in chapter 6 of the Physical Plant Operation Plan.

Findings/Observations:

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

Health Care

Deficiencies noted:

Exam rooms 24 and 25 have been altered changing the occupancy status to an office, without the requirements set forth in in chapter 6 of the Physical Plant Operation Plan.

Findings/Observations:

Mechanical systems are in good working order. Area is clean and in good condition.

Segregation

Deficiencies noted:

Cell door locking devices and operators have been in operation for thirty years. Refurbishing the controls and locking devices is recommended.

Findings/Observations:

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

Intake Area/Sallyport

Deficiencies noted:

Sallyport pit drain is collapsed and unable to drain properly. Sallyport gate operator requires frequent repairs, the unit has exceeded its intended service life and requires renewal.

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 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 reduction gear is making noise and must be renewed. There is empty AST 300-gallon diesel fuel tank located near a storm drain. This tank is not listed with LARA.

Building 800 (Modular Unit)

Deficiencies noted:

None.

Findings/Observations:

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

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 StarNet II 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 StarNet II have no masking. When the heating system is off for summer StarNet II sees this condition as an active mechanical alarm. Maintenance office security communication ports are not working.

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. 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.

Findings/Observations:

Generators are exercised weekly, and load tested monthly. Generators are well maintained and fully operational. 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-four years of service.

Fire Protection Life Safety Systems

Deficiencies noted:

None.

Findings/Observations:

All fire alarm systems and fire suppression systems inspected and operational. Food Tech Kitchen hood fire protection is the Mist O Fire type and recommend replacement with a UL300 NFPA17 rated system. Kitchen hood fire protection is the Mist O Fire type and recommend replacement with a UL300 NFPA17 rated system.

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 cabinet 5 driveway has collapsed.

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 2023. Boiler Project phase II 472-19471.MNB. - ADA Egress Ramps and Related Infrastructure Improvements - Phase IV 472-23393.MNB. Security System Upgrades Phase II 472-22201. Various Security Camera Upgrades 472-22458.MNB. Wellness plan for improved staff work atmosphere project tasks, remodeling the

staff lounge, staff bathrooms and building an outdoor pavilion.

MRF Maintenance department is understaffed. Four vacancies exist, two maintenance mechanic positions, the plumber and electrician. Staff shortages effect the ability to perform required preventive maintenance as scheduled, to respond to casualties with the physical plant assets and complete facility projects. Many physical plant assets are in a poor condition due to age and neglect.

My FY 2023-2024 goals are to continue contracting with our trade partners to assist in correcting major discrepancies. Fill the vacant maintenance department FTEs. Increase department training. Continuing to improve Macomb correctional physical plant operations.

MACOMB CORRECTIONAL FACILITY
5-Year Plan FY2025

Building	Project Description	Reason Description	Quantity & Units	Facility Priority	Cost Estimate
Building 500	Warehouse walk in cooler. Renew refrigeration equipment and cooler box.	Refrigeration unit has exceeded its intended life cycle. Cooler box in not intact. Mutable failures yearly.	3 units	1	\$175,000
Building 200	Food service walk in cooler/freezer, renew refrigeration system	Refrigeration unit has exceeded its intended life cycle.	3 Unit	2	\$105,000
Facility	Replace Top-lock System- HU 1, 2, 3	Age of system (26 yrs.), replacement parts are not available. Operational failures have increased.	360 units	3	\$1,500,000
Housing Units 1-3	Renew Level II Prisoner Lockers	Age of lockers, (26yrs) poor condition, increased security	363 units	4	\$499,300
Housing Units 1-6	Replace Interior Mechanical Room Doors in Restrooms	Doors/frames and hardware are corroded frames have swelled and difficult to operate. 26 years old. Improved appearance	14 units	5	\$210,000
Housing Units 4 & 5	Replace Door Controls - Units 4 & 5	Age of system(26yrs), replacement parts are not available,	2 units	6	\$120,000
Building 200 & 300	Kitchen Fire Suppression system	Replace outdated system with a modern UL300 system	2 unit	7	\$150,000
Facility	Replace Exterior Doors MOP 472/23456.MNB	Age of equipment. Damaged and deteriorated. Improve appearance.	15 units	8	\$900,000
Facility	Security Camera Upgrade 472.22458.MNB	Increase security and safety.	25 units	9	\$800,000
100 BLDG	Replace quadruple exterior doors/frames and controls MOP 472/23456.MNB	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	10	\$150,000
Housing Unit 1,2,4,	Replace Domestic Hot Water Heater - HU 1,2,4,5 472/19471	Age of system(26yrs), eliminate high maintenance costs and increased efficiency.	1 units	11	\$408,000
Facility	ADA ramps and Repair Exterior Brick Work MOP 472/23393.MNB	Address ADA code issues. Fix deteriorated and damaged brick.	17 unit	12	\$787,774

Front Entrance	Install Powered Gate at Facility Entrance Road	Increased safety and security	1 unit	13	\$115,000
Housing Units 1,2,3	Paving work in Small yards and perimeter road.	Increased safety and security	2 units	14	\$150,000
Food Service	Kitchen Floor Replacement	Remove Current Tile Floor and grout that is difficult to repair and replace with a seamless surface (epoxy). Increase compliance with sanitation standards.	1 unit	15	\$400,000
Housing Unit	Housing Unit 7 Door Controls	Controls are 26 years old.	1 unit	16	\$120,000
Housing Unit 7	Replace Roof on HU7	Age of roof. Has exceeded life expectancy. Mutable repairs conducted yearly.	1 unit	17	\$250,000
Building 200	Kitchen area addition	Improving efficiency; Increased safety; Increase kitchen space being utilized for religious diets.	1 unit	18	\$900,000
				Total	\$7,740,074

MICHIGAN DEPARTMENT OF CORRECTIONS

“Expecting Excellence Every Day”

MEMORANDUM

DATE: 8/31/2023

TO: **Noah Nagy, Warden SMT**
Robert Cole, Facility Manager
Parnall Correctional Facility

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

SUBJECT: Annual Facility Report 2023

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. There is an approved ACR for this work to be completed before the 2023/24 heating season.
- Needs split A/C units for bubble and communications, captain’s office.
- Need to replace the visiting room roof HVAC unit.
- Building needs roof repairs which is part of an approved DTMB project.

57-Warden Suite and Physical Training Center

- This building is in fair condition. The siding is in poor shape as well as the panels under the windows.
- Radiant heating Boiler needs replacement. There is an approved ACR for this work to be completed before the 2023/24 heating season.
- The siding is in poor shape as well as the panels under the windows.
- There is currently no emergency power in the warden’s suite. There has been some discussion on the possibility of generator power to this building.
- The Warden’s Suite half of the building needs new carpet.

80-Healthcare, Creamery, Q-Master, Property, Intake, Laundry, Mental Health

- Roof needs to be completely replaced which is part of an approved DTMB project.
- Property, Quartermaster, and intake areas are in good condition.
- The exterior of the building is fair condition some exterior doors could use replacement.
- Laundry area newly remodeled in 2021 and is good condition.

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.
- Loading dock doors need to be replaced.
- Roof needs to be replaced which is part of an approved DTMB project.

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 poor condition.
- Roof and soffit need to be replaced which is part of an approved DTMB project.
- 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 has been repaired.

198-Programs

- This building is in very good condition.

74-Maintenance

- This building is in good condition.

- This building needs to be on emergency power from the Regional Powerhouse as it is the main building for maintenance staff in power outage emergencies, and with the Physical Plant supervisor office and computers.

213-Maintenance Storage

- This Pole barn structure building is in fair condition.

79-Food Services

- This building is in fair condition.
- 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 condition, but the roof is bad. Building is part of a DTMB roof restoration project scheduled for 2024.
- Houses the facilities ready-to-use caustic area and storage.
- Flat EPDM roof needs to be replaced.

8-Block-Housing

- This building is in fair condition.
- 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 construction 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 and the construction is 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 construction 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 shower areas in this building are in poor condition. DTMB project is underway to

replace with construction phase beginning within the next 30 days..

196-A-Unit-Housing

- This building is in fair condition.
- Windows are in poor condition and need to be replaced.
- Building needs ventilation and heating improvement project. ACR will be submitted soon.

197-B-Unit-Housing

- This building is in fair condition.
- Windows are in poor condition and need to be replaced.
- Building needs ventilation and heating improvement project. ACR will be submitted soon.

32-Factory

- This building is in fair condition.
- Painting of walls and floor coverings are needed.
- Windows need replacing throughout.
- Building is currently used 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).

30-Diesel Classroom, Lab, & Shop

- DTMB project is underway for a new diesel Mechanic school class.
- Bldg.#30 will be added to the Vocational Village for the diesel classroom and an addition will be added to that building for a diesel lab and shop.
- This project will add an additional 18,434 square footage to our facility.

53-Chapel

- This building is in good condition.
- This building has a shingled roof which needs to be replaced and is part of an approved DTMB project.

Sally port

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

74-Maintenance Grounds

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

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. Many upgrades to this facility have been approved, and are in the construction and/or planning phases. .

PARNALL CORRECTIONAL FACILITY

5-Year Plan FY2025


Building	Project Description	Reason Description	Quantity & Units	Facility Priority	Cost Estimate
Inside Perimeter	Pavement and sidewalk repairs around bldg.#80, Food Service and Control Center and Gym.	Beyond useful life, repairs needed.		1	\$3,000,000
A and B Units	Attic Ventilation, Main Heating, and window upgrades	Boilers beyond useful life. Better attic ventilation needed. Windows are beyond useful life making these two housing units difficult to heat.		2	\$500,000
Bldg's.#57 and 92	Radiant heating Boiler needs to be replaced	Beyond useful life. Repairs beyond cost of replacement.	2	3	\$40,000
BLDG 79	Food Service Floors (epoxy)	Beyond useful life. Repairs beyond cost of replacement. Some floors are bitimus concrete floors, hard to keep clean. Some are old tericoda floors that the tile has become loose and/or missing.		4	\$310,000
FACILITY WIDE	Main parking lot pavement, driveway, perimeter road, maintenance areas 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, bitimus area's mostly gravel over old asphalt in places.		5	\$3,000,000
FOOD SERVICE	Food service window replacments - Replace non-energy efficient windows, with energy efficient windows and block up some windows.	Energy conservation measure to eliminate non-energy efficient windows and replace with energy efficient windows for better ventilation and circulation. Block in some windows.	20 WINDOWS	6	\$150,000
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
GYM	Make-up Air Unit	Beyond useful life. Repairs beyond cost of replacement.	1	8	\$250,000
FACILITY WIDE	Storm Sewer Repairs	Various needed storm sewer updates and repairs based on storm sewer study.		9	\$500,000
Vocational Village	Vocational Village Future Space	Safety of the staff and public by providing trades and jobs to the offenders to prevent re-entry to the correctional system Provide more classroom space for future trades and skills.		10	\$500,000
				Total	\$8,410,000

MICHIGAN DEPARTMENT OF CORRECTIONS

“Committed to Protect, Dedicated to Success”

MEMORANDUM

DATE: July 5, 2023

TO: Fredeane Artis,
Warden 

FROM: John Black,
Physical Plant Supervisor

SUBJECT: Annual Physical Plant Report-2023

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 and are 75% complete.

Auburn Unit/Burn Unit (Bldg. 700)

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 handicapped wheelchair mechanical lift project has been completed.

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

The ADA Emergency Wheelchair Egress has been started but has stalled due to a redesign and rebid.

Cord Unit/Durant Unit (Bldg. 400)

Not unlike all the other housing units building 400 needs new metal insulated doors, hardware, and frames. The entrance doors on the front and back of this housing unit get considerable wear and tear over the years and have just come to the end of their usefulness.

The handicapped wheelchair mechanical lift project has been completed.

The ADA Emergency Wheelchair Egress has been started but has stalled due to a redesign and rebid.

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.

The handicapped wheelchair mechanical lift project has been completed.

Essex has started the ADA Emergency Wheelchair Egress project but has been stalled due to a redesign and rebid.

Franklin has had there ADA Emergency Wheelchair Egress installed and is fully functional.

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

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.

Have received several new pieces of equipment including a mixer, vertical cutter mixer, and a blast chiller.

There is a new make-up air unit that has been installed in food service. There are several issues with the unit that are being worked out.

Programs (Building 300)

The 20-ton air conditioning unit has been installed improperly and must be reworked.

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 is being ran weekly as well as monthly load tests. System is functioning correctly.

The Franklin Medically Frail building generator is being ran weekly 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 and is due to start in August.

Video Management Upgrade

We are waiting on the new switches for the project and is nearing completion.

New perimeter lights and poles were added to this project and has been completed.

Fire Alarm Project

This project is moving forward and is staying on schedule.

Security Mentor Upgrades

Many upgrades are ongoing that have included razor wire upgrades, new gates in several locations, seg cage repairs, hardening of sally port, and no climb fabric added to sally port.

New PPD Project

Is in the planning stages but has not been started.

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

- 1 Replacement of the perimeter road, sidewalks, and parking lots.
1. Replacement of all sidewalks and roads on the secured side of the facility.
2. Door entrance and exit door replacements.

As indicated above, many of the items reported here 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

FY2025

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	\$3,000,000
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	\$750,000
All buildings	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	3	\$600,000
Bld's 100	Replace all security gates at the bubble and control center including all controls and interlock systems.	Gates and parts are obsolete as the gate has exceeded its usage and life cycle and the interlock systems are not functioning properly.	4 Units	4	\$800,000
				Total	\$5,150,000

MICHIGAN DEPARTMENT OF CORRECTIONS

“Committed to Protect, Dedicated to Success”

MEMORANDUM

DATE: October 19, 2023

TO: Paul Schreiber, Warden
Woodland Correctional Facility

FROM: Timothy Clifton, Acting Physical Plant Supervisor

SUBJECT: Annual Facility Report 2023 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. An ACR was approved, and we are currently in the early phases of the project to get these repaired. 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 however many of these will be repaired as part of a project., 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 80% staffing. Vacant FTE’s include 1 Refrigeration Mechanic, 1 Electrician

Facility MOP Accomplishments:

- Fire alarm upgrade – Ongoing
- Install new and replace old card readers and airphones – Ongoing 99% complete.
- Install new AC units for Huron housing (Completed)
- Replace cracked coil for food service (completed)
- Emergency repairs for boilers 1 and 2

Internal Facility Project Accomplishments:

- Changing the facility over to LED lighting – ongoing 70 % complete
-

Future projects known to date:

- Fire alarm upgrades (currently in process)
 - Lift Station upgrades (currently in process 98% completed just remaining punch list items)
 - Arc flash mitigation. (currently in process)
 - Generator upgrade/ replacement (currently in process)
- Some future concerns include install a pole barn for maintenance equipment,
- Water tower and pump house repairs (currently in process)

Current Infrastructure Observations:

Huron:

Building in overall fair condition.

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. (currently in process)
- 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 good condition.

The floor in cedar where the old pool was filled in, is starting to settle again and is causing a dip in the floor that is becoming a trip hazard. ACR and project to be submitted

New water softener not working properly contractors addressing multiple issues no longer under warranty

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. Lights have been converted to LED

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.

-Boilers are in need of replacement they are currently working but are in constant need of repair

Lift Station:

The lift station has been upgraded however WM will not pick up the dumpster due to liquid waste. Looking to add bar screen wash and compactor to meet pick up requirements via new project

Well house/Water Tower:

Building in fair condition. Water tower needs a few recommended repairs from the inspection that took place in July 2020. As well as replacement of aeration tower ACR was submitted for the recommended repairs (project is currently in the process)

Administration Building:

Building in fair condition. Standalone A/C unit at life expectancy and is currently not operating. Getting quotes for replacement ACR to be submitted

Maintenance Building:

Building in overall good condition. Flooring in need of updating as some of the asbestos tiles are beginning to pop. With heavy rain the hallways gets standing water and sand from a compromised roof drain that is in need of repair. Building AC unit no longer works window units have been installed. Lights changed over to LED

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. The warhose is all LED now and half the kitchen has been upgraded as well.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. Drain lines and steam lines are in need of replacement. Ceiling tiles are in need of replacement in the kitchen they are in poor condition. There is multiple spots were the tiles on the floor and walls are in need of replacement.

WOODLAND CORRECTIONAL FACILITY
5-Year Plan FY2025

Building	Project Description	Reason Description	Quantity & Units	Facility Priority	Cost Estimate
WCC	Replace Roof Membrane	Roof is in rough shape and has had many leaks and having to be patched	5 housing units	1	\$150,000
WCC	Build pole barn for equipment storage	There is no room to store all of maintenance equipment for the winter and house items	1	2	\$100,000
WCC	Repair drainage in fron of facility	Drains are not working properly due to damage and cause backups and flooding in parking lot	2	3	\$100,000
WCC	Replace plenum style ceiling tiles	Ceiling tiles are falling apart and in need of updating		4	\$100,000
WCC	Remove asbestos	There is multiple spots that have pipe wrap that is braking down and ceiling tiles that are beginning to fall	50	5	\$250,000
WCC	Replace Mac AC	The air conditioning is out of date in many areas and in need of repairs or replacements	5	6	\$120,000
WCC	Moov food service inside secure fence currently outside	Food service is currently on the outside of the secured area causing them to cook outside and trasnport food inside to be served witch has caused delays and many other issues	1	7	\$5,000,000
				Total	\$5,820,000

MICHIGAN DEPARTMENT OF CORRECTIONS

“Committed to Protect, Dedicated to Success”

MEMORANDUM

DATE: July 26, 2023

TO: Warden Jeremy Howard, WHV

FROM: Stephen Lenart, A/ Physical Plant Superintendent - WHV

SUBJECT: 2023 Annual Physical Plant Report, Women’s Huron Valley Correctional Facility

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.

Annual Review of WHV Physical Plant.

West Administration Building

This building is structurally in good condition. Exterior brickwork on the building overall, looks to be in good condition. Doors are in good condition. Wall coverings and flooring in employee areas of the building are in good condition. Lighting and HVAC systems are in serviceable condition, but supply fan AHU-1 needs to be replaced as well as VFD’s. Control center needs proper A/C for computer and video area. OPMH are needs an air survey performed to ensure proper HVAC in staff areas. Roof is in good condition. Parking lot is in good condition.

Housing Unit 1

This building is structurally in good condition. Exterior brickwork on the building, 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 fair condition. The limited use elevator needs to be replaced. Exterior double doors leading to the yard need to be replaced. Lighting is good. The air handlers need to be replaced. All coils on reheat system were replaced two years ago and appear to be doing well. The SEG side of roof needs replacement. Plumbing systems are functional in occupied areas. Fire alarm system is functioning properly.

Housing Unit 2

This building is structurally in fair condition. Exterior brickwork on the building, 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 fair condition. Flooring in dayroom needs repairs. Lighting and HVAC systems are in good condition. The exterior doors to the lower mechanical room and electrical door are rusted beyond any further repairs and need to be replaced. Interior double doors leading to the yard need replacing. Plumbing systems are functional but need new ball systems. Fire alarm system is good and functioning properly. Roof is in good condition.

Housing Unit 3

The building is structurally in good condition. Exterior brickwork on it is in good condition. Windows and doors need to be upgraded with energy efficient units. The exterior doors to the lower mechanical room and electrical door are rusted beyond any further repairs and need to be replaced. Interior double doors leading to the yard need replacing. The grooming room doors need to be replaced. HVAC systems are functional. Lighting is in good condition. Better ventilation needed in bathrooms. Plumbing systems are functional but need new ball systems. Fire alarm system is good and functioning properly. Roof is in good condition.

Housing Unit 4

This building is structurally in good condition. Exterior brickwork is in good condition. Doors are in good condition. The windows need replacing. Lighting has been upgraded in most areas to modern standards. HVAC systems are functional but AHU's need to be replaced. Better ventilation needed in bathrooms. There is a project beginning design to resolve this. Fire alarm system is in good condition. Flooring and wall coverings are in fair condition. Plumbing systems are functional but need new balls systems. The roof is in good condition.

Housing Unit 5

This building is structurally in good condition. Exterior brickwork is in good condition. Windows are in poor condition and need to be upgraded with energy efficient units. Doors in occupied areas are in good condition. The exterior doors to the lower mechanical room and electrical door are rusted beyond any further repairs and need to be replaced. Interior double doors leading to the yard need replacing. The grooming room doors need to be replaced. Lighting has been upgraded in most areas to modern standards. Fire alarm system is in good condition. Flooring and wall coverings seem to be in good condition. Better ventilation needed in bathrooms. Roof is in good condition. Air Handlers need replacing.

Programs Building

This building is structurally in good condition. Exterior brickwork on it is good condition. General lighting auditorium needs to be updated. Windows need placing. 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

and Air Handlers need to be replaced. Plumbing systems are functional. Flooring and wall coverings are in good condition. Exterior doors in hallway need replacing. The exterior doors to the lower mechanical room and electrical door are rusted beyond any further repairs and need to be replaced. The roof is in fair condition.

Vocational Village

This a new building added to Programs and joins to Programs. This building is structurally in good condition. Exterior brickwork on it is good condition. General lighting is in condition. Doors are in good condition. Lighting is new in all areas. HVAC systems are good. Plumbing systems are good. Flooring and wall coverings are in good condition.

Fieldhouse

This building is structurally in good condition. Exterior brickwork on it is in good condition. Windows are in poor condition and need replacing. Doors are in good condition. The exterior doors to the lower mechanical room and electrical door are rusted beyond any further repairs and need to be replaced. The two exterior entrance doors and vestibule doors need replacing. Lighting has been upgraded in all areas to modern standards. HVAC systems are functional but in poor condition and need to be upgraded to modern standards. Air handlers need to be replaced. Fire alarm system is good and functioning properly. Plumbing systems are functional in occupied areas. The roof is in good condition.

Prisoner Services Building

This building is structurally in good condition. Exterior brickwork is in good condition. Windows are in fair condition. Doors in occupied areas are in good condition. The exterior doors to the lower mechanical room and electrical door are rusted beyond any further repairs and need to be replaced. Lighting in some areas has been upgraded in most areas. Fire alarm system is in good condition. Flooring and wall coverings seem to be in good condition. Roof is in good condition. Air Handlers need replacing.

Food Services Building

This building is structurally in good condition. A new floor was installed in the dishwash area in 2022 and is still in good condition. Brickwork is in good condition. Windows are in fair condition. Doors in occupied areas are in good condition. The exterior doors to the mechanical room are in fair condition. Fire alarm system is in good condition. Flooring and wall coverings seem to be in good condition. The Ovens were replaced in 2023 as well as the food line serving tables. The perimeter heating pump needs to connect to the Bass system to work. The blast chiller needs repair. Specifically, a circuit board is needed. A Back up PK boiler is on order and waiting for installation. Toilets in inmate restrooms need to be upgraded. Preferably stainless steel. Garage door and loading dock in good repair. Door alarm with adjustable timer and high temp. alarms are needing to be installed in all coolers and freezers. Outside freezer needs a secondary condenser unit.

MSI and Dental Lab Building

This building is structurally in good condition. Exterior walls are in fair condition. Windows and doors need to be upgraded with energy efficient units. Wall coverings and flooring are in good condition. Lighting, plumbing, and HVAC systems need to be updated to modern standards. Roof is in good condition. Compressors on roof need to be replaced.

Calhoun Unit

This building is structurally in good condition. Exterior brickwork on the building, overall looks to be in good condition. Windows appear to be in good standing. Doors are in good condition. Wall coverings and flooring in occupied areas of the building are in fair condition. Lighting is good and recently replaced with LED. HVAC systems are in good condition but need variable speed drive replacement on AHUs C. The entrance doors are operable but need replacing. Interior doors are in good condition. Plumbing systems are functional. Restroom and shower exhaust systems will be upgraded via DTMB project 472/17090.JNS. Fire alarm system is good and functioning properly. Roof was replaced in 2022 and is in good condition. Calhoun B roof has a vent that produces leaks when it rains. A plan is being developed to remedy the issue. No other issues with the roof.

Dickenson Unit

This building is structurally in good condition. Exterior brickwork on the building, overall looks to be in good condition. Windows appear good in all units. Doors are in good condition. Wall coverings and flooring in occupied areas of the building are in fair condition. Lighting is good and recently replaced with LED. HVAC systems are in good condition. D-1 Compressors in need of coil cleaning. The entrance doors are good Interior doors are in good condition. Plumbing systems are functional. Restroom and shower exhaust systems will be upgraded via DTMB project 472/17090.JNS. Fire alarm system is good and functioning properly. Roof was replaced in 2022 and is in good condition.

Emmet Unit

This building is structurally in good condition. Exterior brickwork on the building, overall looks to be in good condition. Windows appear good in all units. Doors are in good condition. Wall coverings in occupied areas of the building are in fair condition. Flooring needs to be replaced throughout all common areas. A project is in place and actively repairing the flooring. Lighting is good and recently replaced with LED. HVAC systems are in good condition. D-1 Compressors in need of coil cleaning. The entrance doors are good Interior doors are in good condition. Plumbing systems are functional. Restroom and shower exhaust systems were upgraded via DTMB project 472/17090.JNS. Shower areas need proper ventilation. Shower areas have been regouted July of 2023. Fire alarm system is good and functioning properly. Roof was replaced in 2022 and is in good condition.

Filmore Unit

This building is structurally in good condition. Exterior brickwork on the building, overall looks to be in good condition. Windows appear good in all units. Inner doors are in good condition. Both yard doors and transom in need of replacement. Wall coverings in occupied areas of the building are in fair condition. Flooring needs to be replaced throughout all common areas. A project is in place and actively repairing the flooring. Lighting is good and recently replaced with LED. Air handlers need to be replaced as well as hot and cold decks. D-1 Compressors in need of coil cleaning. The entrance doors are good. Interior doors are in good condition. Fire doors in bowtie in need of replacement. Restroom and shower exhaust systems were upgraded via DTMB project 472/17090.JNS. The exhaust fans have insufficient air flow for bathrooms. Shower areas have been regouted July of 2023. Fire alarm system is good and functioning properly. Roof is in good condition.

Gladwin Unit

This building is structurally in good condition. Exterior brickwork on the building, overall looks to be in good condition. Windows appear good in all units. Inner doors are in good condition. Both yard doors and transom in need of replacement. Wall coverings in occupied areas of the building are in fair condition. Flooring needs to be replaced throughout all common areas. A project is in place to repair the flooring. Lighting is good and recently replaced with LED. Air handlers need to be replaced as well as hot and cold decks. D-1 Compressors in need of coil cleaning. The entrance doors are good. Fire doors in bowtie in need of replacement. Interior doors are in good condition. Plumbing systems are functional. Restroom and shower exhaust systems were upgraded via DTMB project 472/17090.JNS. The exhaust fans have insufficient air flow for bathrooms. Shower areas need to be regouted. Fire alarm system is good and functioning properly. Roof in good condition.

Harrison Unit

This building is structurally in good condition. Exterior brickwork on the building, overall looks to be in good condition. Windows appear good in all units. Inner doors are in good condition. Both yard doors and transom in need of replacement. Wall coverings in occupied areas of the building are in fair condition. Flooring needs to be repaired various areas in common areas. Lighting is good and recently replaced with LED. Air handlers need to be replaced as well as hot and cold decks. D-1 Compressors in need of coil cleaning. The entrance doors are good. Fire doors in bowtie in need of replacement. Interior doors are in good condition. Plumbing systems are functional. Restroom and shower exhaust systems were upgraded via DTMB project 472/17090.JNS. The exhaust fans have insufficient air flow for bathrooms. Fire alarm system is good and functioning properly. Roof in good condition.

Jennings/School/ Lenawee Unit

This building is structurally in good condition. Exterior brickwork on the building, overall looks to be in good condition. Windows appear good in all units. Inner doors are in good condition. Wall coverings in occupied areas of the building are in good condition. Flooring is good. Lighting is good and recently replaced with LED. Air handlers need to

be replaced as well as hot and cold decks. D-1 Compressors in need of coil cleaning. The entrance doors are good. Loading dock is in poor condition and needs repair for proper drainage. Interior doors are in good condition. Plumbing systems are functional. Restroom and shower exhaust systems were upgraded via DTMB project 472/17090.JNS. The exhaust fans have insufficient air flow for bathroom. Fire alarm system is good and functioning properly. Roof in good condition.

RGC/ Unit 9/Adjacent Pole Barn

This building is structurally in good condition. Exterior brickwork on the building, overall looks to be in good condition. Windows on wings in need of replacement. Inner doors are in good condition. Wall coverings in occupied areas of the building are in good condition. Flooring is good. Lighting is good and recently replaced with LED. Air handlers need to be replaced as well as hot and cold decks. D-1 Compressors in need of coil cleaning. The entrance doors are good. Loading dock is in poor condition and needs repair for proper drainage. Interior doors are in good condition. Plumbing systems are functional. Exhaust needs to be expanded in all bathroom areas on all wings. The exhaust fans have insufficient air flow for bathroom. 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 in need of replacement. Fire alarm system is good and functioning properly. The roof over the trailers and the roof of the main building were replace via DTMB project 472/18410.CDP. The ceiling over officers area needs replacement of panels.

Kent Unit

This building is structurally in good condition. Exterior brickwork on the building, overall looks to be in good condition. Windows appear good in all units. Inner doors are in good condition. Kent infirmary doors and transom in need of replacement. Wall coverings in occupied areas of the building are in good condition. Flooring is good. Lighting is good and recently replaced with LED. Air handlers need to be replaced as well as hot and cold decks. D-1 Compressors in need of coil cleaning. In basement of Kent mechanical, the PK domestic water heater needs replacement. Product is on order. The entrance doors are good. Loading dock is in poor condition and needs repair. Interior doors are in good condition. Plumbing systems are functional. Restroom and shower exhaust systems were upgraded via DTMB project 472/17090.JNS. The exhaust fans have insufficient air flow for bathroom. Fire alarm system is good and functioning properly. Roof in good condition.

East Administration Building

This building is structurally in good condition. Exterior brickwork on the building overall, looks to be in good condition. Doors are in good condition. Front main entrance door frame needs repair. Wall coverings and flooring in employee areas of the building are in good condition. Lighting and HVAC systems are in serviceable condition, but AHU variable speed drive needs to be replaced. Parking lot is in good condition. Various cracks but otherwise sufficient.

Warehouse Building

This building is structurally in good condition. Exterior brickwork on the building overall, looks to be in good condition. Doors are in good condition. The building is in good status structurally but is inadequate in its capacity to meet the increasing storage needs of the facility. Expansion of building necessary. Wall coverings and flooring in employee areas of the building are in good condition. Lighting and HVAC systems are in serviceable condition, but AHU variable speed drive needs to be replaced. Parking lot is in good condition. Various cracks in lot but otherwise sufficient.

Power Plant and Utilities

This building is structurally in good condition. Exterior brickwork on the building overall, looks to be in good condition. Doors are in good condition. The building is in good status structurally. We are in progress of replacing the 3 Cleaver Brooks water tube steam boilers with 3 firetube boilers equipped with economizers, and low NOX burners. The boilers will be sized for new, lower steam load, due to replacement of steam absorbers with electric chillers. Hood intake needs replacing. Quotes received for hood intake that was damaged in storm. MCC (Motor Control Center) needs to be replaced. Lighting and HVAC systems are in serviceable condition, Parking lot is in poor condition. Needs replacement. Multiple debris and Prison Beds, lockers, etc. are stored outside behind powerhouse and need to be removed or relocated. A plan is in place to remedy. Roof is in good condition. Attached Garage for storage/ caustics is in good condition.

Maintenance Building

This building is structurally in good condition. Exterior brickwork on the building overall, looks to be in good condition. Doors are in good condition. The building is in good status structurally. Lighting has been upgraded and is in good condition. HVAC systems need to be updated to modern standards. Additional storage needed to meet the needs of the Maintenance Department. Conference area/ break room needs to be updated and equipped with appropriate breakroom and kitchen area. The flooring is acceptable as well as walls. Air Conditioning needs repair in employee breakroom. Loading dock lift needs repair. Main Parking lot on south side is fine but the east side parking lot/ Sally Port traffic area needs repair or placement. Fire alarm systems are good. West outside entrance stairs is compromised and need repair or replace. West side of Building outdoor storage area needs to have excess items that are not in use removed or relocated.

Roads and Parking Lots

Main business office parking lot and roads and warehouse roads are in good to fair condition. Maintenance roads and parking area is in poor condition and should be replaced. Outer perimeter roads are in good shape. Most of the rest of the facility roads and parking lots are in good to fair condition.

Towers

All the towers are dilapidated. Doors function properly but are hard to open. All the stairs are safe and structure sound. No broken windows currently. Lighting and electrical

supply are operable. Sinks and toilets have long been turned off and no longer work. Switch boards and phone lines are either removed or no longer working.

Tunnels and Utilities

Tunnels are in good condition overall. All doors are functioning and operable. There are some minor pipe leaks and condensate throughout. Primary and secondary electrical infrastructure is in fair condition. Domestic water system and fire hydrants are all functional and in fair condition. Sewer and stormwater systems are in good condition. Manholes and catch basins in several areas are in good condition.

Lift Station

All mechanical and electrical functions are good. Conveyor currently functioning well. Lighting in main station and utility room are good. Toxic gas levels are good. Extruder is still doing well with repairs made 2 years ago.

SUMMARY

These are DTMB projects currently in progress FY2023 at this writing:

- **Roofs** 1-Block temporary resealed on Segregation area, East Administration roof eaves in progress.
- **Lighting project underway inside units and exteriors. Facility paging and PA systems.**
- **Video Management & Perimeter Surveillance Upgrade** – Replacement/addition of new surveillance cameras including a new video recording/storage system and perimeter lighting.
- **Electronic Security Systems Upgrade** – Upgrade StarNet 100 with Ultra link 2, Replace transponders.
- **ADA Egress Ramps** – Add ramps in housing units with elevator/wheelchair lift. RGC, Housing Unit 1 and Housing Unit 3.
- **HVAC Upgrade-** 1 Block thru 5 Block.

Needed future facility-wide issues:

- **Doors-** All back exterior doors. East and West side. Yard doors and transoms on Eastside need replacement.
- **West Sally Port-** Mechanicals controls need to be upgraded to current Eastside. Not designed for proper cycle duty. Eastside inner Sallyport Gate needs upgrade / beyond service life.
- **West Side Window Replacement-** Housing unit. Non insulated and beyond repair.
- **Caulking-** All exterior windows on Eastside of Facility need to be re-caulked.
- **Steam Traps-** Survey shows multiple replacements needed in tunnels.
- **Fiber replacement-** Needs to be replaced from Eastside Admin. going to Westside.

- **Pole Barn-** Needed for maintenance area.
- **West Side-** 2,4,5 Block backdoors and electrical room doors need replacement. They are rusted and deteriorated.
- **Power Plant-** Need relocation of sallyport controls from basement to first level.
- **Kent-** PK water heater replacement.
- **Food Service-** PK water heater replacement.
- **Tunnel-**Condensate and steam trap in tunnel in need of replacement.
- **MSI-** Rooftop heaters and A/C units in need of replacement.
- **West Admin, Calhoun, and Dickenson.** VFD's on Air handlers needing updating.
- **Eastside-** Replacement of all rooftop exhaust fan units.
- **Westside-** Update all electrical Federal Pacific panels on.
- **Maintenance Area-**Started pilot program with Grainger to control inventory and on demand ordering procedures. We started to warehouse obsolete products in maintenance and revamping shelving areas to accommodate parts in designated areas. This has started in the electrical area. Parts will be labeled for easier ordering by maintenance and Vendors. Which will reduce inventory and ordering. Our goals will be hiring Staff and a having clean and fully stocked Maintenance Department that will foster a positive work environment. Though our challenges are many and at time immediate, our belief is that this will be positive beginning for the future of Women's Huron Valley Correctional Facility.

CC: Dan Smith
 Jeremy Howard
 Toni Moore

WOMEN'S HURON VALLEY CORRECTIONAL FACILITY
5-Year Plan FY2025

Building	Project Description	Reason Description	Quantity & Units	Facility Priority	Cost Estimate
Food service	Serving lines ceramic tile replacement with epoxy	Water infiltrating grout, pulling up tiles, sanitary hazard	1750 SF	1	\$120,000
Facility Wide	Replace Steam and condensate lines in the Tunnels	45 years old with hard water lined piping.	297,000 SF	2	\$2,500,000
All Building	Replace facility electrical panels	Panels are obsolete and parts unavailable	21 units	3	\$2,500,000
East housing	Eastside yard transoms and door units replacement	Bottom of frames rusted out in areas. Not insulated making back prisoner rooms cold and causing loss of heat	22 units	4	\$1,250,000
West housing	Back yard and vestibule door units replacement	Bottom frames rusted out / Non- insulated doors beyond repair.	20 units	5	\$750,000
West housing	Insulated windows for the prisoner westside housing area	New windows would be energy saving. Many windows are beyond repair and not operational.	440 units	6	\$3,500,000
West Sallyport	Update all electronics in the mechanicals in the control boxes inside West Sallyport gates #1 and #2.	Update with the same electronics in East Sallyport gates which will extend the service life of the gate system.	2 units	7	\$100,000
Westwalkway	Replacement of vault side walkway from 3 block to 1 block.	Cracks and chipped corner in cement in need of repair/replacement.	7000 ESF	8	\$1,000,000
Warehouse	Provide additional space for incoming supplies,prisoner food,State property,chemicals	Space cannot accommodate warehouse products and prisoner stores.	15,000 SF	9	\$650,000
				Total	\$12,370,000

MICHIGAN DEPARTMENT OF CORRECTIONS

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MEMORANDUM

Date: June 16, 2023

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, 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 poor/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, 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 poor/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 are in good condition. 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 (closed)

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 is slated to be replaced this year. 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 fair condition. The roof is in poor condition and should be replaced.

Building #19 SMR admin and EMS warehouse

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. Heating boilers are in good condition. A project to replace the DHW boilers has just completed. 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 is in the process of being replaced. 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. A project is underway to replace the crane. Flooring is in good condition. Roof is in good 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 is underway 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 poor condition. A project is underway to replace the parking lot and entrance roads.

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. A project is underway to replace all the doors. 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 good condition. Lighting systems are in good condition. HVAC systems are in good condition. The exterior of the building is only in fair condition and should be replaced. Roof is in poor/fair condition. Parking lot is in good condition.

Building # 137, Radio Shop

The building is structurally in good condition. Windows and doors are in good condition. Lighting, plumbing, and mechanical systems are all in good condition. Roof is in good condition. Parking lot is in good condition.

Building # 138, Maintenance shop portion

The building is structurally in good condition. Windows and doors are in fair condition and need to be upgraded. Lighting, plumbing, and mechanical systems are all in good condition. Fire alarm system has been replaced and is in new condition. Roof is in good condition. Parking lot is in poor 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 and is in good condition. 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 underway to upgrade the system. Truck dock plates are in good condition. Overhead doors are in fair condition. Parking lots are in good condition.

Roads and Parking Lots

Main business office parking lot and roads and warehouse road 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 fair 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. Many derelict buildings have been demolished in the last year greatly improving the various areas. Cemetery fence has been replaced and is in good condition.

CC

Gene Page

Eames Groenleer

Pam McBride

Dan Smith

File

JACKSON BUSINESS OFFICE

5-Year Plan

FY2025

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	\$900,000
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	\$150,000

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
Gun range and bar screen building	Install new electrical services to each that are feed from the Cooper street CE circuits.	Existing electrical feeds are from the west, crossing the Grand river and are very low priority restoration circuits for CE. This leads to extended outages for the gun range and bar screen.	2 ea	16	\$150,000
18	Replace roof on building 18	Existing roof is in poor condition and failing	1ea.	17	\$500,000
18	Replace windows on both floors of building 18.	Existing windows are in very poor condition and are old single pane windows.	1ea.	18	\$600,000
11, 12, 28, 29	Demolish unused buildings located within the wall of the complex.	Buildings are deteriorating rapidly and are no longer needed.	3ea	19	\$5,000,000
Meat processing and remainder of incinerator	Demolish several buildings located outside the wall of the complex.	Buildings are deteriorating rapidly and are no longer needed.	1ea	20	\$1,000,000
				Total	\$47,700,000

MICHIGAN DEPARTMENT OF CORRECTIONS

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MEMORANDUM

(Sent Electronically)

DATE: October 24, 2023

TO: Dave Albrecht, Southern Regional Business Office Superintendent
Green Oaks Training Academy

FROM: Cody Carlson, Physical Plant Superintendent
Green Oaks Training Academy

SUBJECT: 2023 Annual Physical Plant Report, Green Oaks Training Academy

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 Green Oaks Training and Professional Development Center renovations are nearing completion. All that remains are the added work to the gun range, completion of the front memorial monument, miscellaneous bulletin items, and renovation package of the kitchen and cafeteria.

The new Green Oaks Lodge is under construction and is scheduled to be completed by March 8, 2024. Soon after, furniture, linens, and various equipment will be installed by the end of May 2024. Overnight stays should begin by the end of May or early June of 2024.

Cc: John McDougall, Administrative Manager
John Cordell, SAM
File

GREEN OAKS TRAINING ACADEMY
5-Year Plan FY2025

Building	Project Description	Reason Description	Quantity & Units	Facility Priority	Cost Estimate
Food Service	Repairs to food service equipment and coolers/freezers	Gaskets, Evaporators, 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 refrigerant system requires preventative maintenance and service work.	1	1	\$85,000
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	5	\$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	20	\$173,000
PowerPlant & Food Service	Coldwater Distribution System Infrastructure	Coldwater piping infrastructure has deteriorated and is at end of life.	1	4	\$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	6	\$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	15	\$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	14	\$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 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 building would reduce the erosion, 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 Food Service Chiller and Relocate to D-Unit Rooftop	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	AST 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
Site	Storm Sewer Infrastructure	The facility experiences flooding in several areas inside powerhouse, D-unit, and kitchen when heavy rains occur. The physical plant recommends scoping the existing infrastructure and reviewing what improvements are needed.	1	3	\$85,000
Warehouse	Sanitary Line Infrastructure	The facility is reporting that the lines may be broken and unusable. The physical plant recommends scoping the existing infrastructure and reviewing what improvements are needed.	1	19	\$19,000
				Total	\$6,406,607