



FY 2016

5-Year Plan for the Airport
Safety, Protection, and
Improvement Program &
MDOT's Buildings and
Facilities Program

Airport Improvement Program

The Fiscal Year 2016 Airport Improvement Program (AIP) 5 - Year plan includes project estimates provided by each individual Michigan airport and exceeds the annual Federal Aviation Administration (FAA) federal revenues available. The actual annual AIP appropriation will need adjustments to reflect the FAA's decision on what discretionary projects will be chosen and how much federal revenue will be awarded to Michigan for these various airport projects.

**OFFICE OF AERONAUTICS
AIRPORTS CAPITAL IMPROVEMENTS 5-YEAR PLAN**

10/30/2014

AIRPORT		2016	2017	2018	2019	2020	TOTAL
NON PRIMARY AIRPORTS							
ADRIAN	Rehabilitate Taxiway -north & west hangar area; Airfield Crack Sealing & Paint Marking	310,000					
	Rehabilitate Parking Lot - terminal		120,000				
	Rehabilitate Taxiway - B			610,000			
	Rehabilitate Taxiway - east hangar area				210,000		
	Airport Development TBD					166,667	
	TOTAL						\$1,416,667
ALLEGAN	Improve/Expand terminal building - construction	180,000					
	Install AWOS - A/V model		135,000				
	Airfield crack sealing & paint marking			20,000			
	Construct Building - T-Hangar - design & construction CO funding year				500,000		
						0	
	TOTAL						\$835,000
ALMA	Construct Building - 6-unit hangar - construction	324,000					
	Rehabilitate Taxiway (hangar area) - design		35,000				
	Rehabilitate Taxiway (hangar area) - construction CO funding year			325,000		0	
	Acquire Snow Removal Equipment						250,000
	TOTAL						\$934,000
ANN ARBOR	Extend Runway 6/24 incl. parallel taxiway (to 4300')	1,920,000					
	Expand terminal parking lot & relocate airport entrance drive phase 1		242,000				
	Acquire Snow Removal Equipment			166,667			
	Improve/Expand terminal building - phase 1				166,667		
	Improve/Expand terminal building - phase 2						166,667
	TOTAL						\$2,662,001

AIRPORT		2016	2017	2018	2019	2020	TOTAL
ATLANTA							
	Remove Obstructions - for Rwy 5 (including relocate threshold & lights)	192,000					
	Acquire Land for approaches or RPZ - Rwy 23		52,000				
	Remove Obstructions - for Rwy 23 (including relocate threshold & lights)			150,000			
	Improve RSA - Runway 5/23; Rehab Lighting Rwy 5/23 CO funding year				350,000	0	
	TOTAL						\$744,000
BAD AXE							
	Construct Taxiway A3 connector - design	18,000					
	Construct Taxiway A3 connector - construction		175,000				
	Install perimeter fencing			169,000			
	Rehabilitate Runway 5/23 CO funding year				586,000	0	
	TOTAL						\$948,000
BARAGA (S/L)							
		0	0	0	0	0	
	TOTAL						\$0
BATTLE CREEK							
	Rehab Taxiway C Phase II & Twy E connector - design	135,000					
	Rehab Taxiway C Phase II & Twy E connector		2,105,000				
	Rehab Taxiway C Phase III & Twy D connector - design			135,000			
	Rehab Taxiway C Phase III & Twy D connector - construction				2,135,000		
	Rehabilitate Taxiway A - design					180,000	
	TOTAL						\$4,690,000

AIRPORT		2016	2017	2018	2019	2020	TOTAL
BAY CITY							
	Rehabilitate Taxiway - A, B & C north - construction	987,000					
	Install fencing - design & construction		140,000				
	Rehabilitate Parking Lot - Terminal - design			28,000			
	Rehabilitate Parking Lot - Terminal - construction				312,000		
	Airfield Crack Sealing & Paint Marking					50,000	
	TOTAL						\$1,517,000
BEAVER ISLAND							
	Acquire Land for RPZ or approaches - Rwy 27	190,000					
	Airfield Crack Sealing & Paint Marking; Remove Obstructions - Rwy 27		150,000				
	Acquire SRE			146,666			
	CO funding year				0		
	Construct Building - Hangar - Design					45,000	
	TOTAL						\$531,666
BELLAIRE							
	CO funding year	0					
	Rehabilitate Runway 2/20 - design		72,800				
	Rehabilitate Runway 2/20 - construction			1,147,200			
	CO funding year				0		
	CO funding year					0	
	TOTAL						\$1,220,000
BENTON HARBOR							
	CO funding year	0					
	CO funding year		0				
	Acquire SRE - sweeper - design			60,000			
	Acquire SRE - sweeper - construction				665,000		
	CO funding year					0	
	TOTAL						\$725,000
BIG RAPIDS							
	CO funding year	0					
	Extend Runway 9/27 (to 5000')		952,000				
	CO funding year			0			
	Rehabilitate Runway 14/32 (2700' x 75') - design				42,000		
	Rehabilitate Runway 14/32 (2700' x 75') - construction					658,000	
	TOTAL						\$1,652,000

AIRPORT	2016	2017	2018	2019	2020	TOTAL
CHEBOYGAN						
Construct SRE building - design	37,000					
Construct SRE building - construction		290,000				
Improve & Expand Terminal Building - Terminal study			27,000			
Improve & Expand Terminal Building - design & construction				303,000		
Rehabilitate Apron - terminal - design					60,000	
TOTAL						\$717,000
CLARE						
Construct Taxiway A - Part B construction	959,300					
Rehabilitate Runway Lighting 4/22 - design		19,500				
Rehabilitate Runway Lighting 4/22 - construction			310,500			
Extend Runway 4/22 - EA & PE				120,000		
Extend Runway 4/22 - design					76,000	
TOTAL						\$1,485,300
COLDWATER						
Rehabilitate Runway 4/22 (3500' x 75') - design; Airfield Crack Sealing & Paint Marking	95,000					
Rehabilitate Runway 4/22 (3500' x 75')		800,000				
Rehabilitate Taxiway including Apron & hangar area taxilanes - design			60,000			
Rehabilitate Taxiway including Apron & hangar area taxilanes - construction				950,000		
CO funding year					0	
TOTAL						\$1,905,000
DETROIT CITY						
Land acquisition (for mini-take area); Rehabilitate Runway 15/33 - design	950,000					
Rehabilitate Runway 15/33; Remove obstructions (for Rwy 5/33 Part 77 - close French road/remove above ground infrastructure) - phase 1		4,900,000				
Remove obstructions (for Rwy 5/33 Part 77 - close French road/remove above ground infrastructure) - phase 2			500,000			
Remove obstructions (for Rwy 5/33 Part 77 - close French road/remove above ground infrastructure) - phase 3				500,000		
Airport Development TBD					166,667	
TOTAL						\$7,016,667

AIRPORT	2016	2017	2018	2019	2020	TOTAL
FREMONT						
Rehabilitate Runway 18/36 (except north section) - design	100,000					
Rehabilitate Runway 18/36 (except north section) - construction		1,530,000				
CO funding year			0			
Construct Building - 10-unit Hangar - design				50,000		
Construct Building - 10-unit Hangar - construction					450,000	
TOTAL						\$2,130,000
GAYLORD						
Construct Taxiway - new taxilane - design	25,000					
Construct Taxiway - new taxilane - construction;						
Airfield Crack Sealing & Paint Marking		375,000				
CO funding year			0			
Construct Building - Box Hangar - design				50,000		
Construct Building - Box Hangar - construction					520,000	
TOTAL						\$970,000
GLADWIN						
Construct Building - 10-unit T-Hangar - construction	590,000					
Conduct MP Study - ALP update		135,000				
Airfield Crack Sealing & Paint Marking			30,000			
Install AWOS				150,000		
Airport Development TBD					200,000	
TOTAL						\$1,105,000
GRAND HAVEN						
Install AWOS - A/V model	132,000					
Construct Building - Box Hangar - Design		35,000				
Construct Building - Box Hangar - Construction			378,000			
Rehabilitate Runway - Airfield Sealing & Marking				50,000		
Airport Development TBD					166,667	
TOTAL						\$761,667
GRAND LEDGE						
CO funding year	0					
Rehabilitate Runway 9/27 - design; Rehabilitate						
Runway Lighting 9/27 - design		75,000				
Rehabilitate Runway 9/27 - construction; Rehabilitate						
Runway Lighting 9/27 - construction			1,215,000			
Rehabilitate Apron - design; Rehabilitate Taxiway - design				45,000		
Rehabilitate Apron - construction; Rehabilitate Taxiway - construction					900,000	
TOTAL						\$2,235,000

AIRPORT	2016	2017	2018	2019	2020	TOTAL
HART-SHELBY						
Rehabilitate Runway 9/27 - design	28,000					
Rehabilitate Runway 9/27 - construction		425,000				
Rehabilitate Taxiway - Hangar Access			67,000			
Acquire SRE				100,000		
Airport Development - TBD					166,667	
TOTAL						\$786,667
HASTINGS						
Acquire SRE	166,667					
Construct SRE building - purchase existing hangar for SRE storage		150,000				
Improve/Rehabilitate Terminal Building - design			24,000			
Improve/Rehabilitate Terminal Building - construction				176,000		
Construct Misc Building - Hangar - Design; Airfield Crack Sealing & Paint Marking					75,000	
TOTAL						\$591,667
HILLSDALE						
Acquire SRE; Construct Taxiway - parallel phase 2 - design	240,000					
Construct Taxiway - parallel phase 2 - construction CO funding year		650,000		0		
Construct Apron (for new terminal area)				560,000		
Construct Terminal Building - design					75,000	
TOTAL						\$1,525,000
HOLLAND						
Construct Terminal Building - construction; Construct Apron - Terminal	5,658,000					
Rehabilitate Runway - Airfield Crack Sealing & Paint Marking		166,667				
CO funding year				0		
Rehabilitate apron - west incl. north hangar area taxiways - design				45,000		
Rehabilitate apron - west incl. north hangar area taxiways - construction					705,000	
TOTAL						\$5,869,667

AIRPORT		2016	2017	2018	2019	2020	TOTAL
HOUGHTON LAKE (ROSC)							
	Construct Hangar Access Road including gate	108,000					
	Rehabilitate Apron - GA		258,000				
	Rehab Runway - Airfield Crack Sealing; Rehabilitate Non-Rev Parking Lot - design			84,500			
	Rehabilitate Non-Rev Parking Lot - construction				150,000		
	Expand Apron - Tie Down Area - Design					40,000	
	TOTAL						\$640,500
HOWELL							
	CO funding year	0					
	Rehabilitate Runway 13/31 pavement markings		61,000				
	Acquire SRE - high speed broom			650,000			
	Construct SRE Building - design				45,000		
	Construct SRE Building - construction					565,000	
	TOTAL						\$1,321,000
IONIA							
	Airfield crack sealing & paint marking; Replace REIL for Rwy 9; Improve airport drainage - Rwy 18/36 - design	85,000					
	Improve airport drainage (rwy 18/36) - construction		269,000				
	Acquire SRE; Install Taxiway Lighting - design			173,000			
	Install Taxiway Lighting; Airfield Crack Sealing & Paint Marking				295,000		
	Airport Development - TBD					166,667	
	TOTAL						\$988,667
IRONWOOD							
	Rehabilitate Apron - Terminal - construction	600,000					
	Rehabilitate Taxiway including lighting - midfield parallel - design		80,000				
	Rehabilitate Taxiway including lighting - midfield parallel - construction			1,240,000			
	CO funding year				0		
	Rehabilitate Runway 9/27 including lighting - design					230,000	
	TOTAL						\$2,150,000

AIRPORT		2016	2017	2018	2019	2020	TOTAL
JACKSON	CO funding year	0					
	Construct Runway 7/25 phase 2 & 3 incl ILS relocation CO funding year		14,000,000	0			
	Rehabilitate Taxiway F & SW hangar area - design				32,000		
	Rehabilitate Taxiway F & SW hangar area - construction					508,000	
	TOTAL						\$14,540,000
LAKEVIEW	Rehabilitate terminal apron - construction	214,040					
	Rehabilitate Taxiway - crack sealing; Construct Building 6-unit Hangar - design		40,000				
	Construct Building - 6-unit Hangar - construction			338,050			
	Airfield Crack Sealing & Paint Marking				65,000		
	Airport Development TBD					166,667	
	TOTAL						\$823,757
LAPEER	Rehabilitate Runway 18/36 - minor surface treatment - construction	125,000					
	Construct Building - Hangar - Design		45,000				
	Construct Building - Hangar - Construction			400,000			
	Rehabilitate Runway - Airfield Sealing & Marking				40,000		
	Airport Development TBD					166,667	
	TOTAL						\$776,667
LUDINGTON	Install Apron Lighting	75,000					
	Acquire SRE - blower attachment		158,000				
	Rehabilitate Apron - Terminal including hangar taxilanes			383,620			
	Rehabilitate Access road including parking lot				87,760		
	Airport Development TBD					166,667	
	TOTAL						\$871,047
MACKINAC ISLAND	CO funding year	0					
	Construct Building - Box Hangar - design		30,000				
	Construct Building - Box Hangar - construction			483,900			
	Install Apron Lighting incl. LED windcone; Airfield Crack Sealing & Paint Marking				152,600		
	Expand Apron					304,100	
	TOTAL						\$970,600
MANISTEE	Rehabilitate Runway 10/28	673,000					
	Rehabilitate Runway 1/19 & Taxiways - sealing & marking; ALP update		166,667				
	Rehabilitate Apron - GA			300,875			
	Rehabilitate Taxiway A - design				200,000		
	Rehabilitate Taxiway A - construction					2,029,700	
	TOTAL						\$3,370,242

AIRPORT	2016	2017	2018	2019	2020	TOTAL
MANISTIQUE						
Install Fencing - design	25,000					
Install Fencing - construction		366,000				
Acquire Land for approaches or RPZ			110,000			
Airfield Crack Sealing & Paint Marking				30,000		
Airport Development - TBD					166,667	
TOTAL						\$697,667
MARLETTE						
Acquire Land for approaches or RPZ - Rwy 9/27 RPZ	100,000					
Rehabilitate Runway 9/27 - design; Rehabilitate						
Runway Lighting 9/27 - design		115,000				
Rehabilitate Runway 9/27 - construction; Rehabilitate						
Runway Lighting 9/27 - construction			1,427,000			
CO funding year				0		
Airport Development - TBD					166,667	
TOTAL						\$1,808,667
MARSHALL						
Construct Terminal Building - design	45,000					
Construct Terminal Building - construction		395,000				
Acquire Snow Removal Equipment			166,667			
Acquire Land for approaches or RPZ - Rwy 28						
consultant phase				25,000		
Acquire Land for approaches or RPZ - Rwy 28					125,000	
TOTAL						\$756,667
MASON						
Construct/Improve Fuel Farm - design	30,000					
Construct/Improve Fuel Farm - construction		220,000				
Acquire SRE			180,000			
Rehab Access road & Terminal Parking lot - design				25,000		
Rehab Access road & Terminal Parking lot - construction					165,000	
TOTAL						\$620,000
MENOMINEE						
Rehabilitate Runway 14/32 (3700' x 75') - design; Install						
Runway Lighting 14/32 - design	135,000					
Rehabilitate Runway 14/32 (3700' x 75') - construction;						
Install Runway Lighting 14/32 - construction		2,000,000				
Rehabilitate Taxiway - Hangar Access - design			15,500			
Rehabilitate Taxiway - Hangar Access - construction				219,500		
Improve Terminal Building - design					40,000	
TOTAL						\$2,410,000
MIDLAND						
Rehabilitate Runway Lighting - 6/24	750,000					
Install Fencing - Phase 1 - design		16,000				
Install Fencing - Phase 1 - construction; Rehab Taxiway						
South Taxilanes - design			211,500			
Rehabilitate Taxiway South Taxilanes - construction				262,500		
CO funding year					0	

AIRPORT		2016	2017	2018	2019	2020	TOTAL
	TOTAL						\$1,240,000
MIO							
	Remove Obstructions - Rwy 27 approach	57,500					
	Unclassified Airport - Development TBD		0				
	Unclassified Airport - Development TBD			0			
	Unclassified Airport - Development TBD				0		
	Unclassified Airport - Development TBD					0	
	TOTAL						\$57,500
MONROE							
	Rehabilitate Taxiway - Hangar Area - construction	384,000					
	Rehabilitate Access Road - Design		12,000				
	Rehabilitate Access Road - Construction; Obstruction						
	Survey - Rwy 3/21			208,000			
	Acquire Land for approaches or RPZ - Rwy 3 (for PAPI surfaces)				200,000		
	Install Rwy Vert/Visual Guide System - Rwy 3 PAPI (replacement)					50,000	
	TOTAL						\$854,000
MOUNT PLEASANT							
	Install PAPI & REIL for Runway 9; Install Taxiway Lighting & Guidance Signs - "V" taxiways	335,000					
	Rehabilitate Taxiway (SW hangar area) - design		35,000				
	Rehabilitate Taxiway (SW hangar area) - construction			541,500			
	Rehabilitate Taxiway - A - design; Airfield Crack Sealing & Paint Marking				135,400		
	Rehabilitate Taxiway - A - construction					1,134,600	
	TOTAL						\$2,181,500
NEW HUDSON							
		0					
			0				
				0			
					0		
						0	
	TOTAL						\$0
NEWBERRY							
	Airport Development TBD	166,667					
	Airport Development TBD		166,667				
	Rehabilitate Runway 11/29 - design			40,000			
	Rehabilitate Runway 11/29 - construction				400,000		
	Airport Development TBD					166,667	
	TOTAL						\$940,001
NILES							
	Airfield crack sealing & paint marking	54,000					
	Rehabilitate Runway 15/33 - design; Rehabilitate East Apron - design		85,000				
	Rehabilitate Runway 15/33 - construction; Rehabilitate East Apron - construction			1,255,000			
	CO funding year				0		
	Construct Building - T-Hangar - design					28,000	

AIRPORT		2016	2017	2018	2019	2020	TOTAL
	TOTAL						\$1,422,000
ONTONAGON							
	Remove Obstructions - Rwy 17 RPZ & approach ph 2	166,667					
	Construct Building - box hangar - design		48,500				
	Construct Building - box hangar - construction			526,500			
	Rehabilitate Apron - design				30,000		
	Rehabilitate Apron - construction					470,500	
	TOTAL						\$1,242,167
OSCODA-WURTSMITH							
	Rehabilitate Runway 6/24 - Preliminary Engineering	90,000					
	Rehabilitate Runway 6/24 including lighting - design		250,000				
	Rehabilitate Runway 6/24 - construction; Rehabilitate Runway Lighting 6/24 - construction			7,230,000			
	Airport Development - TBD				166,667		
	Airport Development - TBD					166,667	
	TOTAL						\$7,903,334
OWOSSO							
	Install Fencing - phases 1, 2, & 3 - design; Install Fencing - phase 1 construction	153,000					
	Install Fencing - phase 2 construction		243,000				
	Install Fencing - phase 3 construction			130,000			
	Rehabilitate Runway - Airfield sealing & marking				166,667		
	Airport Development TBD					166,667	
	TOTAL						\$859,334
PLYMOUTH							
	Construct SRE Building; Rehabilitate Runway 18/36 - design; Rehabilitate Taxiway A - design	300,000					
	Rehabilitate Runway 18/36; Rehabilitate Taxiway A CO funding year		1,050,000	0			
	CO funding year				0		
	Construct Building - Hangar					550,000	
	TOTAL						\$1,900,000
PONTIAC							
	Rehabilitate Taxiway Lighting - C west	390,000					
	Acquire SRE; Acquire ARFF response vehicle		570,000				
	Remove Obstructions - Rwy 9R			200,000			
	CO funding year				0		
	Install Instrument Approach Aid - MALSR Rwy 27L					750,000	
	TOTAL						\$1,910,000
PORT HURON							
	Rehabilitate Runway 4/22 Lighting - Design	40,000					
	Rehabilitate Runway 4/22 Lighting - Construction CO funding year		600,000	0			
	Rehabilitate Runway 4/22 - design				150,000		
	Rehabilitate Runway 4/22 - construction					2,470,000	
	TOTAL						\$3,260,000

AIRPORT	2016	2017	2018	2019	2020	TOTAL
RAY						
Airport Development - TBD	0	150,000	0	0	0	
TOTAL						\$150,000
ROGERS CITY						
Unclassified Airport - Development TBD	0					
Unclassified Airport - Development TBD		0				
Unclassified Airport - Development TBD			0			
Unclassified Airport - Development TBD				0		
Unclassified Airport - Development TBD					0	
TOTAL						\$0
ROMEO						
Construct Building - Box Hangar - design	30,000					
Construct Building - Box Hangar - construction		533,790				
Rehabilitate Runway - Airfield Crack Sealing & Paint Marking			20,000			
Acquire Land for approaches/RPZ - Rwy 18 - land consultant phase				30,000		
Acquire Land for approaches/RPZ - Rwy 18					350,000	
TOTAL						\$963,790
SAGINAW - HARRY W. BROWNE						
CO funding year	0					
Rehabilitate Runway 9/27 incl lighting - design		165,000				
Rehabilitate Runway 9/27 incl lighting - construction			2,575,000			
Rehabilitate Taxiway A, C, D & E including lighting - design; Airfield Crack Sealing & Paint Marking (excluding 9/27)				140,000		
Rehabilitate Taxiway A, C, D & E including lighting - construction					1,770,000	
TOTAL						\$4,650,000
ST. IGNACE						
Construct/Rehab Non-Rev Parking Lot	221,000					
Construct Taxiway connector		115,000				
CO funding year			0			
Construct SRE Building - design				50,000		
Construct SRE Building - construction					500,000	
TOTAL						\$886,000
SANDUSKY						
Acquire misc Land; Airfield Crack Sealing	94,000					
Construct Building - Box Hangar		367,000				
Conduct Aeronautic Survey for RNAV approach			45,000			
CO funding year				0		
Rehabilitate Runway 9/27 - design					50,000	
TOTAL						\$556,000
SAULT STE MARIE-						

AIRPORT	2016	2017	2018	2019	2020	TOTAL
THREE RIVERS						
Rehabilitate Runway 9/27 - design	106,000					
Rehabilitate Runway 9/27 - construction		1,315,000				
Acquire Land for approaches or RPZ - Rwy 23			100,000			
Rehabilitate Runway 5/23 - design				66,000		
Rehabilitate Runway 5/23 - construction					822,000	
TOTAL						\$2,409,000
TROY						
Install Fencing; Airfield Paint Marking	405,000					
Rehabilitate Apron - Terminal - design		20,000				
Rehabilitate Apron - Terminal - construction			315,000			
Improve Terminal Building; Airfield Paint Marking				160,000		
Airport Development - TBD					166,667	
TOTAL						\$1,066,667
WEST BRANCH						
Remove Obstructions for approaches	300,000					
Acquire SRE		200,000				
Rehabilitate Runway 9/27 - design			100,000			
Rehabilitate Runway 9/27 - construction				1,177,000		
CO funding year						0
TOTAL						\$1,777,000
WHITE CLOUD						
Airfield Crack Sealing & Paint Marking	\$20,000					
Rehabilitate Runway Lighting - design		30,000				
Rehabilitate Runway Lighting - construction			350,000			
Construct Taxiway - Hangar access - design				20,000		
Construct Taxiway - Hangar access - construction					260,000	
TOTAL						\$680,000
NON-PRIMARY AIRPORT TOTALS:	21,738,508	47,148,157	31,207,979	16,219,331	22,604,239	\$138,918,214

AIRPORT		2016	2017	2018	2019	2020	TOTAL	
PRIMARY AIRPORTS								
ALPENA	Airport Improvements	1,050,000						
	Airport Improvements		1,050,000					
	Airport Improvements			1,050,000				
	Airport Improvements				1,050,000			
	Airport Improvements					1,050,000		
TOTAL							\$5,250,000	
CHARLEVOIX	Airport Improvements	1,050,000						
	Airport Improvements		1,050,000					
	Airport Improvements			1,050,000				
	Airport Improvements				1,050,000			
	Airport Improvements					1,050,000		
TOTAL							\$5,250,000	
DETROIT WILLOW RUN	Remove Rwy 14/32	2,000,000						
	Rwy 5R Touchdown Lights	500,000						
	Develop Airfield Sign Replacement Program	50,000						
	Develop New Parallel Twy for Rwy 5R/23L ph 1		7,900,000					
	Airport Layout Plan update		350,000					
	Develop New Parallel Twy for Rwy 5R/23L ph 2			7,000,000				
	Shorten and Rehabilitate Rwy 5L/23R			6,000,000				
	Residential Sound Insulation Program ph 1			6,000,000				
	Develop New Parallel Twy for Rwy 5R/23L ph 3				5,000,000			
	Rwy 9/27 Reconstruction ph 1				10,600,000			
	Remove Rwy 9/27 Displaced Threshold & Obstruction				2,000,000			
	Residential Sound Insulation Program ph 2				6,000,000			
	Rwy 9/27 Reconstruction ph 2					10,600,000		
	Residential Sound Insulation Program ph 3					6,000,000		
TOTAL							\$6,000,000	
DETROIT METRO	Twy W reconstruction	27,800,000						
	Displacement of rwy 4R Threshold	13,500,000						
	Airfield Service Road West of Twy M Improvements	2,100,000						
	Eastern Taxiways Reconstruction	28,400,000						
	Rwy 3L/21R extension environmental processing		2,667,000					
	Airfield Lighting Vault#1 Replacement		3,100,000					
	Demolition of Smith and Berry Terminals		7,520,000					
	S. Portion of Rwy 3L/21R & Twys M & F Reconstruct.			54,000,000				
	W. Portion of Twy H Reconstruction			1,500,000				
	N. Portion of Twy G Reconstruction			3,400,000				
	N. portion of Rwy 3L/21R & Twys Reconstruction				53,700,000			
	Rwy 3L/21R extension & land acquisition ph1				25,000,000			
	Rwy & Twy Surface Monitor System Improvements				1,000,000			
	S. Portion of of Twy Z Reconstruction					14,000,000		
	Twy K Reconstruction					11,900,000		
	Portions of Rwy 9R/27L Shoulder Reconstruction					3,500,000		
	Rwy 3L/21R extension & land acquisition ph2					21,743,000		
	TOTAL							\$189,743,000

AIRPORT		2016	2017	2018	2019	2020	TOTAL
ESCANABA	Airport Improvements	1,050,000					
	Airport Improvements		1,050,000				
	Airport Improvements			1,050,000			
	Airport Improvements				1,050,000		
	Airport Improvements					1,050,000	
TOTAL							\$5,250,000
FLINT	Rwy 18/36 Rehabilitation	3,100,000					
	Obstruction removal / avigation easements	300,000					
	Perimeter Road Environmental & Preliminary Engr.	300,000					
	Corporate Area Develop't Environmental & Pre. Engr	300,000					
	Land Acquisition	1,000,000					
	Aircraft Rescue and FireFighting Vehicle	1,000,000					
	Terminal Apron Rehabilitation		1,750,000				
	Perimeter Road Final Design		300,000				
	Corporate Area Development, Apron & Twy		2,500,000				
	Security Fencing Improvements		1,500,000				
	Perimeter Road Construction ph1			3,000,000			
	Land Acquisition			1,000,000			
	Corporate Area Development, Twy			1,500,000			
	Intermodal Terminal ph 2, Environmental & Pre. Engr.			400,000			
	Rwy 9/27 Rehabilitation				2,000,000		
	Intermodal Terminal ph 2, Aprons & Twys				10,000,000		
	Snow Removal Equipment				400,000		
	Twy C Rehabilitation					1,500,000	
	Master Plan Update					650,000	
TOTAL							\$28,800,000

AIRPORT		2016	2017	2018	2019	2020	TOTAL
GRAND RAPIDS	Stormwater/deicing system improvements	9,350,000					
	Airfield lighting improvements	456,270					
	DHS/Terminal Improvements (ph1)	10,650,000					
	Terminal apron reconstruction design	938,030					
	Stormwater/Deicing Control	3,300,000					
	Airfield lighting improvements	475,000					
	DHS/Terminal Improvements (ph2)		10,650,000				
	Terminal apron reconstruction ph1		5,233,910				
	Snow removal equipment replacement		330,630				
	Terminal apron reconstruction ph2			5,233,910			
	Perimeter Road reconstruction design			93,230			
	Rwy 8L/26R rehabilitation design			318,380			
	Master Plan Update			2,060,000			
	Snow removal equipment replacement			297,567			
	ARFF Vehicle Replacement			154,500			
	Terminal apron reconstruction (ph3)				5,233,910		
	Rwy 8L/26R rehabilitation				3,502,210		
	Perimeter Road reconstruction				1,025,480		
	Snow removal equipment replacement				548,990		
	ARFF Vehicle Replacement					618,000	
TOTAL							\$60,470,017
HANCOCK	North Terminal Apron Reconstruction	1,000,000					
	Middle Terminal Apron Reconstruction Design	84,000					
	Middle Terminal Apron Reconstruction		1,000,000				
	South Terminal Apron Reconstruction Design		84,000				
	South Terminal Apron Reconstruction			1,000,000			
	Water Tank Improvements Design			50,000			
	Sand Spreader Unit Replacement				125,000		
	Water Tank Improvements				350,000		
	Design of New Terminal Complex				525,000		
	Wildlife Control Fencing					353,000	
	Wetland Delineation					75,000	
	Approach Clearing					1,555,000	
	TOTAL						
IRON MOUNTAIN	Airport Improvements	1,050,000					
	Airport Improvements		1,050,000				
	Airport Improvements			1,050,000			
	Airport Improvements				1,050,000		
	Airport Improvements					1,050,000	
TOTAL							\$5,250,000

AIRPORT		2016	2017	2018	2019	2020	TOTAL
KALAMAZOO	Construct ARFF/SRE building	9,500,000					
	Rehabilitate Twy C		3,600,000				
	New Aircraft Rescue & Fire Fighting Vehicle			800,000			
	Convert Rwy 9/27 to Twy			500,000			
	Extend Rwy 17/35 ph1				5,000,000		
	Extend Rwy 17/35 ph2					5,000,000	
	TOTAL						
LANSING	ARFF building upgrades	800,000					
	New Airfield Electrical Vault	3,143,000					
	New Terminal Feasibility Study	325,000					
	Rehab. of Rwy 28L and Twys A, B, C, D, F, & M		3,500,000				
	Environmental Assessment for Rwy 6/24 upgrade			825,000			
	Master Plan and Noise Study Updates			600,000			
	Acquire Land for Rwy 6/24 Upgrade				2,060,000		
	Aircraft Rescue & Fire Fighting truck replacement					1,012,500	
	Rwy 6/24 upgrade ph1					10,000,000	
	TOTAL						
MARQUETTE	Rehabilitation of rwy shoulders & edge lights (ph2)	1,300,000					
	Rwy 1 Approach Pavement Rehabilitation	365,000					
	Runway pavement rehabilitation design		157,500				
	Purchase snow removal equipment		550,000				
	Runway pavement rehabilitation		695,000				
	Pavement rehabilitation			4,360,000			
	Purchase snow removal equipment				500,000		
	Terminal renovation & expansion concept budget				157,500		
	Terminal renovation & expansion Prelim. Design					367,500	
	Terminal Backup Generator					500,000	
TOTAL							\$8,952,500
MUSKEGON	Apron Rehabilitation & Expansion	2,225,000					
	Rwy 6/24 rehabilitation		3,000,000				
	Twy A rehabilitation		1,000,000				
	North General Aviation Area Pavement Rehabilitation			420,632			
	Twy C Rehabilitation			632,000			
	Pavement Marking & Crack Sealing				200,000		
	Rapid response ARFF vehicle				250,000		
	Deicing Equipment				200,000		
	Taxiway rehabilitation					1,655,263	
	TOTAL						
PELLSTON	Design GA terminal	200,000					
	Purchase ARFF vehicle	300,000					
	Construct GA terminal		3,000,000				
	Design terminal building holdroom expansion			275,000			
	Terminal building holdroom expansion (ph1)				2,000,000		
	Airfield marking				100,000		
	Terminal building holdroom expansion (ph2)					1,000,000	
TOTAL							\$6,875,000

AIRPORT		2016	2017	2018	2019	2020	TOTAL	
SAGINAW - MBS	Update Master Plan and Airport Layout Plan	450,000						
	Construct General Aviation apron improvements	1,178,000						
	De-icing system and pavement study and design	50,000						
	Construct parallel taxiway and apron connector		5,610,000					
	Replace navigational aids		520,000					
	De-icing system and pavement construction			2,500,000				
	Construct General Aviation apron improvements			1,617,000				
	Rwy 5/23 overlay				5,960,000			
	Taxiway and signage modifications				710,000			
	Purchase snow removal equipment				500,000			
	Construct Perimeter Road					5,700,000		
	TOTAL							\$24,795,000
	SS MARIE	Rehabilitate Rwy 9/27 lights & Signs	380,000					
Crack Sealing		150,000						
Pavement markings – Rws 16/34 & 9/27 and Twys		150,000						
Pre-Design & Use Survey for Rwy 9/27 extension			30,000					
Design Rwy 9/27 pavement rehabilitation			110,000					
Rwy 9/27 pavement rehabilitation			1,600,000					
Design Rwy 9/27 extension				110,000				
ARFF vehicle w/FLIR				450,000				
Pavement markings				100,000				
Crack Sealing				100,000				
Remove Rwy 16 Blast Pad				325,000				
Construct rwy 9/27 Widening & Extension					1,052,632			
Pavement markings						190,000		
Crack Sealing						240,000		
Remove Rwy 34 Blast Pad						290,000		
Rapid response ARFF vehicle w/FLIR					332,632			
TOTAL							\$2,630,264	
TRAVERSE CITY	Design of improvements	226,500						
	Acquire easements for Rwy 10 approach	700,000						
	Relocate Rwy 10 Instrument Landing System	1,395,000						
	Extend Rwy 10	1,316,000						
	Design of improvements		215,000					
	Runway visibility zone improvements		150,000					
	General Aviation apron and taxiway re-alignment		1,422,000					
	Re-align taxiway E			290,000				
	Purchase snow removal equipment			800,000				
	Design of improvements			170,000				
	Design of improvements				50,000			
	Snow removal equipment cold storage building				700,000			
	Replace T-hangar				425,000			
	Aircraft freight ramp and twy construction					631,000		
	Service road to freight ramp					166,000		
	Utilities for Air freight building					242,000		
	TOTAL							\$7,972,000
PRIMARY AIRPORT TOTALS:		\$133,906,800	\$73,195,040	\$111,032,219	\$150,025,722	\$105,575,895	\$573,735,676	
NON-PRIMARY + PRIMARY TOTALS:		\$155,645,308	\$120,343,197	\$142,240,198	\$166,245,053	\$128,180,134	\$712,653,890	

**FY 2016 CAPITAL OUTLAY BUDGET REQUEST
AND
FIVE-YEAR FACILITIES STRATEGIC PLAN
FY 2016-2020**

**AN OVERVIEW OF THE
MICHIGAN DEPARTMENT OF
TRANSPORTATION
STATEWIDE FACILITIES PLAN**

Prepared by
Office of Operations Administrative Services
Operations Facilities Review Team
October 2014

TABLE OF CONTENTS

Mission, Vision, Values, and Strategic Areas of Focus.....	Mission Statement
Strategies for Prioritization and Department Overview	Executive Summary
Programming Changes.....	Programming Changes
Implementation Plan	Implementation Plan
FY 2016 Major Capital and Special Maintenance Projects Summary	2016 MCP/SMP
FY 2017-2020 Major Capital Project Summary	Appendix A
FY 2017-2020 Special Maintenance Project Summary	Appendix B
Facility Assessment Overview.....	Appendix C
Facility Assessments	Region/Area Tabs

MISSION, VISION, VALUES, and STRATEGIC AREAS of FOCUS

The Michigan Department of Transportation (MDOT) is a recognized leader for all modes of transportation, and facilities play a critical role in the delivery of services necessary to preserve and maintain an extensive, statewide transportation infrastructure. Accordingly, MDOT recognizes and acknowledges its responsibility to both internal and external customers, and takes pride in its quest to provide the highest possible level of service. MDOT is guided by the values of Quality, Teamwork, Customer Orientation, Integrity, and Pride, which compliment and align with the values adopted by the State of Michigan – Integrity, Inclusion, Excellence, and Team Work. These values promote the strengthening of the MDOT organizational culture and help to ensure the delivery of a quality program. Timely and sufficient investment in facilities contributes to MDOT's strategic plan and comprehensive asset management approach. The following serve as the foundation of MDOT:

Mission

The mission of MDOT is to provide the highest quality integrated transportation services for economic benefit and improved quality of life.

Vision

MDOT is aware of customer/stakeholder transportation wants and meets their needs.

MDOT partners with others.

MDOT is continually getting better.

MDOT is an effective and efficient organization with an outstanding staff.

Values

Quality: Achieving our best within our resources.

Teamwork: Effective involvement of people.

Customer Orientation: Knowing our customers and understanding their needs.

Integrity: Doing the right thing.

Pride: In MDOT and the importance of our work.

Strategic Areas of Focus

Leadership:

Align the organization to carry out the MDOT mission, achieve the vision, and demonstrate the values.

Customer-centered:

Understand our customers' most important needs to achieve a more customer-focused agency that results in better service and lower cost.

System Focus:

Provide cost-effective, integrated, and sustainable transportation solutions.

Safety:

Move Michigan toward zero deaths through the incorporation of safety in all our transportation efforts.

Partners:

Foster and sustain partnerships to optimize operations and achieve customer-centered results.

Innovative and Efficient:

Move people and goods through better customer-centered services and performance-driven decision making.

Workforce:

Recruit, develop, and retain a high-performing workforce.

EXECUTIVE SUMMARY

Department Strategies for Prioritization

In alignment with enhancing MDOT's comprehensive asset management approach, the strategic focus of the department for prioritizing its capital facility program is based on the following criteria:

- Safety and Emergency Response/Repairs:

Safety of the public and MDOT employees is the highest priority of the department. MDOT must respond to local and state declarations of emergency 24 hours a day, seven days a week. The placement, type, and size of facilities are central in MDOT's efficient and effective response. MDOT must also plan and provide for unforeseen events that adversely impact facilities (fires, floods, tornados, storms, etc.). In addition, MDOT must plan and provide for the possibility that contract agencies may choose to not renew long-standing agreements. Should MDOT ever need to assume the operations previously performed by contract agencies, such a change would impact department facilities.

- Security:

MDOT must ensure and provide security for its facilities and be able to address any threats to the State's infrastructure.

- Operational Need:

MDOT's operational role and responsibility to the citizens, taxpayers, tourists, and the traveling public of Michigan reinforce the requirement that MDOT facilities be sufficient to meet their expanded service functions; sized to house equipment and materials; and support technological advancements. Timely and sufficient investments in facilities promote and protect the efficient and effective utilization of MDOT's resources.

- Rules, Regulations, and Mandates:

MDOT is subject to a wide variety of laws, regulations, mandates, and executive directives, all of which impact the needs and requests of facilities. Adherence to such requirements promotes safety and environmental responsibility, and ensures compliance with applicable laws such as the Americans with Disabilities Act (ADA) and others.

- Preventive/Corrective Maintenance:

MDOT must ensure that its capital investment in facilities is preserved, thereby enabling its people, equipment, and materials to continue to provide service to the citizens of Michigan. When a problem requiring corrective maintenance is identified, it must be resolved in a timely and effective manner so as to avoid more damage to the structure. Additionally, on-going preventive maintenance and facility assessments are critical to the avoidance of costly, extensive repairs and system failures that interrupt service delivery.

- Energy Efficient Facilities:

MDOT continues to promote energy efficiency in the design, construction, and maintenance/repair of its facilities, and also pursues the reduction of energy consumption. Energy efficiency initiatives include improvements to various building systems including lighting, water heaters, heating and ventilation systems (HVAC), and low flow toilets. Proper maintenance of roofs; the installation of building insulation and energy efficient windows; and the reduction of air infiltration by sealing openings and cracks also reduce energy consumption. In addition to retrofitting activities, all new facility construction projects are designed to have a minimum of 26 “Leadership in Energy and Environmental Design” (LEED) rating points promoting “green” building and development. Green buildings provide a proven reduction in both building operating costs and the consumption of vital natural resources.

- Partnering/Consolidation:

MDOT continues to assess opportunities for consolidating and sharing facilities resources within the department and with other state agencies. Information regarding existing collocation arrangements has been collected, and new collocation requests are being evaluated.

- Buy versus Lease:

MDOT will continue the movement toward buying facilities when warranted from an operational and economic perspective.

Department Overview

Since the establishment of Michigan's state road improvement agency in 1905, MDOT has remained a leading authority and innovator in the development of safe roads, roadside services, and other transportation modes. From construction of the nation's first mile of concrete highway in 1905 to the creation of a department-wide total quality plan, MDOT has maintained a long-standing commitment to innovation and quality evidenced by MDOT's national reputation.

Michigan's system of state highways, county roads, and municipal/other streets total 122,995 route miles (see Table 1). MDOT has jurisdiction over the state trunkline system, which includes 9,669 routes miles and all "I," "US," and "M" numbered highways. Michigan's 90,212 route miles of county roads are under the jurisdiction of 83 counties and 21,279 route miles of municipal streets are owned by 533 incorporated cities and villages. Additionally, there are 1,835 miles of federal and tribal roads owned by the U.S. Department of Defense, National Forest Service, National Wildlife Service, National Parks Service, and the Bureau of Indian Affairs and Tribes. MDOT has an obligation to the taxpayers of Michigan to provide the best possible overall transportation system, which takes into account all aspects and modes of the system.

<i>Route Miles in Michigan</i>	
<i>Regions*</i>	
Superior	1,820
North	1,956
Grand	937
Bay	1,514
Southwest	1,231
University	1,333
Metro	878
<i>Subtotal</i>	<u>9,669</u>
<i>Local Agencies</i>	
Cities and Villages**	21,279
Counties**	90,212
Federal/Tribal***	1,835
<i>Subtotal</i>	<u>113,326</u>
<i>STATEWIDE TOTAL:</i>	<u><u>122,995</u></u>
* Source: Preliminary 2013 Sufficiency File	
** Source: 2013 Act 51 Certification	
*** Source: MDOT Planning from FHWA 2014 Data	

Table 1

Michigan travelers who use the freeway system have access to 65 rest areas, 14 welcome centers, and 81 roadside parks. Additionally, throughout northern Michigan, travelers will find 39 picnic table sites and 28 scenic turnouts. Scenic turnouts provide motorists with the ability to park and view some of the natural beauty and majesty offered by Michigan's four seasons.

Prior to 1997, the department was organized into nine districts with executive and bureau/division offices in Lansing. Under this previous organizational structure, there were more than fifty project/construction offices throughout the state located within the nine districts. In 1997, in an effort to better serve the public, build stronger relationships with the public and local agencies, and adapt to increased and transitioning responsibilities, MDOT changed the way it did business. A substantial reorganization occurred, resulting in a change from nine districts and over fifty project offices to seven geographic regions and 26 Transportation Services Centers. While there were some functions that shifted from being performed centrally to being performed in the regions, the result of the reorganization was not decentralization; rather, it was an increased emphasis on customer focus and streamlining operations and facilities in adapting to and performing progressive department responsibilities and functions. In 2011, with a continued focus on streamlining operations and an emphasis on core functions, MDOT underwent a reorganization which resulted in further facility closings and consolidations. As a result, there are currently 22 TSCs within the department's seven regions.

An overview of the geographic regions is as follows:

- **Superior:** The Superior Region includes all 15 counties in the Upper Peninsula serving 1,820 trunkline route miles and 11 border crossings. Three (3) TSCs serve the transportation needs of this region. The Crystal Falls TSC serves Delta, Dickinson, Gogebic, Iron, and Menominee counties. The Ishpeming TSC serves Baraga, Houghton, Keweenaw, Marquette, and Ontonagon counties. The Newberry TSC serves Alger, Chippewa, Luce, Mackinac, and Schoolcraft counties. Major state trunklines include I-75, US-41, US-45, US-2, US-141, M-26, M-35, M-95, M-117, M-129, and M-28. The region is home to the Sault Ste. Marie International Bridge, a significant gateway to Canada and the only US-Canada border crossing north of Port Huron, and the Mackinac Bridge, the five-mile long suspension bridge connection between the upper and lower peninsulas. The Superior Region, unlike the rest of the state, spans two time zones: Eastern and Central. The Central Time zone includes four counties: Dickinson, Gogebic, Iron, and Menominee. The one-hour time difference between the time zones must be taken into account when scheduling region wide operations and travel between facilities.
- **North:** The North Region is comprised of the northernmost 24 counties of the lower peninsula serving 1,956 trunkline route miles. Four (4) TSCs serve the transportation needs of this region. The Alpena TSC serves Alcona, Alpena, Iosco, Montmorency, Oscoda, and Presque Isle counties. The Cadillac TSC

serves Lake, Manistee, Mason, Missaukee, Osceola, and Wexford counties. The Gaylord TSC (located in the North Region Office) serves Cheboygan, Crawford, Emmet, Ogemaw, Otsego, and Roscommon counties. The Traverse City TSC serves Antrim, Benzie, Charlevoix, Grand Traverse, Kalkaska, and Leelanau counties. Major state trunklines include I-75, US-127, US-23, US-131, and US-31.

- **Grand:** The Grand Region serves eight (8) counties in the western part of Michigan serving 937 trunkline route miles. Two (2) TSCs serve this region. Grand Region is also home to the West Michigan Transportation Operations Center (TOC). The Grand Rapids TSC serves Ionia, Kent, Mecosta, and Montcalm counties, and the Muskegon TSC serves Muskegon, Newaygo, Oceana, and Ottawa counties. Major state trunklines include I-96, I-196, US-31, US-131, and M-6.
- **Bay:** The Bay Region includes 13 counties in the Saginaw Bay area serving 1,514 trunkline route miles. Three (3) TSCs serve the transportation needs of this region. The Bay City TSC serves Arenac, Bay, Saginaw, and Tuscola counties. The Davison TSC serves Genesee, Huron, Lapeer, and Sanilac counties. The Mt. Pleasant TSC serves Clare, Gladwin, Gratiot, Isabella, and Midland counties. Major state trunklines include I-75, I-69, US-127, US-23, and US-10.
- **Southwest:** The Southwest Region covers nine (9) counties in the southwestern part of the state which serve 1,231 trunkline route miles. Three (3) TSCs serve this region. The Coloma TSC serves Berrien, Cass, and Van Buren counties. The Kalamazoo TSC serves Allegan, Kalamazoo, and St. Joseph counties. The Marshall TSC serves Barry, Branch, and Calhoun counties. Major state trunklines include I-69, I-94, I-196, US-12, US-31, and US-131.
- **University:** The University Region serves ten (10) counties in the heart of south-central Michigan, serving 1,333 trunkline route miles. Three (3) TSCs serve the transportation needs of this region. The Brighton TSC serves Livingston, Monroe, and Washtenaw counties. The Jackson TSC serves Hillsdale, Jackson, and Lenawee counties. The Lansing TSC serves Clinton, Eaton, Ingham, and Shiawassee counties. The University Region's centralized location makes it the "crossroads" of the lower peninsula. Major state trunklines include I-69, I-75, I-94, I-96, I-275, US-12, US-23, and US-127.
- **Metro:** The Metro Region serves four (4) counties in southeastern Michigan supporting 878 trunkline route miles. Four (4) TSCs serve the transportation needs of this region. The Macomb/St. Clair TSC serves Macomb and St. Clair counties. The Oakland TSC serves Oakland County, and both the Detroit TSC and the Taylor TSC jointly serve Wayne County. The four counties encompass 161 cities and townships. Major state trunklines include I-69, I-75, I-94, I-96, I-275, M-3, M-10, M-39, M-59, and M-97. Metro Region is also home to the

Southeast Michigan Traffic Operations Center (SEMTOC), formerly known as the Michigan Intelligent Transportation System (MITS) Center, and the Blue Water Bridge. SEMTOC plays an important role in the safety of the traveling public through its Freeway Courtesy Patrol (FCP); monitoring the trunkline system; and advising motorists of accidents, work zones, and heavily congested areas. Many of these functions are performed through the use of strategically placed camera towers and electronic message boards located along the major trunklines. The Blue Water Bridge is home to a major international border crossing and includes a Plaza, Visitors Center, Administrative Building, and Maintenance Garage.

Each region handles the planning and design of transportation projects, traffic operations, construction administration, trunkline maintenance, and the issuance of permits. Region offices provide technical expertise, oversight, development and planning services, program guidance, and ensure alignment with the TSCs in their region, who in turn provide direct transportation projects and services throughout the region. The TSCs are responsible for the development and delivery of transportation programs to which facilities such as garages, testing laboratories, salt/sand storage buildings, and equipment/material storage buildings are an integral requirement. Careful consideration was given to the placement of the TSCs during the development of MDOT's reorganization plan. TSCs are strategically placed within each region to ensure they are within reasonable proximity to Michigan citizens. This is important in reaching out to the public and making the best use of MDOT's resources and investments in serving the state of Michigan. Each region also contains numerous supporting structures which include safety rest areas, welcome centers, and various tourist facilities.

In addition to the region-based facilities, MDOT occupies several buildings in the Lansing vicinity. Aeronautics, Fleet Administration and Operations, Nixon Road Warehouse, and Operations Field Services locations are MDOT-owned. The Van Wagoner Building and Secondary Complex locations are leased from the Department of Technology, Management, and Budget (DTMB). The Van Wagoner Building is home to the Statewide Transportation Operations Center (STOC). STOC monitors traffic conditions and operates ITS devices across five MDOT Regions (Bay, North, Southwest, Superior, and University), and assists with overnight operations in the Grand Region. In addition, STOC is in constant contact with the University Region Freeway Courtesy Patrol (FCP). The MDOT Secondary Complex encompasses Construction Field Services, the MDOT Warehouse, and the Horatio S. Earle Learning Center.

MDOT has approximately 400 buildings of various sizes located throughout the state, ranging in age from newly-constructed to over sixty years old. MDOT owns the majority of the facilities occupied by staff, equipment, and materials. Owning a facility provides greater flexibility, and the department considers the purchase of a facility if it proves to be more cost-effective for the state to own rather than lease. The design and utilization of many MDOT facilities were based on existing industry standards, DTMB standards, and MDOT operational needs at the time of their original construction. The functionality and size of proposed facilities and improvements to existing facilities are based on meeting the program and operational needs of today, as well as those of the future.

Highly flexible and technically adaptive facilities are necessary to provide professional, customer-oriented service. Modern, up-to-date facilities play a key role in delivering effective and efficient transportation services to the public by supporting operations. Michigan has a land mass of over 58,000 square miles and is home to just under 10,000,000 people. MDOT is responsible for providing Michigan citizens with the best possible transportation system, an undertaking that helps to keep Michigan's tourism industry thriving and protects Michigan's valuable natural resources.

In line with the department's strategic focus, the projects outlined in the Five-Year Facilities Strategic Plan for fiscal years 2016-2020 will accomplish the following:

- Upgrade facilities to comply with building and environmental code requirements.
- Construct MDOT-owned facilities and reduce the number of leased facilities when economically efficient.
- Provide energy efficient and structurally updated facilities.
- Construct vehicle/equipment storage buildings to protect MDOT's assets.
- Renovate existing facilities to meet operational needs and accommodate relocated employees, materials, and equipment in an energy-saving and efficient manner.
- Continue to perform preventive and corrective maintenance to preserve MDOT capital investments, avoid expensive repairs, and reduce energy usage.

Upgrade Facilities to Comply with Building and Environmental Code Requirements:

MDOT's portfolio of buildings includes region offices, transportation service centers, maintenance garages, salt/sand storage buildings, welcome centers, vehicle/equipment and material storage buildings, and other structures within the right-of-way. Additionally, the department supports facilities at 65 rest areas and 14 welcome centers located throughout the state.

Many of the department's garages were built in the 1940s and 1950s. Although gems in their day, these more than half-century old buildings are now out-of-date and present multiple building code problems including, but not limited to, improperly ventilated spaces, operationally inefficient floor plans, construction materials used for insulation which need replacement, noncompliance with the Americans with Disabilities Act (ADA) requirements, and insufficient toilet and locker room facilities for employees (male and female).

MDOT uses sand and salt mixtures, as well as chemicals, for deicing highways and bridges during the winter. Optimally, these materials should be kept in an enclosed building to maintain the quality of the material and to avoid pollution of the ecosystem. Damage can occur to subterranean water supplies, surface water, vegetation, and wildlife if these pollutants are not contained in a proper facility. Pursuant to Part 31 of PA 451 of 1994, as amended, effective August 2003, the Department of Environmental Quality requires secondary containment systems which many of the locations lack.

Construct Facilities from an Improved Operational and Economic Perspective:

As mentioned previously, in an effort to optimize efficiencies, MDOT moved from nine district offices to a seven region concept and consolidated numerous project offices into TSCs, and underwent additional reorganization that became effective in FY 2012.

MDOT has owned facilities for all of the department's region offices, and also has owned facilities for the following TSCs: Cadillac, Detroit, Gaylord (located in the North Region Office), Ishpeming, Lansing (located in the Aeronautics Building), Newberry, Crystal Falls, Muskegon, Mt. Pleasant, Bay City, Davison, Coloma, Marshall, Kalamazoo, Jackson, Oakland, and Taylor.

MDOT considers moving from leased to owned facilities when it better supports operational need and when the "buy versus lease" analysis supports the business decision to purchase. The leased TSC facilities currently include Alpena, Brighton, Grand Rapids, Macomb/St. Clair, and Traverse City.

Provide Energy Efficient and Structurally Updated Facilities:

As discussed earlier, many of MDOT's garages are now significantly older, and do not have the energy-efficient features found in new buildings. However, the reality is these structures will continue to be occupied well into the future while energy costs continue to rise. In addition, the roofs of some facilities have deteriorated to a point where significant renovation or replacement is necessary. Many asphalt-based roofs are old and have become blistered and cracked. In many cases, after years of repair, replacement of these roofs is now necessary.

Carefully made choices regarding energy improvements will provide operational savings over the remaining useful life of buildings. Energy improvements will bring MDOT into compliance with building code requirements and are consistent with statewide attempts to enhance energy efficiency and conservation. The department also focuses on "low cost/no cost" energy initiatives, and collects and reports energy consumption data for MDOT facilities.

Construct Vehicle/Equipment Storage Buildings to Protect MDOT's Assets:

Indoor storage is necessary to protect MDOT's vehicles and equipment investments. The department uses seasonal ground equipment, supplies, and materials for repair and maintenance of the state highway system, rest areas, and welcome centers. Ground equipment, which includes tractors, mowers, snow blowers, snow plow trucks, etc., should be stored in an enclosed facility. Many of the pieces of equipment, used in maintaining highways, have hydraulic systems which can deteriorate rapidly if not stored indoors. This deterioration not only renders the equipment unsafe over time, but decreases the service life of the equipment and increases operating costs.

Renovate Existing Facilities to Accommodate Additional Employees:

The department's initiative to transition from districts and project offices deployed employees into regions, TSCs, and garages in an effort to be closer to customers and provide greater, more efficient service. Although this initiative took place several years ago, the necessary renovation and expansion of region offices, TSCs, and garages, in many cases, has not yet occurred. Now, with the most recent reorganization and facility closures/consolidations, some existing facilities will need to be adapted to accommodate work stations for employees redeployed from closed facilities.

Continue to Perform Preventive and Corrective Maintenance:

The goal of preventive maintenance is to preserve MDOT's assets by maximizing the useful life of buildings and related systems to prevent premature failure of building components and equipment. In line with this goal, MDOT conducts annual assessments to capture preventive maintenance needs on buildings and their primary systems. Scheduled activities include such items as roof inspections; repainting; door hardware adjustments; and belt replacements on heating, ventilation, and air conditioning equipment. When problems arise requiring immediate attention, corrective maintenance is used to resolve these problems so as to ensure continued functionality of the building and avoid more extensive deterioration. The department continues to strive for implementation of a comprehensive, integrated facilities management system so preventive maintenance facility project needs can be optimally projected, planned, scheduled, and tracked.

PROGRAMMING CHANGES

MDOT evaluates the capital outlay funding levels versus the operational facilities needs, and recognizes that it must balance the preservation of existing facilities with the need for new facilities. Programming changes and trends are consistent with the “Strategies for Prioritization” identified in the Executive Summary. The programming changes are highlighted below:

Facility Assessments

To ensure the assessment of MDOT facilities is consistent with needs of the buildings involved and resources required, the following occurred in FY 2014:

- Continued to collect/validate types of utility services (including water and sanitary sewer) at each assessed location including the names of the utility providers.
- Continued to collect/validate types of parking lot surfaces (paved, unpaved, partially paved) and the extent of lot markings (striped, unstriped, partially striped) at assessed locations.
- During the spring and summer of 2014, facility assessments were performed in the Grand Region, Bay Region, and North Region, Lansing-based facilities, Passenger Transportation facilities, and all Welcome Centers. MDOT facilities are assessed on a triennial basis, and are planned in future years according to the following schedule:
 - 2015 Southwest and Superior Regions (last assessed in 2012)
 - 2016 Metro and University Regions
 - 2017 Bay Region, Grand Region, North Region, and Lansing-based facilities

Note: An assessment of a facility may be performed at any time deemed necessary, regardless of its placement within the triennial schedule. Passenger Transportation facilities and Welcome Centers are assessed annually.

Facilities Management System

In FY 2008, MDOT determined the Facilities Preventive Maintenance Program pilot did not have the functionality to fully capture, maintain, and report on facilities inventory, work order processing, and facility capital outlay and special maintenance projects.

Moving forward, it is imperative that MDOT continue to actively pursue the acquisition and implementation of a comprehensive, integrated facilities management system to ensure alignment with MDOT’s Strategic Plan and asset management approach.

Brief Synopsis of Past Facilities-Related Programming Changes

In August 2006, in an effort to further streamline operations and make better use of resources, the department made changes with respect to facilities engineering and programming responsibilities so that like functions could be brought under one direction.

The alignment and integration of facility administration and operations personnel strengthened and enhanced MDOT's overall asset management approach and provided additional assurance that the department's facilities' prioritization is in alignment with MDOT's program strategies and goals.

FY 2007

- Developed a comprehensive inventory of MDOT facilities.
- Performed comprehensive assessments of MDOT facilities in all regions.

FY 2008

- Developed and implemented a standardized documentation tool using numerical ratings to aid in documenting facility assessments.
- Developed a scoping concept document to improve the accuracy and consistency of developing facility project budgets.
- Assessed MDOT facilities in all regions.

FY 2009

- Placed facilities assessments on a triennial schedule.
- Included Passenger Transportation facilities in annual facility assessments.
- Improved the process for submitting, receiving, processing, and documenting MDOT facility "work orders" (Building Maintenance Work Requests, Form 2113) to provide standardization for submission, better tracking of requests, and more efficient assignment of work.

FY 2010

- Enhanced the assessment documentation tool through the inclusion of facility photographs to aid in building identification.
- Scanned and digitized all facility legacy plans and specifications. These documents are now retained within a secured document management system. This enhancement provides for long-term secured retention and allows for immediate multiple-user access while maintaining original document integrity.
- Implemented a document management system for facilities projects to automate the facilities project workflow process, improve document availability and sharing, and provide security to those processes and documents.

FY 2011

- Developed and implemented a project prioritization tool. The tool assigns numerical scores utilizing factors such as type of work and assessment data to aid in the Call-for-Projects process.
- In an effort to further streamline operations and make better use of resources, the department's reinvention and reorganization included initiatives to further align facilities responsibilities so that like functions could be brought under one direction. As a result, effective October 1, 2011, facilities maintenance personnel and functions were combined with department facilities administration and operations personnel and functions. This alignment and integration strengthened and enhanced MDOT's overall asset management approach and provided

additional assurance that the department's facilities' prioritization is in alignment with MDOT's program strategies and goals.

FY 2012

- Refined the Safety/Security section of the project prioritization tool to enhance clarity and scoring consistency.
- Published (in PDF format) the Capital Outlay Budget Request and Five-Year Facilities Strategic Plan for FY 2010, FY 2011, and FY 2012 in ProjectWise to improve accessibility of the resource material to internal customers in a more cost-effective manner. Current/future year documents will be published in ProjectWise.
- Started collecting utility service data (including water and sanitary sewer) including the names of the utility providers.
- Started collecting more detailed parking lot surface data (paved, unpaved, and partially paved) and the extent of lot markings (striped, unstriped, and partially striped).

FY 2016 Implementation Plan

Implementation Plan – 2016 Major Capital Projects

With continued projected revenue shortfalls for the upcoming years, the outlook for adequate transportation funding, including the ability to match federal aid, is of great concern. Due to the transportation funding crisis, major facility capital improvement projects have been deferred resulting in limited available funds for critical maintenance on existing facilities only. It is important to recognize the department has major capital improvement investment needs that must be addressed in the long-range plan.

Implementation Plan – 2016 Special Maintenance Projects

In recognition of the transportation funding crisis, the amount identified and requested for FY 2016 special maintenance projects is abbreviated and does not reflect all investment needs. The projects selected and included in this budget request address health and safety issues, as well as critical repairs required to maintain existing assets. Although all projects represented by the requested amount have been identified, scoped, and estimated, if other special maintenance facility needs become an emergency or critical in nature, those projects will be addressed with this funding.

Consistent with MDOT's comprehensive asset management approach, both preventive and corrective maintenance must be performed in a timely manner on department facilities and building systems.

Miscellaneous Repairs, Renovations, and Upgrades - Statewide FY 2016 Appropriation Request: \$3,001,500

Repairs, renovations, and upgrades to be performed with Special Maintenance funding include the following:

- Structure and roof repairs/replacements
- Energy improvements including HVAC, ventilation, windows, and overhead doors
- Facility exterior repairs and painting
- Facility site improvements including pavement, drainage, and storage
- Emergency and miscellaneous renovations, maintenance, and repairs

Total Special Maintenance Projects Request for FY 2016: \$ 3,001,500

Total Capital Outlay Budget Request for FY 2016 (STF Funding): \$ 3,001,500

MICHIGAN DEPARTMENT OF TRANSPORTATION
CAPITAL OUTLAY FIVE-YEAR PROGRAM
FY 2016 MAJOR CAPITAL PROJECTS

With continued projected revenue shortfalls for the upcoming years, the outlook for adequate transportation funding, including the ability to match federal aid, is of great concern. Due to the transportation funding crisis, major facility capital improvement projects have been deferred resulting in limited available funds for critical maintenance on existing facilities only. It is important to recognize the department has major capital improvement investment needs that must be addressed in the long-range plan.

**MICHIGAN DEPARTMENT OF TRANSPORTATION
CAPITAL OUTLAY FIVE-YEAR PROGRAM
FY 2016 SPECIAL MAINTENANCE PROJECTS**

FY	Bureau/Region Location	Building/Facility	Brief Scope Work	Current Condition	Performance Outcome	Alternatives	Benefit to Taxpayer	Project Cost/ Fund Source
2016	University Grand Ledge Garage City: Lansing County: Eaton	SSB-2 Salt/Sand Storage	Install new ventilation system.	Current ventilation system is no longer operational.	Air quality enhanced while reducing the volume of soot impeding on building mechanical systems.	No viable alternative.	Protection of personnel, mechanical systems, and compliance with MIOSHA standards.	\$12,000 2116-STF
2016	University Jackson Testing Lab City: Jackson County: Jackson	STE-1 Site	Fill in loading area and pave. Add new fencing and rail. Rework canopy.	Loading dock is unsafe, inefficient, and does not drain well.	Safe loading area for delivering products and materials.	Defer project and absorb risk of increased cost of repair at a later time.	A safe and secure environment for personnel and visitors.	\$90,700 2116-STF
2016	Grand Grand Region Office City: Grand Rapids County: Kent	STE-1 Site	Resurface parking lot.	Multiple longitudinal and transverse cracks with several areas of fatigue cracking, saturated/undetermined sub base adjacent to drain structures.	Protective surface on which maintenance vehicles and equipment will operate.	Full rehab and replacement was considered; further investigation revealed existing pavement can be salvaged if repaired before pavement condition further deteriorates.	Significant savings by repairing existing pavement in lieu of complete rehab and replacement.	\$117,900 2116-STF

MICHIGAN DEPARTMENT OF TRANSPORTATION
 CAPITAL OUTLAY FIVE-YEAR PROGRAM
 FY 2016 SPECIAL MAINTENANCE PROJECTS

FY	Bureau/Region Location	Building/ Facility	Brief Scope Work	Current Condition	Performance Outcome	Alternatives	Benefit to Taxpayer	Project Cost/ Fund Source
2016	Lansing Fleet Administration & Operations City: Lansing County: Ingham	GAR-1 Garage	Repair External Insulation Finish System.	External Insulation Finish System has cracks throughout the east and west faces of the garage.	Prevent deterioration of the External Insulation Finish System.	Siding was considered but not selected due to cost and aesthetics.	Preventive maintenance investment will mitigate risk of structural and building content damage.	\$39,500 2116-STF
2016	Bay Bay Region Maintenance Crews City: Saginaw County: Saginaw	SPC-1 Maintenance Crews	Repair External Insulation Finish System and caulk as required.	External Insulation Finish System has cracks at window corners and at base.	Prevent deterioration of the External Insulation Finish System.	Siding was considered but not selected due to cost and aesthetics.	Preventive maintenance investment will mitigate risk of structural and building content damage.	\$35,100 2116-STF
2016	University University Region Office City: Jackson County: Jackson	STE-1 Site	Crack seal all cracks and reseal entire surface.	Existing pavement has numerous cracks.	Restore pavement to full function and mitigate further deterioration.	Deferment of project will result in continued deterioration.	Lower overall operating costs by applying the appropriate maintenance in the necessary time frame.	\$30,100 2116-STF

**MICHIGAN DEPARTMENT OF TRANSPORTATION
CAPITAL OUTLAY FIVE-YEAR PROGRAM
FY 2016 SPECIAL MAINTENANCE PROJECTS**

FY	Bureau/Region Location	Building/Facility	Brief Scope Work	Current Condition	Performance Outcome	Alternatives	Benefit to Taxpayer	Project Cost/ Fund Source
2016	Southwest Coloma Garage City: Benton Harbor County: Berrien	GAR-1 Garage	Replace Ethylene Propylene Diene Terpolymer Membrane (EPDM) roof system.	Roof system is showing signs of wear and it has exceeded its useful life; no warranty remains. This facility supports road maintenance operations and has frequent heavy equipment traffic.	Protection and preservation of building structure and contents.	Defer project and absorb risk of damage to structure and contents.	Preventive maintenance investment will mitigate risk of structural and building content damage.	\$330,900 2116-STF
2016	Grand Grand Region Maintenance Crew City: Grand Rapids County: Kent	SPC-1 Maintenance Crews	Install radiant heat in garage area of building.	Unit heaters are in poor condition and inefficient to operate.	Protection of structure and reduction in energy consumption and associated costs.	No viable alternative.	Savings realized in replacing an inefficient and antiquated system requiring frequent maintenance. Additional savings realized in the reduction of energy consumption and associated costs.	\$145,700 2116-STF
2016	Grand Grand Rapids Garage City: Grand Rapids County: Kent	GAR-1 Garage	Install radiant heat in garage.	Existing heaters are in poor condition and inefficient to operate.	Protection of structure and reduction in energy consumption and associated costs.	No viable alternative.	Savings realized in replacing an inefficient and antiquated system requiring frequent maintenance. Additional savings realized in the reduction of energy consumption and associated costs.	\$97,600 2116-STF

**MICHIGAN DEPARTMENT OF TRANSPORTATION
CAPITAL OUTLAY FIVE-YEAR PROGRAM
FY 2016 SPECIAL MAINTENANCE PROJECTS**

FY	Bureau/Region Location	Building/Facility	Brief Scope Work	Current Condition	Performance Outcome	Alternatives	Benefit to Taxpayer	Project Cost/ Fund Source
2016	North Mio Garage City: Mio County: Oscoda	SSB-1 Salt/Sand Storage	Remove and replace roof shingles.	Shingles are dried and curling.	Maintain a fully functional roof system that protects both the structure and the contents of the building.	Metal roof has been considered but is cost prohibitive.	Preventive maintenance investment will mitigate risk of further structural and building content damage.	\$86,100 2116-STF
2016	Bay Saginaw West Garage City: Saginaw County: Saginaw	CSB-1 Cold Storage	Infra-red heater installation.	The building has one (1) unit heater that is in poor condition and inefficient to operate.	Protection of structure and reduction in energy consumption and associated costs.	No viable alternative.	Savings realized in replacing an inefficient and antiquated system requiring frequent maintenance. Additional savings realized in the reduction of energy consumption and associated costs.	\$59,800 2116-STF
2016	University Mason Garage City: Mason County: Ingham	SSB-2 Salt/Sand Storage	Coat shingled roof.	Shingles showing signs of wear with missing granules, cupping, and curling. Some shingles have blown off.	Maintain a fully functional roof system that protects both the structure and the contents of the building.	Defer project and absorb risk of damage to structure and contents.	Preventive maintenance investment will mitigate risk of structural and building content damage.	\$53,900 2116-STF

**MICHIGAN DEPARTMENT OF TRANSPORTATION
CAPITAL OUTLAY FIVE-YEAR PROGRAM
FY 2016 SPECIAL MAINTENANCE PROJECTS**

FY	Bureau/Region Location	Building/ Facility	Brief Scope Work	Current Condition	Performance Outcome	Alternatives	Benefit to Taxpayer	Project Cost/ Fund Source
2016	University Brighton Garage City: Brighton County: Livingston	HSB-2 Heated Storage	Apply roof coating.	The current metal roof is showing rust which indicates failure of the current coating system.	Maintain a fully functional roof system that protects both the structure and the contents of the building.	Defer project and absorb risk of damage to structure and contents.	Preventive maintenance investment will mitigate risk of structural and building content damage.	\$27,900 2116-STF
2016	Superior St. Ignace Garage City: St. Ignace County: Mackinac	STE-1 Site	Phase 1 of addressing poor pavement condition of parking lot, internal roads, and driveways.	Pavement has deteriorated with large cracking and areas of missing pavement. This facility supports road maintenance operations and has frequent heavy equipment and heavy truck use, parking and long-term storage of materials.	Protective surface on which maintenance vehicles and equipment will operate.	Full rehab and replacement was considered. However, further investigation revealed existing pavement base can be salvaged if reconstructed before existing pavement condition deteriorates further.	Improved operations from a smooth transportation surface.	\$425,000 2116-STF
2016	Southwest Paw Paw Garage City: Paw Paw County: Van Buren	GAR-1 Garage	Install radiant heat in main garage.	Existing system is antiquated and is inefficient to operate.	Provide uniform and efficient heating, with reduced energy consumption.	Deferment of project poses increased risk of costly repair or replacement and higher utility costs.	Savings realized in replacing an inefficient and antiquated system requiring frequent maintenance. Additional savings realized in the reduction of energy consumption and associated costs.	\$93,700 2116-STF

**MICHIGAN DEPARTMENT OF TRANSPORTATION
CAPITAL OUTLAY FIVE-YEAR PROGRAM
FY 2016 SPECIAL MAINTENANCE PROJECTS**

FY	Bureau/Region Location	Building/ Facility	Brief Scope Work	Current Condition	Performance Outcome	Alternatives	Benefit to Taxpayer	Project Cost/ Fund Source
2016	University Grand Ledge Garage City: Lansing County: Eaton	GAR-1 Garage	Apply roof coating.	Roof coating is showing signs of deterioration and needs to be recoated so the warranty can be extended.	Maintain a fully functional roof system that protects both the structure and the contents of the building.	Deferment of project will result in loss of warranty and potential damage to structure and contents.	Preventive maintenance investment will mitigate risk of structural and building content damage.	\$50,200 2116-STF
2016	Southwest Coldwater Training Facility City: Coldwater County: Branch	STE-1 Site	Replace bituminous pavement.	Pavement is in extremely poor condition with large pot holes and excessive cracking throughout the site. This facility supports road maintenance operations and has frequent heavy equipment traffic.	Protective surface on which maintenance vehicles and equipment will operate.	Pavement resurfacing was considered. Further investigation of pavement found condition to be deteriorated beyond salvage.	Improved operations from a smooth transportation surface.	\$440,100 2116-STF
2016	Southwest Plainwell Garage City: Plainwell County: Allegan	GAR-1 Garage	Install radiant heat in main garage.	Existing system is antiquated and is inefficient to operate.	Provide uniform and efficient heating, with reduced energy consumption.	Deferment of project poses increased risk of costly repair or replacement and higher utility costs.	Savings realized in replacing an inefficient and antiquated system requiring frequent maintenance. Additional savings realized in the reduction of energy consumption and associated costs.	\$93,700 2116-STF

**MICHIGAN DEPARTMENT OF TRANSPORTATION
CAPITAL OUTLAY FIVE-YEAR PROGRAM
FY 2016 SPECIAL MAINTENANCE PROJECTS**

FY	Bureau/Region Location	Building/Facility	Brief Scope Work	Current Condition	Performance Outcome	Alternatives	Benefit to Taxpayer	Project Cost/ Fund Source
2016	University University Region Maintenance Crews City: Jackson County: Jackson	SPC-1 Maintenance Crews	Install new engine exhaust system.	Current exhaust system is not functioning properly and can no longer be repaired.	Air quality enhanced while reducing the volume of soot impeding on building mechanical systems.	No viable alternative.	Protection of personnel, mechanical systems, and compliance with MIOSHA standards.	\$44,000 2116-STF
2016	University Grand Ledge Garage City: Lansing County: Eaton	CSB-1 Cold Storage	Replace existing roof membrane.	Membrane has deteriorated and no longer provides adequate structural protection. The warranty has expired.	Protection and preservation of building structure and contents.	Defer project and absorb risk of damage to structure and contents.	Preventive maintenance investment will mitigate risk of structural and building content damage.	\$41,800 2116-STF
2016	University University Region Maintenance Crews City: Jackson County: Jackson	SPC-1 Maintenance Crews	Replace damaged service doors and frames.	Some of the service doors and frames around the building are badly rusted, deteriorated, and not locking properly.	Fully functioning doors that seal out the elements and minimize security threats.	Defer project and risk further deterioration of doors and security of the building contents and employees.	Protection of state assets.	\$34,600 2116-STF

**MICHIGAN DEPARTMENT OF TRANSPORTATION
CAPITAL OUTLAY FIVE-YEAR PROGRAM
FY 2016 SPECIAL MAINTENANCE PROJECTS**

FY	Bureau/Region Location	Building/ Facility	Brief Scope Work	Current Condition	Performance Outcome	Alternatives	Benefit to Taxpayer	Project Cost/ Fund Source
2016	North Atlanta Garage City: Atlanta County: Montmorency	GAR-1 Garage	Repair thresholds at overhead doors on east, west, and north entries to garage.	Thresholds are in poor condition.	Preserve and protect structural integrity of building.	No viable alternative.	Preventive maintenance investment will mitigate risk of structural and building content damage.	\$23,000 2116-STF
2016	University Grand Ledge Garage City: Lansing County: Eaton	HSB-1 Heated Storage	Apply roof coating.	Roof coating has deteriorated and no longer provides adequate structural protection. The warranty has expired.	Maintain a fully functional roof system that protects both the structure and the contents of the building.	Defer project and absorb risk of damage to structure and contents.	Preventive maintenance investment will mitigate risk of structural and building content damage.	\$19,300 2116-STF
2016	Superior Houghton Garage City: Callumet County: Houghton	CSB-1 Cold Storage	Design and construct 5,000 sq. ft. cold storage building.	Materials and equipment are exposed to the elements. Houghton Garage does not currently have a storage building.	Materials and equipment are protected from the environment in a secured location.	No viable alternative.	Cost savings are realized by protecting purchased assets, securing materials and equipment, and affording the opportunity order materials in bulk at reduced cost.	\$537,700 2116-STF

**MICHIGAN DEPARTMENT OF TRANSPORTATION
CAPITAL OUTLAY FIVE-YEAR PROGRAM
FY 2016 SPECIAL MAINTENANCE PROJECTS**

FY	Bureau/Region Location	Building/Facility	Brief Scope Work	Current Condition	Performance Outcome	Alternatives	Benefit to Taxpayer	Project Cost/ Fund Source
2016	Southwest Kalamazoo Garage City: Kalamazoo County: Kalamazoo	GAR-1 Garage	Replace windows with energy efficient product.	Windows are impaired and inefficient.	Protection and preservation of building and contents. Reduced energy consumption and associated costs.	Defer project and absorb risk of costly structural and content damage. Absorb higher utility costs.	Preventive maintenance investment will mitigate risk to structure and building contents. Additional savings realized in the reduction of energy consumption and associated costs.	\$27,400 2116-STF
2016	University Mason Garage City: Mason County: Ingham	CSB-1 Cold Storage	Paint exterior surfaces.	Exterior surface is peeling and needs replacement.	Preserve and protect structural integrity of building.	Defer project and absorb risk of costly structural and content damage.	Preventive maintenance investment will mitigate risk of structural and building content damage.	\$16,000 2116-STF
2016	Bay Saginaw East Garage City: Saginaw County: Saginaw	SSB-3 Salt/Sand Storage	Paint exterior wood surfaces.	The exterior surface is showing signs of significant wear.	Preserve and protect structural integrity of building.	Sheet metal siding was considered but too cost prohibitive.	Preventive maintenance investment will mitigate risk of structural and building content damage.	\$15,300 2116-STF

MICHIGAN DEPARTMENT OF TRANSPORTATION
 CAPITAL OUTLAY FIVE-YEAR PROGRAM
 FY 2016 SPECIAL MAINTENANCE PROJECTS

FY	Bureau/Region Location	Building/Facility	Brief Scope Work	Current Condition	Performance Outcome	Alternatives	Benefit to Taxpayer	Project Cost/ Fund Source
2016	University Adrian Garage City: Adrian County: Lenawee	HSB-1 Heated Storage	Paint exterior of building.	Exterior paint is peeling in many locations and is not providing proper protection to the steel building.	Preserve and protect structural integrity of building.	Defer project and absorb risk of further deterioration which will require replacing steel panels.	Preventive maintenance investment will mitigate risk of structural and building content damage.	\$12,500 2116-STF

FY 2016 SPECIAL MAINTENANCE TOTAL \$3,001,500

**MICHIGAN DEPARTMENT OF TRANSPORTATION
CAPITAL OUTLAY FIVE-YEAR PROGRAM
FY 2017 MAJOR CAPITAL PROJECTS**

FY	Bureau/Region Location	Building/ Facility	Brief Scope Work	Current Condition	Performance Outcome	Alternatives	Benefit to Taxpayer	Project Cost/ Fund Source
2017	Lansing Bureau of Field Services City: Lansing County: Eaton	OTH-1 Other	Design and construct combined field services facility.	Currently field services is housed in five separate locations throughout the Lansing vicinity.	Gain efficiencies and cost savings from having operations housed in one MDOT owned facility.	Continue to operate from separate locations which is inefficient and not cost effective.	Combined facility provides economic benefit by maximizing the use of property and shared use of common buildings, equipment, and services.	2116-STF Formal scope and cost estimation in progress.
2017	Grand Muskegon TSC City: Muskegon County: Muskegon	TSC-1 Transportation Service Center	Design and construct 2,424 sq. ft. addition and reconfigure the office layout within existing building footprint. Address building security.	Existing facility has insufficient space to effectively accommodate current personnel, as well as insufficient meeting and storage space.	Facility that will accommodate current and future personnel, as well as provide sufficient meeting and storage space.	Continue to operate in a facility that is not conducive to efficient operations.	Increased productivity and optimized operations by having sufficient office, meeting, and storage space. Increased security will reduce risk to building and contents.	2116-STF Formal scope and cost estimation in progress.
2017	University Ann Arbor TSC City: Ann Arbor County: Washtenaw	TSC-1 Transportation Service Center	Design and construct new 9,890 sq. ft. TSC in Washtenaw County, on MDOT owned property.	MDOT currently leases office space in Livingston County. The TSC services Livingston, Washtenaw, and Monroe Counties and the current location is not optimal for customer services.	Improve customer service through the utilization of an MDOT-owned facility.	Lease an alternative facility. After extensive research DTMB/MDOT has not been able to identify a lease space that is more cost effective than constructing a new state-owned facility.	Increased visibility and services to the customer. Buy versus lease supports long term savings, and meets operational needs.	2116-STF Formal scope and cost estimation in progress.

**MICHIGAN DEPARTMENT OF TRANSPORTATION
CAPITAL OUTLAY FIVE-YEAR PROGRAM
FY 2018 MAJOR CAPITAL PROJECTS**

FY	Bureau/Region Location	Building/ Facility	Brief Scope Work	Current Condition	Performance Outcome	Alternatives	Benefit to Taxpayer	Project Cost/ Fund Source
2018	Southwest South Haven Garage City: South Haven County: Van Buren	GAR-1 Garage	Enlarge garage by adding a 4,000 sq. ft. addition to accommodate the parking of tandem axle plow trucks.	For improved operations, MDOT has transitioned to use of tandem trucks which are longer than the single-axle trucks. This creates a logistic issue due to existing garage configuration for smaller trucks.	Equipment is protected from the elements.	Continue to store equipment outside where it is exposed to the elements.	Cost savings are realized by protecting purchased assets.	2116-STF Formal scope and cost estimation in progress.
2018	University Lansing TSC City: Lansing County: Clinton	TSC-1 Transportation Service Center	Design and construct new 14,000 sq. ft. Transportation Service Center (TSC).	The TSC is a tenant in a shared facility which is not conducive to long-term operations.	State of Michigan owned facility to meet existing and future staffing levels. New facility to have a small materials lab, typical to a TSC.	Continue to share space in a facility that is not in alignment with long-term operational needs.	Overall efficient use of financial resources, sustain project and customer service products and services, and better able to retain and manage operations for transparency reporting requirements.	2116-STF Formal scope and cost estimation in progress.
2018	Grand Grand Region TSC City: County:	TSC-1 Transportation Service Center	Construct a new 14,000 sq. ft. Grand Rapids TSC on state-owned land or purchase property.	The Grand Rapids TSC is currently a leased facility located in the southeast quadrant of I-96 and Leonard Street within the City of Grand Rapids. The lease agreement is for 5 years with two 5 year renewable options.	MDOT-owned facility in alignment with department strategy for prioritization.	Continue to lease either at the existing location or alternate location.	Increased visibility and service to the customer. Buy vs. lease supports long-term savings of this MDOT-owned facility.	2116-STF Formal scope and cost estimation in progress.

MICHIGAN DEPARTMENT OF TRANSPORTATION
 CAPITAL OUTLAY FIVE-YEAR PROGRAM
 FY 2018 MAJOR CAPITAL PROJECTS

FY	Bureau/Region Location	Building/Facility	Brief Scope Work	Current Condition	Performance Outcome	Alternatives	Benefit to Taxpayer	Project Cost/ Fund Source
2018	Southwest Coloma Garage City: Benton Harbor County: Berrien	SSB-3 Salt/Sand Storage	Design and construct new 17,900 sq. ft. 7,000 ton salt/sand storage building with secondary containment.	The current salt dome (4,000 ton capacity) is almost 30 years in age with ongoing structural issues and insufficient fill capacity. The structure is not in alignment with secondary containment rules and regulations.	Safe and efficient facility which is in compliance with environmental laws, rules, and regulations.	Continue to delay project and accept operational deficiencies, rule/regulation non-compliance, and absorb cost of maintaining an aging structure.	New construction with covered loading area will meet environmental rules/regulations. Building to full capacity will reduce winter salt costs. Existing structure will be used for cold storage.	2116-STF Formal scope and cost estimation in progress.
2018	University Grand Ledge Garage City: Lansing County: Eaton	GAR-1 Garage	Design and construct 2,400 sq. ft. wash bay.	Equipment is washed within the main building. Moisture from washing activity is deteriorating structural integrity, as well as tools and equipment stored in same location.	Preserve the integrity of the maintenance garage structure and contents by protecting materials and equipment from the building's steel framing. Provide safer washing environment for staff.	Absorb risk of long-term structure and content damage by delaying project.	Frequent washing of equipment extends service life. Savings are also realized through preserving existing structure and contents by moving washing operations to separate facility.	2116-STF Formal scope and cost estimation in progress.
2018	Southwest South Haven Garage City: South Haven County: Van Buren	WSH-1 Washbay Garage	Design and construct 2,400 sq. ft. external wash bay.	Existing equipment is washed within the main building. Moisture from washing activity is deteriorating structural integrity, as well as tools and equipment stored in same location. Increase risk of employee injury.	Preserve the integrity of the maintenance garage structure and contents. Extend life of building's steel framing. Provide safer washing environment for staff.	Continue to delay project and accept operational deficiencies and absorb long-term financial risk.	Frequent washing of equipment extends service life. Savings are also realized through preserving existing structure and contents by moving washing operations to separate facility.	2116-STF Formal scope and cost estimation in progress.

**MICHIGAN DEPARTMENT OF TRANSPORTATION
CAPITAL OUTLAY FIVE-YEAR PROGRAM
FY 2018 MAJOR CAPITAL PROJECTS**

FY	Bureau/Region Location	Building/Facility	Brief Scope Work	Current Condition	Performance Outcome	Alternatives	Benefit to Taxpayer	Project Cost/ Fund Source
2018	Southwest Sawyer Garage City: Sawyer County: Berrien	WSH-1 Washbay	Design and construct 2,400 sq. ft. wash bay.	Existing equipment is washed within the main building. Moisture from washing activity is deteriorating structural integrity, as well as tools and equipment stored in same location and increase risk of employee injury.	Preserve the integrity of the maintenance garage structure and contents by protecting materials and equipment from the building's steel framing. Provide safer washing environment for staff.	Continue to delay project and accept operational deficiencies and absorb long-term financial risk.	Frequent washing of equipment extends service life. Savings are also realized through preserving existing structure and contents by moving washing operations to separate facility.	2116-STF Formal scope and cost estimation in progress.
2018	Southwest Jones Garage City: Jones County: Cass	WSH-1 Washbay	Design and construct 2,400 sq. ft. external wash bay.	Equipment is washed within the main building. Moisture from washing activity is deteriorating structural integrity, as well as tools and equipment stored in same location.	Preserve the integrity of the maintenance garage structure and contents by protecting materials and equipment from the building's steel framing. Provide safer washing environment for staff.	Continue to delay project and accept operational deficiencies and absorb long-term financial risk.	Frequent washing of equipment extends service life. Savings are also realized through preserving existing structure and contents by moving washing operations to separate facility.	2116-STF Formal scope and cost estimation in progress.
2018	Metro Caniff-Greeley Salt Storage Building City: Detroit County: Wayne	SSB-3 Salt/Sand Storage	Construct new Salt/Sand Storage Building (SSB-3). Demolish existing SSB-1 and SSB-2.	The two existing salt/sand storage buildings are non-DEQ compliant and have ongoing structural deficiencies.	Safe and efficient facility in compliance with environmental laws, rules, and regulations.	Continue to delay project and accept operational deficiencies, rule/regulation non-compliance, and absorb cost of maintaining an aging structure.	New construction with covered loading area will meet environmental rules/regulations. Building to full capacity will reduce winter salt costs.	2116-STF Formal scope and cost estimation in progress.

**MICHIGAN DEPARTMENT OF TRANSPORTATION
CAPITAL OUTLAY FIVE-YEAR PROGRAM
FY 2019 MAJOR CAPITAL PROJECTS**

FY	Bureau/Region Location	Building/Facility	Brief Scope Work	Current Condition	Performance Outcome	Alternatives	Benefit to Taxpayer	Project Cost/ Fund Source
2019	Southwest South Haven Garage City: South Haven County: Van Buren	GAR-2 Garage	Design and construct 224 sq. ft. addition and renovate existing office space.	Inadequate office and conference room space. There is no computer area. The mechanic and shop supply areas do not accommodate the necessity for emergency exits.	Additional space will allow for optimum space allocation for existing and additional staff. In addition, increased storage space will result in more efficient operations.	Lease or purchase an additional facility/office space which would result in an increase of region operational expenditures.	Adding additional space, rather than buying or leasing, will be a more efficient use of taxpayer dollars, and will result in an increase in employee productivity and efficiency.	2116-STF Formal scope and cost estimation in progress.
2019	University Grand Ledge Garage City: Lansing County: Eaton	GAR-1 Garage	Design and construct 46,000 sq. ft. Garage, 2,000 sq. ft. wash bay, and 7,500 sq. ft. heated storage building on existing MDOT owned property.	The current facility exceeds 50 years in service, is operating at more than twice the intended capacity, is not centrally located to the geographic area of responsibility.	Combined facility located on existing state owned property will meet current and future operational and staffing needs.	Substantial critical repair/ renovation investment (Est. \$2M) to a facility which does not meet operational needs and is located outside the geographic area of responsibility.	Combined facility provides economic benefit by maximizing the use of property and shared use of common buildings.	2116-STF Formal scope and cost estimation in progress.
2019	University Dundee Welcome Center City: Petersburg County: Monroe	WCT-1 Welcome Center	Design and construct new 8,000 sq. ft. Welcome Center.	The existing facility is in need of costly repairs and is undersized for the volume of public served.	Welcome Center which is ADA compliant with both external and internal accessible restroom facilities, adequate space for public use of the welcome center area and administrative offices, and reduction in annual energy costs.	Continue to delay project. Continue to pay high utility and maintenance costs.	Promote tourism with an updated facility which adequately serves the traveling public.	2116-STF Formal scope and cost estimation in progress.

**MICHIGAN DEPARTMENT OF TRANSPORTATION
CAPITAL OUTLAY FIVE-YEAR PROGRAM
FY 2019 MAJOR CAPITAL PROJECTS**

FY	Bureau/Region Location	Building/ Facility	Brief Scope Work	Current Condition	Performance Outcome	Alternatives	Benefit to Taxpayer	Project Cost/ Fund Source
2019	University Charlotte Garage City: Charlotte County: Eaton	WSH-1 Washbay	Design and construct 2,400 sq. ft. external wash bay.	Equipment is washed within the main building. Moisture from washing activity is deteriorating structural integrity, as well as tools and equipment stored in same location.	Preserve the integrity of the maintenance garage structure and contents by protecting materials and equipment from the elements. Extend life of building's steel framing. Provide safer washing environment for staff.	Continue to delay project and accept operational deficiencies and absorb long-term financial risk.	Frequent washing of equipment extends service life. Savings are also realized through preserving existing structure and contents by moving washing operations to separate facility.	2116-STF Formal scope and cost estimation in progress.
2019	Southwest South Haven Garage City: South Haven County: Van Buren	CSB-2 Cold Storage	Design and construct 800 sq. ft. cold storage building.	Many materials and equipment are stored outside and exposed to the elements thereby increasing the rate of corrosion and reducing the service life.	Materials and equipment are protected from the elements. Warranty, where applicable, is not compromised due to proper storage.	Continue to allow materials and equipment to be exposed to the elements.	Cost savings are realized by protecting assets, securing material and equipment in alignment with warranty. Purchase materials in bulk at reduced cost.	2116-STF Formal scope and cost estimation in progress.

**MICHIGAN DEPARTMENT OF TRANSPORTATION
CAPITAL OUTLAY FIVE-YEAR PROGRAM
FY 2020 MAJOR CAPITAL PROJECTS**

FY	Bureau/Region Location	Building/ Facility	Brief Scope Work	Current Condition	Performance Outcome	Alternatives	Benefit to Taxpayer	Project Cost/ Fund Source
2020	Southwest Sawyer Garage City: Sawyer County: Berrien	GAR-1 Garage	Design and construct 4,800 sq. ft. addition to garage to accommodate the parking of tandem axle plow trucks.	For improved operations, MDOT has transitioned to use of large tandem trucks. Exposed equipment has increased rate of corrosion and reduced service life.	Equipment is protected from the elements and is not compromised due to improper storage.	Continue to store equipment outside where it is exposed to the elements.	Cost savings are realized by protecting purchased assets.	2116-STF Formal scope and cost estimation in progress.
2020	Metro Macomb-St. Clair TSC City: Chesterfield Toi County: Macomb	TSC-1 Transportation Service Center	Design and construct new TSC and testing lab.	The TSC and testing lab currently operate from separate leased facilities in Macomb County with inadequate space to efficiently conduct daily operations.	Buy vs. lease analysis supports long term savings of MDOT owned facilities built along MDOT right-of-way to meet operational needs.	Lease another facility and not recognize savings and operational efficiencies from building a new facility.	Increased visibility and services to the customer and the elimination of an expensive lease resulting in more prudent use of taxpayer dollars.	2116-STF Formal scope and cost estimation in progress.
2020	North Traverse City TSC City: Traverse City County: Grand Traverse	TSC-1 Transportation Service Center	Design and construct new 8,000 sq. ft. Transportation Service Center (TSC).	The TSC currently operates from a leased facility.	MDOT owned facility in alignment with department strategy for prioritization.	Continue to lease either at the existing location or alternate location.	Increased visibility to the customer and the elimination of an expensive lease.	2116-STF Formal scope and cost estimation in progress.

**MICHIGAN DEPARTMENT OF TRANSPORTATION
CAPITAL OUTLAY FIVE-YEAR PROGRAM
FY 2020 MAJOR CAPITAL PROJECTS**

FY	Bureau/Region Location	Building/ Facility	Brief Scope Work	Current Condition	Performance Outcome	Alternatives	Benefit to Taxpayer	Project Cost/ Fund Source
2020	Superior Sault Ste. Marie Welcome Center City: Sault Ste. Marie County: Chippewa	WCT-1 Welcome Center	Design and construct new 6,000 sq. ft. Welcome Center.	Current facility is inadequate in size to accommodate public need.	Welcome Center which is ADA compliant, with both external and internal accessible restroom facilities, adequate space for public use of the welcome center area and administrative offices, and reduction in annual energy costs.	No viable alternative.	Promote tourism with an updated facility which adequately serves the traveling public.	2116-STF Formal scope and cost estimation in progress.
2020	Superior St. Ignace Welcome Center City: St. Ignace County: Mackinac	WCT-1 Welcome Center	Design and construct new 6,000 sq. ft. Welcome Center.	The existing facility is in need of costly repairs and is undersized for the volume of public served.	Welcome center with adequate visitor area, ADA compliant restroom facilities, and storage space.	No viable alternative.	Promote tourism with an updated facility which adequately serves the traveling public.	2116-STF Formal scope and cost estimation in progress.
2020	Superior Ironwood Welcome Center City: Ironwood County: Gogebic	WCT-1 Welcome Center	Design and construct new 5,000 sq. ft. Welcome Center building.	Existing facility is very small, with external accessible restrooms and limited handicap accessibility.	Welcome Center which is ADA compliant, with both external and internal accessible restroom facilities, adequate space for public use of the welcome center area and administrative offices, and reduction in annual energy costs.	No viable alternatives.	Promote tourism with an updated facility better serving the traveling public.	2116-STF Formal scope and cost estimation in progress.

MICHIGAN DEPARTMENT OF TRANSPORTATION
 CAPITAL OUTLAY FIVE-YEAR PROGRAM
 FY 2020 MAJOR CAPITAL PROJECTS

FY	Bureau/Region Location	Building/Facility	Brief Scope Work	Current Condition	Performance Outcome	Alternatives	Benefit to Taxpayer	Project Cost/ Fund Source
2020	Southwest Hastings Garage City: Hastings County: Barry	SSB-2 Salt/Sand Storage	Design and construct 4,600 ton salt/sand storage building with secondary containment.	The current salt concrete has a capacity of 3,000 tons which is inadequate since the 5-year average for salt usage at this garage is 4,070 tons. Existing structure does not have a covered loading area (secondary containment).	Building this structure will enable salt to be handled in compliance with environmental requirements, and late season fills will not be necessary in an average winter. The existing salt structure can be utilized for sand storage.	Continue to delay project and accept operational deficiencies, rule/regulation non-compliance, and absorb cost of maintaining an aging structure.	New construction with covered loading area will meet environmental rules/regulations. Building to full capacity will reduce winter salt costs. Existing structure will be used for cold storage.	2116-STF Formal scope and cost estimation in progress.
2020	Grand Grand Region Office City: Grand Rapids County: Kent	TST-1 Testing Lab	Construct 2,400 sq. ft. materials testing laboratory.	Currently contracted. This is not a cost effective option and MDOT does not retain control of testing environment/controls.	MDOT owned and operated facility to perform controlled testing operations in compliance with FHWA requirements.	Continue to contract materials testing at increased cost and decreased efficiency and potential for compromised schedule/testing controls.	Savings are realized by testing operations located in a single testing location. Optimize available FHWA funds by constructing facility to meet current and future testing requirements.	2116-STF Formal scope and cost estimation in progress.

**MICHIGAN DEPARTMENT OF TRANSPORTATION
CAPITAL OUTLAY FIVE-YEAR PROGRAM
FY 2017 SPECIAL MAINTENANCE PROJECTS**

FY	Bureau/Region Location	Building/Facility	Brief Scope Work	Current Condition	Performance Outcome	Alternatives	Benefit to Taxpayer	Project Cost/ Fund Source
2017	Metro Detroit Garage City: Detroit County: Wayne	STE-1 Site	Add additional exterior lighting on the south and east side of site.	There is poor lighting along the south and east sides of site.	Improved lighting for better protection of personnel and site.	No viable alternative.	Mitigate risk of vandalism and theft.	\$244,300 2116-STF
2017	North Reed City Garage City: Reed City County: Osceola	GAR-1 Garage	Tuck-point and paint exterior.	Building exterior finish is in poor condition.	Preserve and protect structural integrity of building.	Sheet metal siding was considered but proved to be too cost prohibitive.	Preventive maintenance investment will mitigate risk of structural and building content damage.	\$117,100 2116-STF
2017	Southwest Plainwell Garage City: Plainwell County: Allegan	GAR-1 Garage	Insulate ceiling and walls.	Ceiling and walls have low thermal resistance and require insulation to increase thermal properties.	Reduced energy consumption and associated costs.	Defer project and continue to pay higher energy costs and reduce the service life of the heating system.	Savings realized through reduced utility consumption and associated costs, as well as reduced maintenance costs and prolonged service life for the heating system.	\$91,500 2116-STF

MICHIGAN DEPARTMENT OF TRANSPORTATION
 CAPITAL OUTLAY FIVE-YEAR PROGRAM
 FY 2017 SPECIAL MAINTENANCE PROJECTS

FY	Bureau/Region Location	Building/Facility	Brief Scope Work	Current Condition	Performance Outcome	Alternatives	Benefit to Taxpayer	Project Cost/ Fund Source
2017	North Atlanta Garage City: Atlanta County: Montmorency	GAR-1 Garage	Tuck point and paint exterior.	The exterior surface is showing signs of significant wear.	Preserve and protect structural integrity of building.	No viable alternative.	Preventive maintenance investment will mitigate risk of structural and building content damage.	\$82,900 2116-STF
2017	North Marion Garage City: Marion County: Osceola	GAR-1 Garage	Tuck point and paint exterior.	The exterior surface is showing signs of significant wear.	Preserve and protect structural integrity of building.	Siding was considered but proved to be too cost prohibitive.	Preventive maintenance investment will mitigate risk of structural and building content damage.	\$78,300 2116-STF
2017	Superior Sault Ste. Marie Welcome Center City: Sault Ste. Marie County: Chippewa	WCT-1 Welcome Center	Remove and replace exterior windows.	The window glazing leaks (all windows), and there is no inert gas left causing fog within the perimeter of the window. The frames have deteriorated and leak.	Protection and preservation of building and contents. Reduce energy consumption and associated costs.	Defer project and absorb risk of higher repair or replacement costs. Continue to pay higher utility costs.	Preventive maintenance investment will mitigate risk to structure and building contents. Additional savings realized in the reduction of energy consumption and associated costs.	\$63,000 2116-STF

**MICHIGAN DEPARTMENT OF TRANSPORTATION
CAPITAL OUTLAY FIVE-YEAR PROGRAM
FY 2017 SPECIAL MAINTENANCE PROJECTS**

FY	Bureau/Region Location	Building/Facility	Brief Scope Work	Current Condition	Performance Outcome	Alternatives	Benefit to Taxpayer	Project Cost/ Fund Source
2017	Southwest Kalamazoo Garage City: Kalamazoo County: Kalamazoo	SSB-2 Salt/Sand Storage	Paint exterior and repair masonry at entrance of dome.	Paint is chipping, fading, and peeling. The masonry has cracks, and chips at the entrance.	Protection and preservation of building structure and contents.	Defer project and absorb risk of damage to structure and contents.	Preventive maintenance investment will mitigate risk of structural and building content damage.	\$60,200 2116-STF
2017	Superior Marquette Welcome Center City: Chocolay Township County: Marquette	WCT-1 Welcome Center	Remove and replace exterior windows on first floor. Fill-in window openings with logs matching the facility on the second floor.	Windows are broken/in poor condition and no longer energy efficient. The seals are broken in several windows and the inert gas has escaped causing the windows to fog. Frames have deteriorated and leak.	Protection and preservation of building and contents. Reduce energy consumption and associated costs.	Defer project and absorb risk of higher repair or replacement costs. Continue to pay higher utility costs.	Preventive maintenance investment will mitigate risk to structure and building contents. Additional savings realized in the reduction of energy consumption and associated costs.	\$58,300 2116-STF
2017	Southwest Coldwater Welcome Center City: Coldwater County: Branch	WCT-1 Welcome Center	Remove and replace water treatment system.	The pumps are antiquated, require frequent non-routine repair, and are costly to have serviced.	Preserve structural integrity, building contents, and health/safety of occupants.	No viable alternative.	Savings realized through the protection of existing assets, the mitigation of short-term fixes of aging equipment, and the safety of personnel and the traveling public.	\$55,700 2116-STF

MICHIGAN DEPARTMENT OF TRANSPORTATION
 CAPITAL OUTLAY FIVE-YEAR PROGRAM
 FY 2017 SPECIAL MAINTENANCE PROJECTS

FY	Bureau/Region Location	Building/Facility	Brief Scope Work	Current Condition	Performance Outcome	Alternatives	Benefit to Taxpayer	Project Cost/ Fund Source
2017	Southwest Jones Garage City: Jones County: Cass	GAR-2 Garage	Tuck point and paint entire exterior.	Paint is chipping, fading, and peeling.	Protection and preservation of building structure and contents.	Defer project and absorb risk of damage to structure and contents.	Preventive maintenance investment will mitigate risk of structural and building content damage.	\$46,600 2116-STF
2017	University University Region Maintenance Crews City: Jackson County: Jackson	SPC-1 Maintenance Crews	Paint exterior of building.	Exterior paint is peeling in many locations and is not providing proper protection of the masonry.	Preserve and protect structural integrity of building.	Defer project and absorb risk of costly structural and content damage.	Preventive maintenance investment will mitigate risk of structural and building content damage.	\$41,300 2116-STF
2017	University Charlotte Garage City: Charlotte County: Eaton	GAR-1 Garage	Replace windows in mechanic's bay area and main garage.	Existing windows are in poor condition and not energy efficient (single pane).	Protection and preservation of building and contents. Reduced energy consumption and associated costs.	Defer project and absorb risk of higher repair or replacement costs. Continue to pay higher utility costs.	Preventive maintenance investment will mitigate risk to structure and building contents. Additional savings realized in the reduction of energy consumption and associated costs.	\$40,200 2116-STF

MICHIGAN DEPARTMENT OF TRANSPORTATION
 CAPITAL OUTLAY FIVE-YEAR PROGRAM
 FY 2017 SPECIAL MAINTENANCE PROJECTS

FY	Bureau/Region Location	Building/ Facility	Brief Scope Work	Current Condition	Performance Outcome	Alternatives	Benefit to Taxpayer	Project Cost/ Fund Source
2017	Grand Grand Rapids Garage City: Grand Rapids County: Kent	GAR-1 Garage	Tuck point and paint building exterior.	Exterior paint is in poor condition.	Preserve and protect structural integrity of building.	No viable alternative.	Preventive maintenance investment will mitigate risk of structural and building content damage.	\$37,900 2116-STF
2017	Bay Mt. Pleasant Garage City: Mt. Pleasant County: Isabella	SSB-1 Salt/Sand Storage	Paint siding overhead.	Paint has faded and is in poor condition.	Preserve and protect structural integrity of building.	Deferment of project will increase risk of moisture penetrating block walls and causing further deterioration.	Preventive maintenance investment will mitigate risk of structural and building content damage.	\$37,600 2116-STF
2017	North North Region Office City: Gaylord County: Otsego	REG-1 Region Office	Paint exterior of building.	The exterior surface is showing signs of significant wear.	Preserve and protect structural integrity of building.	Deferment of project will result in further deterioration with potentially higher repair costs.	Preventive maintenance investment will mitigate risk of structural and building content damage.	\$35,700 2116-STF

MICHIGAN DEPARTMENT OF TRANSPORTATION
 CAPITAL OUTLAY FIVE-YEAR PROGRAM
 FY 2017 SPECIAL MAINTENANCE PROJECTS

FY	Bureau/Region Location	Building/ Facility	Brief Scope Work	Current Condition	Performance Outcome	Alternatives	Benefit to Taxpayer	Project Cost/ Fund Source
2017	University Charlotte Garage City: Charlotte County: Eaton	GAR-1 Garage	Insulate mechanic's bay area roof (spray foam).	Inadequate insulation resulting in heat loss.	Reduced energy consumption and associated costs.	Defer project and continue to pay higher energy costs and reduce the service life of the heating system.	Savings realized through reduced utility consumption and associated costs, as well as reduced maintenance costs and prolonged service life for the heating system.	\$35,300 2116-STF
2017	Southwest Jones Garage City: Jones County: Cass	GAR-2 Garage	Core-fill all Concrete Masonry Unit (CMU) block walls.	Hollow CMU block walls have low thermal resistance and require core-fill to increase thermal properties. Cold drafts come through block and interior paint has deteriorated.	Reduced energy consumption. Provide uniform and efficient heating.	Defer project and continue to pay higher energy costs and reduce the service life of the heating system.	Savings realized through reduced utility consumption and associated costs, as well as reduced maintenance costs and prolonged service life of the heating system.	\$32,200 2116-STF
2017	North Mio Garage City: Mio County: Oscoda	SSB-2 Salt/Sand Storage	Paint building exterior including lean-to.	The exterior surface is showing signs of significant wear.	Preserve and protect structural integrity of building.	Sheet metal siding was considered but proved to be too cost prohibitive.	Preventive maintenance investment will mitigate risk of structural and building content damage.	\$31,100 2116-STF

**MICHIGAN DEPARTMENT OF TRANSPORTATION
CAPITAL OUTLAY FIVE-YEAR PROGRAM
FY 2017 SPECIAL MAINTENANCE PROJECTS**

FY	Bureau/Region Location	Building/Facility	Brief Scope Work	Current Condition	Performance Outcome	Alternatives	Benefit to Taxpayer	Project Cost/ Fund Source
2017	Southwest Sawyer Garage City: Sawyer County: Berrien	GAR-1 Garage	Paint exterior.	Paint is chipping, fading, and peeling.	Preserve and protect structural integrity of building.	Defer project and absorb risk of damage to structure and contents.	Preventive maintenance investment will mitigate risk of structural and building content damage.	\$30,200 2116-STF
2017	Bay Saginaw East Garage City: Saginaw County: Saginaw	SSB-2 Salt/Sand Storage	Paint exterior wood surfaces.	The exterior surface is showing signs of significant wear.	Preserve and protect structural integrity of building.	Sheet metal siding was considered but too cost prohibitive.	Preventive maintenance investment will mitigate risk of structural and building content damage.	\$28,800 2116-STF
2017	Superior L'Anse Maintenance Garage City: L'Anse County: Baraga	GAR-1 Garage	Replace windows and twelve (12) garage door jambs with energy efficient products.	Broken seals on windows and moisture between glass panes resulting in reduced visibility and reduced insulating values. Ferrrous oxide on garage door jambs has caused significant section loss.	Protection and preservation of building and contents. Reduce energy consumption and associated costs.	Defer project and absorb risk of costly structural and content damage. Absorb higher utility costs.	Preventive maintenance investment will mitigate risk to structure and building contents. Additional savings realized in the reduction of energy consumption and associated costs.	\$27,800 2116-STF

**MICHIGAN DEPARTMENT OF TRANSPORTATION
CAPITAL OUTLAY FIVE-YEAR PROGRAM
FY 2017 SPECIAL MAINTENANCE PROJECTS**

FY	Bureau/Region Location	Building/ Facility	Brief Scope Work	Current Condition	Performance Outcome	Alternatives	Benefit to Taxpayer	Project Cost/ Fund Source
2017	Southwest Paw Paw Garage City: Paw Paw County: Van Buren	GAR-1 Garage	Core-fill all Concrete Masonry Unit (CMU) block walls.	Hollow CMU block walls have low thermal resistance and require core-fill to increase thermal properties. Interior paint has deteriorated.	Reduced energy consumption. Provide uniform and efficient heat.	Defer project and continue to pay higher energy costs and reduce the service life of the heating system.	Savings realized through reduced utility consumption and associated costs, as well as reduced maintenance costs and prolonged service life of the heating system.	\$22,300 2116-STF
2017	North Marion Garage City: Marion County: Osceola	SSB-1 Salt/Sand Storage	Paint exterior.	The exterior surface is showing signs of significant wear.	Preserve and protect structural integrity of building.	Siding was considered but proved to be too cost prohibitive.	Preventive maintenance investment will mitigate risk of structural and building content damage.	\$21,700 2116-STF
2017	University Grand Ledge Garage City: Lansing County: Eaton	GAR-1 Garage	Replace windows with energy efficient product.	Existing windows are in poor condition and not energy efficient (single pane).	Protection and preservation of building and contents. Reduce energy consumption and associated costs.	Defer project and absorb risk of higher repair or replacement costs. Continue to pay higher utility costs.	Preventive maintenance investment will mitigate risk to structure and building contents. Additional savings realized in the reduction of energy consumption and associated costs.	\$20,400 2116-STF

**MICHIGAN DEPARTMENT OF TRANSPORTATION
CAPITAL OUTLAY FIVE-YEAR PROGRAM
FY 2017 SPECIAL MAINTENANCE PROJECTS**

FY	Bureau/Region Location	Building/Facility	Brief Scope Work	Current Condition	Performance Outcome	Alternatives	Benefit to Taxpayer	Project Cost/ Fund Source
2017	Southwest Jones Garage City: Jones County: Cass	SSB-3 Salt/Sand Storage	Paint exterior.	Stain showing extreme wear and is no longer protecting wood.	Preserve and protect structural integrity of building.	Defer project and absorb risk of costly structural and content damage.	Preventive maintenance investment will mitigate risk of structural and building content damage.	\$20,100 2116-STF
2017	Lansing Fleet Administration & Operations City: Lansing County: Ingham	HSB-1 Heated Storage	Paint exterior, service doors, door frames, and awnings. Repair gutters.	Current paint is peeling on awnings, siding, doors, and door frames. Gutters are in poor condition.	Preserve and protect structural integrity of building.	Defer project and absorb risk of costly structural and content damage.	Preventive maintenance investment will mitigate risk of structural and building content damage.	\$20,000 2116-STF
2017	Southwest Sawyer Garage City: Sawyer County: Berrien	SSB-3 Salt/Sand Storage	Paint T1-11 siding.	Paint is chipping, fading, and peeling.	Protection and preservation of building structure and contents.	Defer project and absorb risk of costly structural and content damage.	Preventive maintenance investment will mitigate risk of structural and building content damage.	\$19,400 2116-STF

**MICHIGAN DEPARTMENT OF TRANSPORTATION
CAPITAL OUTLAY FIVE-YEAR PROGRAM
FY 2017 SPECIAL MAINTENANCE PROJECTS**

FY	Bureau/Region Location	Building/Facility	Brief Scope Work	Current Condition	Performance Outcome	Alternatives	Benefit to Taxpayer	Project Cost/ Fund Source
2017	Southwest Jones Garage City: Jones County: Cass	SSB-1 Salt/Sand Storage	Paint/stain exterior.	Paint is chipping, fading and peeling.	Protection and preservation of building structure and contents.	Defer project and absorb risk of damage to structure and contents.	Preventive maintenance investment will mitigate risk of structural and building content damage.	\$19,300 2116-STF
2017	Southwest Southwest Region Office City: Kalamazoo County: Kalamazoo	REG-1 Region Office	Clean efflorescence on exterior brick and apply sealant.	Scale efflorescence on brick causing the brick to spall.	Protection and preservation of building structure and contents.	Defer project and absorb risk of damage to structure and contents.	Preventive maintenance investment will mitigate risk of structural and building content damage.	\$19,100 2116-STF
2017	Superior St. Ignace Garage City: St. Ignace County: Mackinac	SSB-2 Salt/Sand Storage	Paint exterior T1-11 siding and fascia boards.	Paint is chipping, fading, and peeling.	Protection and preservation of building structure and contents.	Defer project and absorb risk of damage to structure and contents.	Preventive maintenance investment will mitigate risk of structural and building content damage.	\$19,100 2116-STF

MICHIGAN DEPARTMENT OF TRANSPORTATION
 CAPITAL OUTLAY FIVE-YEAR PROGRAM
 FY 2017 SPECIAL MAINTENANCE PROJECTS

FY	Bureau/Region Location	Building/Facility	Brief Scope Work	Current Condition	Performance Outcome	Alternatives	Benefit to Taxpayer	Project Cost/ Fund Source
2017	University Adrian Garage City: Adrian County: Lenawee	CSB-1 Cold Storage	Paint exterior of building.	Exterior paint is peeling in many locations and is not providing proper protection to the building's masonry.	Protection and preservation of building structure and contents.	Defer project and risk further moisture penetration.	Preventive maintenance investment will mitigate risk of structural and building content damage.	\$18,100 2116-STF
2017	Lansing Operations Field Services City: Lansing County: Eaton	GAR-1 Garage	Apply roof coating over entire building.	The existing metal roof has numerous leaks and needs to be coated.	Maintain a fully functional roof system that protects both the structure and the contents of the building.	Defer project and absorb risk of damage to structure and contents.	Preventive maintenance investment will mitigate risk of structural damage and protect building contents.	\$227,200 2116-STF
2017	Southwest Fennville Garage City: Fennville County: Allegan	CSB-1 Cold Storage	Repair metal panel. Blast and paint exterior wall and metal roof trim.	Metal structure is starting to rust with approximately 75% of the bottom 2 ft. of structure showing severe rust.	Preserve and protect structural integrity of building.	Defer project and absorb risk of costly structural and content damage.	Preventive maintenance investment will mitigate risk of structural and building content damage.	\$89,500 2116-STF

**MICHIGAN DEPARTMENT OF TRANSPORTATION
CAPITAL OUTLAY FIVE-YEAR PROGRAM
FY 2017 SPECIAL MAINTENANCE PROJECTS**

FY	Bureau/Region Location	Building/Facility	Brief Scope Work	Current Condition	Performance Outcome	Alternatives	Benefit to Taxpayer	Project Cost/ Fund Source
2017	Southwest Jones Garage City: Jones County: Cass	CSB-1 Cold Storage	Replace metal wall and roof panels.	Metal roof and siding are showing visible signs of deterioration and no longer provide protection to structure.	Preserve and protect structural integrity of building.	Defer project and absorb risk of costly structural and content damage.	Preventive maintenance investment will mitigate risk of structural and building content damage.	\$75,200 2116-STF
2017	Southwest Niles Garage City: Niles County: Cass	SSB-1 Salt/Sand Storage	Install T1-11 siding.	Paint has difficulty adhering to the wood due to salt leaching. Paint has chipped away exposing raw wood.	Preserve and protect structural integrity of building.	Defer project and absorb risk of costly structural and content damage.	Preventive maintenance investment will mitigate risk of structural and building content damage.	\$70,900 2116-STF
2017	Superior Marquette Welcome Center City: Chocolay Township County: Marquette	STE-1 Site	Replace parking lot lighting including poles, foundation, and underground electric.	Lighting poles and foundations are deteriorated and it is expected the underground electric is in poor condition.	Improve site safety and aesthetics.	Considered replacement with overhead power distribution. However, this alternative was not selected due to aesthetics.	Improved site security.	\$64,400 2116-STF

**MICHIGAN DEPARTMENT OF TRANSPORTATION
CAPITAL OUTLAY FIVE-YEAR PROGRAM
FY 2017 SPECIAL MAINTENANCE PROJECTS**

FY	Bureau/Region Location	Building/Facility	Brief Scope Work	Current Condition	Performance Outcome	Alternatives	Benefit to Taxpayer	Project Cost/ Fund Source
2017	University Mason Garage City: Mason County: Ingham	SSB-2 Salt/Sand Storage	Install metal siding.	Existing siding is in poor condition with peeling paint.	Preserve and protect structural integrity of building.	Defer project and absorb risk of costly structural and content damage.	Preventive maintenance investment will mitigate risk of structural and building content damage.	\$52,500 2116-STF
2017	Grand Grand Region Maintenance Crew City: Grand Rapids County: Kent	STE-1 Site	Automate gate on west side of parking area and add card reader consistent with existing region system (Video Tec Tronics).	Present gate is a large manually operated gate. Due to its size it requires regular maintenance. In addition, consultants and construction staff require off-hour access to the building. An automatic gate with a card reader will provide better access ma	Improved safety and security of site.	No viable alternative.	Better stewardship of facility assets through improved security.	\$30,200 2116-STF
2017	Bay Saginaw West Garage City: Saginaw County: Saginaw	GAR-1 Garage	Replace two (2) existing floor hoists.	The two (2) existing floor hoists are inadequate to handle the larger, tandem-axle trucks. Currently the garage is equipped with portable hoists.	Maintain daily operations through less down time and saved expense of repeated emergency repairs to existing hoist.	Defer project and absorb risk of costly repairs and operational down time.	Savings realized by providing safe and reliable equipment.	\$852,800 2116-STF

MICHIGAN DEPARTMENT OF TRANSPORTATION
 CAPITAL OUTLAY FIVE-YEAR PROGRAM
 FY 2017 SPECIAL MAINTENANCE PROJECTS

FY	Bureau/Region Location	Building/Facility	Brief Scope Work	Current Condition	Performance Outcome	Alternatives	Benefit to Taxpayer	Project Cost/ Fund Source
2017	Superior Engadine Maintenance Garage City: Engadine County: Mackinac	GAR-2 Garage	Replace in-ground floor hoist.	Hoist requires frequent repairs and is not suited for lifting tandem trucks.	Maintain daily operations through less down time and saved expense of repeated emergency repairs to existing hoist.	Defer project and absorb risk of costly repairs and operational down time.	Savings realized by providing safe and reliable equipment.	\$167,000 2116-STF
2017	Metro Detroit Garage City: Detroit County: Wayne	STE-1 Site	Correct poor drainage in the parking lot, on both south and west sides of the site.	The existing site has poor drainage which ponds and floods.	Proper drainage for long-term protection of pavement.	No viable alternative.	Preventive maintenance will mitigate risk of costly pavement repair.	\$158,400 2116-STF
2017	University Grand Ledge Garage City: Lansing County: Eaton	GAR-1 Garage	Paint exterior.	Paint is deteriorating and no longer providing structural protection.	Protection and preservation of building structure and contents.	Defer project and absorb risk of structural and content damage.	Preventive maintenance investment will mitigate risk to structure and building contents.	\$79,200 2116-STF

**MICHIGAN DEPARTMENT OF TRANSPORTATION
CAPITAL OUTLAY FIVE-YEAR PROGRAM
FY 2017 SPECIAL MAINTENANCE PROJECTS**

FY	Bureau/Region Location	Building/Facility	Brief Scope Work	Current Condition	Performance Outcome	Alternatives	Benefit to Taxpayer	Project Cost/ Fund Source
2017	Bay Saginaw East Garage City: Saginaw County: Saginaw	GAR-1 Garage	Exterior window replacement for northeast corner meeting room and north side office area.	Exterior windows are in poor condition and are not energy efficient.	Preserve and protect structural integrity of building.	No viable alternative.	Preventive maintenance investment will mitigate risk of structural and building content damage. Reduced energy consumption and associated costs.	\$72,800 2116-STF
2017	Southwest Jones Garage City: Jones County: Cass	SSB-2 Salt/Sand Storage	Paint exterior.	Paint is peeling. Salt has leached through wood so paint will not stick.	Protection and preservation of building structure and contents.	Defer project and absorb risk of costly structural and content damage.	Preventive maintenance investment will mitigate risk to structure and building contents.	\$38,800 2116-STF
2017	Southwest Coloma Garage City: Benton Harbor County: Berrien	GAR-1 Garage	Paint and tuck point exterior.	Exterior paint showing signs of wear.	Preserve and protect structural integrity of building.	Defer project and absorb risk of costly structural and content damage.	Preventive maintenance investment will mitigate risk of structural and building content damage.	\$32,400 2116-STF

MICHIGAN DEPARTMENT OF TRANSPORTATION
 CAPITAL OUTLAY FIVE-YEAR PROGRAM
 FY 2017 SPECIAL MAINTENANCE PROJECTS

FY	Bureau/Region Location	Building/Facility	Brief Scope Work	Current Condition	Performance Outcome	Alternatives	Benefit to Taxpayer	Project Cost/ Fund Source
2017	Southwest Niles Garage City: Niles County: Cass	GAR-1 Garage	Insulate walls.	Walls have low thermal resistance and require insulation to increase thermal properties.	Reduced energy consumption. Provide uniform and efficient heat.	Defer project and continue to pay higher energy costs and reduce the service life of the heating system.	Savings realized through reduced utility consumption and associated costs, as well as reduced maintenance costs and prolonged service life of the heating system.	\$22,300 2116-STF
2017	University Mason Garage City: Mason County: Ingham	SSB-2 Salt/Sand Storage	Paint exterior.	Paint is deteriorating and no longer providing structural protection.	Preserve and protect structural integrity of building.	Defer project and absorb risk of structural and content damage.	Preventive maintenance investment will mitigate risk of structural and building content damage.	\$19,800 2116-STF
2017	University Williamston Garage City: Williamston County: Ingham	CSB-1 Cold Storage	Paint exterior and interior.	Paint is deteriorating and no longer providing structural protection.	Preserve and protect structural integrity of building.	Defer project and absorb risk of structural and content damage.	Preventive maintenance investment will mitigate risk of structural and building content damage.	\$15,900 2116-STF

**MICHIGAN DEPARTMENT OF TRANSPORTATION
CAPITAL OUTLAY FIVE-YEAR PROGRAM
FY 2017 SPECIAL MAINTENANCE PROJECTS**

FY	Bureau/Region Location	Building/Facility	Brief Scope Work	Current Condition	Performance Outcome	Alternatives	Benefit to Taxpayer	Project Cost/ Fund Source
2017	University Grand Ledge Garage City: Lansing County: Eaton	STE-1 Site	Rehabilitate HMA parking lot.	Current parking lot has alligator cracking which demonstrates total pavement failure. If this is addressed soon, the base will be salvageable.	Restore pavement to full function and mitigate environmental concerns.	Considered replacement of full pavement structure, including base. However, early mill and resurfacing can salvage the base layer.	Lower overall operating costs by applying early maintenance intervention.	\$570,000 2116-STF
2017	University Brighton Garage City: Brighton County: Livingston	STE-1 Site	Mill and resurface existing parking lot and driveways.	The existing pavement is extremely deteriorated. Some areas around the new washbay and HSB3 are gravel and need to be upgraded to hard surface.	Restore pavement to full function and mitigate environmental concerns.	Considered replacement of full pavement structure, including base. However, early mill and resurfacing can salvage the base layer.	Lower overall operating costs by applying early maintenance intervention.	\$539,600 2116-STF
2017	Southwest Plainwell Garage City: Plainwell County: Allegan	STE-1 Site	Mill and resurface parking lot and drives.	Existing pavement has deteriorated to unacceptable conditions showing signs of large cracks and potholes.	Protective surface for maintenance vehicles and equipment to operate.	Full rehab and replacement was considered; further investigation revealed existing base can be salvaged if repaired before pavement condition further deteriorates.	Significant savings by repairing existing pavement in lieu of complete rehab and replacement.	\$355,700 2116-STF

**MICHIGAN DEPARTMENT OF TRANSPORTATION
CAPITAL OUTLAY FIVE-YEAR PROGRAM
FY 2017 SPECIAL MAINTENANCE PROJECTS**

FY	Bureau/Region Location	Building/Facility	Brief Scope Work	Current Condition	Performance Outcome	Alternatives	Benefit to Taxpayer	Project Cost/ Fund Source
2017	Metro Taylor TSC City: Taylor County: Wayne	STE-1 Site	Pave vehicle storage lot.	Existing lot is gravel and not operationally adequate for parking of vehicles and equipment.	Protective surface on which maintenance vehicles and equipment will operate.	No alternative.	Smooth transportation surface for improved operations and protection of environment.	\$100,000 2116-STF
2017	Southwest Coldwater Welcome Center City: Coldwater County: Branch	WCT-1 Welcome Center	Drill additional well.	Currently there is not enough pressure at peak times. Current well will not support fire suppression system.	Maintenance and protection of the facility will be improved.	Continue with insufficient pressure.	Improved safety for personnel and visitors.	\$86,900 2116-STF
2017	Southwest Fennville Garage City: Fennville County: Allegan	GAR-1 Garage	Install exhaust hose and reels.	There are no exhaust hoses at this facility. The existing fans were not intended for this type of facility and only remove a limited amount of exhaust fumes, posing a safety concern.	Enhanced air quality and less soot impeding on building mechanical systems.	No viable alternative.	Protection of personnel, mechanical systems, and compliance with MIOSHA standards.	\$86,800 2116-STF

MICHIGAN DEPARTMENT OF TRANSPORTATION
 CAPITAL OUTLAY FIVE-YEAR PROGRAM
 FY 2017 SPECIAL MAINTENANCE PROJECTS

FY	Bureau/Region Location	Building/ Facility	Brief Scope Work	Current Condition	Performance Outcome	Alternatives	Benefit to Taxpayer	Project Cost/ Fund Source
2017	Southwest Coldwater Welcome Center City: Coldwater County: Branch	WCT-1 Welcome Center	Replace security gate.	The gate has deteriorated and requires frequent repair.	Improved safety and security of site.	Absorb cost of short-term costly repairs.	Better stewardship of facility assets and site security.	\$58,800 2116-STF
2017	Southwest Hastings Garage City: Hastings County: Barry	GAR-1 Garage	Upgrade electrical system and install new energy efficient lighting system.	Lighting is not sufficient for operations and is not energy efficient. Upgraded electrical system required for modern lighting fixtures.	Improved operations as a result of improved lighting.	Defer project and absorb high energy consumption and associated costs.	Improved operations and a reduction in energy consumption and associated costs.	\$191,400 2116-STF
2017	University Grand Ledge Garage City: Lansing County: Eaton	CSB-1 Cold Storage	Install heating system.	Cold storage building is currently being used as an expanded garage operation due to insufficient space in the existing maintenance garage building.	Workspace better suited for personnel and equipment.	No viable alternative.	More efficient operations.	\$71,400 2116-STF

MICHIGAN DEPARTMENT OF TRANSPORTATION
 CAPITAL OUTLAY FIVE-YEAR PROGRAM
 FY 2017 SPECIAL MAINTENANCE PROJECTS

FY	Bureau/Region Location	Building/Facility	Brief Scope Work	Current Condition	Performance Outcome	Alternatives	Benefit to Taxpayer	Project Cost/ Fund Source
2017	Statewide City: Various County: Various	SSB-1 Salt/Sand Storage	Design and construct MDOT and/or Contract Agency salt/sand storage facilities with secondary containment, or construct secondary containment for an existing facility.	Many of the salt/sand storage facilities are no longer safe to operate due to years in operation. Other facilities are within the service life period but are not in compliance with DEQ secondary containment requirements.	Safe and efficient facilities which are in compliance with environmental laws, rules, and regulations.	Each project is evaluated on an individual basis to determine if alternatives are available.	Adequate facilities to support state trunkline operations which are in compliance with all environmental standards.	\$1,000,000 2116-STF

FY 2017 SPECIAL MAINTENANCE TOTAL \$6,605,400

MICHIGAN DEPARTMENT OF TRANSPORTATION
 CAPITAL OUTLAY FIVE-YEAR PROGRAM
 FY 2018 SPECIAL MAINTENANCE PROJECTS

FY	Bureau/Region Location	Building/Facility	Brief Scope Work	Current Condition	Performance Outcome	Alternatives	Benefit to Taxpayer	Project Cost/ Fund Source
2018	Southwest New Buffalo Welcome Center City: New Buffalo County: Berrien	STE-1 Site	Crack seal parking lot and repair truck parking slab.	Existing pavement is in poor condition with large cracking.	Smooth quality transportation service.	Deferment of project will result in further deterioration and higher repair costs.	Mitigate safety risk and provide the traveling public with a smooth reliable transportation surface.	\$408,900 2116-STF
2018	Bay Saginaw East Garage City: Saginaw County: Saginaw	GAR-1 Garage	Install infra-red heaters in mechanic's area and adjacent parts room.	Heating and ventilation system in mechanic's area and adjacent parts room is in poor condition and are inefficient to operate.	Protection of structure and reduction in energy consumption and associated costs.	No viable alternative.	Savings realized in replacing an inefficient and antiquated system requiring frequent maintenance. Additional savings realized in the reduction of energy consumption and associated costs.	\$173,300 2116-STF
2018	Southwest Kalamazoo Garage City: Kalamazoo County: Kalamazoo	GAR-1 Garage	Upgrade electrical system and install new energy efficient lighting system.	Lighting is not sufficient for operations and is not energy efficient. Upgraded electrical system required for modern lighting fixtures.	Improved operations as a result of improved lighting.	Defer project and absorb high energy consumption and associated costs.	Improved operations and a reduction in energy consumption and associated costs.	\$166,400 2116-STF

**MICHIGAN DEPARTMENT OF TRANSPORTATION
CAPITAL OUTLAY FIVE-YEAR PROGRAM
FY 2018 SPECIAL MAINTENANCE PROJECTS**

FY	Bureau/Region Location	Building/Facility	Brief Scope Work	Current Condition	Performance Outcome	Alternatives	Benefit to Taxpayer	Project Cost/ Fund Source
2018	Bay Clare Welcome Center City: Clare County: Clare	STE-1 Site	Replace sidewalk on south bound ramp.	Sidewalk is in poor condition and is a trip hazard.	Improved site safety.	No viable alternative.	Preservation and safety of site grounds for personnel and visitors.	\$96,800 2116-STF
2018	Bay Saginaw East Garage City: Saginaw County: Saginaw	GAR-1 Garage	Install 2 ton overhead crane along the length of the existing main center roof truss.	The mechanic's area currently does not have an overhead crane for vehicle repair operations.	Complete vehicle work in-house, safely, and on time.	Taking the work outside the garage/MDOT which is not feasible due to cost and operational impacts of scheduling service.	Improved safety at the facility.	\$82,000 2116-STF
2018	Southwest Jones Garage City: Jones County: Cass	GAR-2 Garage	Upgrade electrical system and install new energy efficient lighting system.	Lighting is not sufficient for operations and is not energy efficient. Upgraded electrical system required for modern lighting fixtures.	Improved operations as a result of improved lighting.	Defer project and absorb high energy consumption and associated costs.	Improved operations and a reduction in energy consumption and associated costs.	\$46,600 2116-STF

**MICHIGAN DEPARTMENT OF TRANSPORTATION
CAPITAL OUTLAY FIVE-YEAR PROGRAM
FY 2018 SPECIAL MAINTENANCE PROJECTS**

FY	Bureau/Region Location	Building/Facility	Brief Scope Work	Current Condition	Performance Outcome	Alternatives	Benefit to Taxpayer	Project Cost/ Fund Source
2018	Southwest Kalamazoo Garage City: Kalamazoo County: Kalamazoo	STE-1 Site	Repave entire area.	Pavement is in poor condition with excessive cracking.	Protective surface on which maintenance vehicles and equipment will operate.	Full rehab and replacement was considered. However, further investigation revealed existing pavement base can be salvaged if reconstructed before existing pavement condition deteriorates further.	Improved operations from a smooth transportation surface.	\$1,133,100 2116-STF
2018	Lansing Fleet Administration & Operations City: Lansing County: Ingham	GAR-1 Garage	Repave parking lot from garage eastward. Pave gravel area.	Existing parking area is nearing the end of its useful life. The pavement is cracked extensively. The cracks were sealed with hot rubber in 2009 with low spots filled with AMZ material to help prolong the life. The gravel area is uneven.	Protective surface on which maintenance vehicles and equipment will operate.	Full rehab and replacement was considered. However, further investigation revealed existing pavement base can be salvaged if reconstructed before existing pavement condition deteriorates further.	Significant savings by repairing existing pavement in lieu of complete rehab and replacement.	\$595,700 2116-STF
2018	University Charlotte Garage City: Charlotte County: Eaton	STE-1 Site	Mill and replace existing bituminous pavement.	Existing 0.3' to 0.4' of HMA over gravel. Recommended fix is to reconstruct with 5" of HMA and place ultra thin over the rest of the lot. Mill and fill 1.5" in the car parking area.	Protective surface on which maintenance vehicles and equipment will operate.	Full rehab and replacement was considered; further investigation revealed existing base can be salvaged if repaired before pavement condition further deteriorates.	Improved operations from a smooth transportation surface.	\$534,200 2116-STF

MICHIGAN DEPARTMENT OF TRANSPORTATION
 CAPITAL OUTLAY FIVE-YEAR PROGRAM
 FY 2018 SPECIAL MAINTENANCE PROJECTS

FY	Bureau/Region Location	Building/Facility	Brief Scope Work	Current Condition	Performance Outcome	Alternatives	Benefit to Taxpayer	Project Cost/ Fund Source
2018	Southwest Hastings Garage City: Hastings County: Barry	STE-1 Site	Replace bituminous pavement.	Pavement is in poor condition with excessive cracking.	Protective surface on which maintenance vehicles and equipment will operate.	Pavement resurfacing was considered. Further investigation of pavement found condition to be deteriorated beyond salvage.	Taxes used appropriately to protect existing assets.	\$380,500 2116-STF
2018	Southwest Coldwater Welcome Center City: Coldwater County: Branch	STE-1 Site	Resurface parking lot.	Pavement is in poor condition with excessive cracking.	Protective surface on which maintenance vehicles and equipment will operate.	Full rehab and replacement was considered. However, further investigation revealed existing pavement base can be salvaged if reconstructed before existing pavement condition deteriorates further.	Improved operations from a smooth transportation surface.	\$327,200 2116-STF
2018	Southwest Jones Garage City: Jones County: Cass	STE-1 Site	Cold mill and resurface asphalt.	Existing pavement 1-2" deteriorated with large cracks and potholes. To reduce storm water influent into lagoon, site survey info will be used to determine if catch basins can be connected to ditch. This facility supports road maintenance operations and ha	Protective surface on which maintenance vehicles and equipment will operate.	Full rehab and replacement was considered. Further investigation revealed existing pavement can be salvaged if repaired before pavement condition further deteriorates.	Significant savings by repairing existing pavement in lieu of complete rehab and replacement. Correct drainage will provide long-term protection of asset.	\$308,900 2116-STF

**MICHIGAN DEPARTMENT OF TRANSPORTATION
CAPITAL OUTLAY FIVE-YEAR PROGRAM
FY 2018 SPECIAL MAINTENANCE PROJECTS**

FY	Bureau/Region Location	Building/Facility	Brief Scope Work	Current Condition	Performance Outcome	Alternatives	Benefit to Taxpayer	Project Cost/ Fund Source
2018	Southwest Niles Garage City: Niles County: Cass	STE-1 Site	Install bituminous pavement to/from building and create truck parking area.	No pavement to/from site areas. Lack of pavement creates environmental concern, no protection from spilled contaminants	Protective surface on which maintenance vehicles and equipment will operate.	Defer project and absorb risk of damage to structure and contents.	Improved operations from a smooth transportation surface.	\$226,600 2116-STF
2018	Southwest Coloma Garage City: Benton Harbor County: Berrien	STE-1 Site	Cold mill HMA pavement and pave 2" (north portion).	Pavement is in poor condition with excessive cracking on the north side of the site.	Protective surface on which maintenance vehicles and equipment operate.	Full rehab and replacement was considered. However, further investigation revealed existing pavement base can be salvaged if reconstructed before existing pavement condition deteriorates further.	Improved operations from a smooth transportation surface.	\$203,600 2116-STF
2018	Southwest Marshall TSC City: Marshall County: Calhoun	TSC-1 Transportation Service Center	Repave parking lot	Large areas of broken asphalt collect water which accelerates further deterioration. Heavy equipment and traffic patterns have degraded the asphalt, particularly in areas for employee vehicles and areas where there is heavy truck and vehicle traffic.	Protective surface on which maintenance vehicles and equipment will operate.	Full rehab and replacement was considered; further investigation revealed existing pavement base can be salvaged if repaired before pavement condition deteriorates further.	Significant savings by repairing existing pavement in lieu of complete rehab and replacement.	\$182,900 2116-STF

**MICHIGAN DEPARTMENT OF TRANSPORTATION
CAPITAL OUTLAY FIVE-YEAR PROGRAM
FY 2018 SPECIAL MAINTENANCE PROJECTS**

FY	Bureau/Region Location	Building/Facility	Brief Scope Work	Current Condition	Performance Outcome	Alternatives	Benefit to Taxpayer	Project Cost/ Fund Source
2018	Superior Houghton Garage City: Calumet County: Houghton	STE-1 Site	Install site fencing, security gate, and fuel storage building.	Fence is in poor condition. There is no existing gate to secure site, and exterior lighting is inadequate for operational and security purposes.	Identify and secure property lines.	No viable alternative to protect investment in materials, equipment and building structures.	Provide deterrence from theft, vandalism, or injury.	\$97,700 2116-STF
2018	Southwest Coloma TSC City: Benton Harbor County: Van Buren	STE-1 Site	Replace bituminous pavement.	Pavement is in poor condition with excessive cracking.	Protective surface on which maintenance vehicles and equipment will operate.	Pavement resurfacing was considered. Further investigation of pavement found condition to be deteriorated beyond salvage.	Improved operations from a smooth transportation surface.	\$86,200 2116-STF
2018	University University Region Maintenance Crews City: Jackson County: Jackson	STE-1 Site	Remove and replace fencing.	Existing fence is in poor condition.	Improved safety and security of site.	No viable alternative.	Provide deterrence of theft, vandalism, or personal injury.	\$29,400 2116-STF

MICHIGAN DEPARTMENT OF TRANSPORTATION
 CAPITAL OUTLAY FIVE-YEAR PROGRAM
 FY 2018 SPECIAL MAINTENANCE PROJECTS

FY	Bureau/Region Location	Building/Facility	Brief Scope Work	Current Condition	Performance Outcome	Alternatives	Benefit to Taxpayer	Project Cost/ Fund Source
2018	Statewide City: Various County: Various	SSB-1 Salt/Sand Storage	Design and construct MDOT and/or Contract Agency salt/sand storage facilities with secondary containment, or construct secondary containment for an existing facility.	Many of the salt/sand storage facilities are no longer safe to operate due to years in operation. Other facilities are within the service life period but are not in compliance with DEQ secondary containment requirements.	Safe and efficient facilities which are in compliance with environmental laws, rules, and regulations.	Each project is evaluated on an individual basis to determine if alternatives are available.	Adequate facilities to support state trunkline operations which are in compliance with all environmental standards.	\$1,000,000 2116-STF

FY 2018 SPECIAL MAINTENANCE TOTAL \$6,080,000

**MICHIGAN DEPARTMENT OF TRANSPORTATION
CAPITAL OUTLAY FIVE-YEAR PROGRAM
FY 2019 SPECIAL MAINTENANCE PROJECTS**

FY	Bureau/Region Location	Building/Facility	Brief Scope Work	Current Condition	Performance Outcome	Alternatives	Benefit to Taxpayer	Project Cost/ Fund Source
2019	Bay Saginaw East Garage City: Saginaw County: Saginaw	STE-1 Site	Resurface internal driveways, excluding main driveway and parking lot (Phase 2 of 2).	Internal driveways have visible areas of broken/missing asphalt which collect water and accelerate further deterioration. This facility supports road maintenance operations and has frequent heavy equipment traffic.	Protective surface on which maintenance vehicles and equipment will operate.	Full rehab and replacement was considered. However, further investigation revealed existing pavement can be salvaged if repaired before pavement condition deteriorates further.	Significant savings by performing a mill and resurface in lieu of complete rehab and replacement.	\$976,900 2116-STF
2019	Southwest Southwest Region Office City: Kalamazoo County: Kalamazoo	STE-1 Site	Mill and replace top course.	Pavement is in poor condition with excessive cracking.	Protective surface on which maintenance vehicles and equipment will operate.	Full rehab and replacement was considered. However, further investigation revealed existing pavement base can be salvaged if reconstructed before existing pavement condition deteriorates further.	Improved operations from a smooth transportation surface.	\$412,900 2116-STF
2019	Bay Clare Welcome Center City: Clare County: Clare	STE-1 Site	Mill and resurface ramps and parking area.	Parking lot and ramp pavement is beginning to deteriorate.	Protective surface on which maintenance vehicles and equipment will operate.	Full rehab and replacement was considered. Further investigation revealed existing pavement base can be salvaged if repaired before pavement condition deteriorates further.	Asset management approach to facilities and pavement resulting in a life cycle savings.	\$375,900 2116-STF

**MICHIGAN DEPARTMENT OF TRANSPORTATION
CAPITAL OUTLAY FIVE-YEAR PROGRAM
FY 2019 SPECIAL MAINTENANCE PROJECTS**

FY	Bureau/Region Location	Building/ Facility	Brief Scope Work	Current Condition	Performance Outcome	Alternatives	Benefit to Taxpayer	Project Cost/ Fund Source
2019	Superior L'Anse Maintenance Garage City: L'Anse County: Baraga	STE-1 Site	Cold mill and replace pavement.	Existing pavement has deteriorated to poor conditions showing signs of large cracks.	Protective surface on which maintenance vehicles and equipment will operate.	Pavement resurfacing was considered. Further investigation of pavement found condition to be deteriorated beyond salvage.	Improved operations from a smooth transportation surface.	\$82,900 2116-STF
2019	Superior Marquette Welcome Center City: Chocoy Township County: Marquette	STE-1 Site	Replace sidewalk.	Sidewalk has cracking and heaving and is not safe for pedestrian passage.	Improved safety at the site.	Asphalt replacement was considered but not selected due to durability.	Mitigate safety risk and provide safe walking surface for the public and MDOT employees.	\$80,300 2116-STF
2019	University Dundee Welcome Center City: Petersburg County: Monroe	STE-1 Site	Lagoon lift gates need to be replaced.	Lift gates are broken and inoperable.	The facility will remain open and available for traveling public.	Existing lift gates have deteriorated beyond the point of repair. Therefore, an alternative solution is not applicable.	The facility will remain open and available for traveling public.	\$73,300 2116-STF

**MICHIGAN DEPARTMENT OF TRANSPORTATION
CAPITAL OUTLAY FIVE-YEAR PROGRAM
FY 2019 SPECIAL MAINTENANCE PROJECTS**

FY	Bureau/Region Location	Building/Facility	Brief Scope Work	Current Condition	Performance Outcome	Alternatives	Benefit to Taxpayer	Project Cost/ Fund Source
2019	University Grand Ledge Garage City: Lansing County: Eaton	STE-1 Site	Install new electronic slide gate.	The existing gate is manually operated and is near the end of its service life. Security consists of a chain and simple lock that is easily defeated by a thief.	More efficient operation with an automatic gate and a higher level of security with a card reader system.	Leave as is. Eventually the gate will need to be replaced and it will continue to have a low level of security with just a gate and simple lock.	Higher level of security for state owned assets.	\$53,300 2116-STF
2019	University Brighton Garage City: Brighton County: Livingston	STE-1 Site	Install new electronic slide entry gate.	Currently there is an old swinging style gate to close off the garage area north of Grand River.	Electronic gate will create a higher level of security for materials and equipment stored in this area. It will also increase our efficiency due to speed of operation.	Leave as is which will result in lower security and less efficient operation.	Higher level of security and more efficient operations.	\$42,300 2116-STF
2019	Bay Bay Region Maintenance Crews City: Saginaw County: Saginaw	STE-1 Site	Crack and seal asphalt as needed.	Large deep cracks in asphalt.	Restore pavement to full function and mitigate environmental concerns.	Deferment of project will result in continued deterioration.	Lower overall operating costs by applying early maintenance intervention.	\$35,300 2116-STF

**MICHIGAN DEPARTMENT OF TRANSPORTATION
CAPITAL OUTLAY FIVE-YEAR PROGRAM
FY 2019 SPECIAL MAINTENANCE PROJECTS**

FY	Bureau/Region Location	Building/Facility	Brief Scope Work	Current Condition	Performance Outcome	Alternatives	Benefit to Taxpayer	Project Cost/ Fund Source
2019	Grand Rapids Grand Rapids Garage City: Grand Rapids County: Kent	GAR-1 Garage	Automate east gate to parking area and add card reader consistent with existing region system (Video Tec Tronics).	Present gate is a large gate and due to size regularly requires maintenance.	Safe and secure site.	No viable alternative.	Reduced cost of maintenance.	\$34,000 2116-STF
2019	North Atlanta Atlanta Garage City: Atlanta County: Montmorency	GAR-1 Garage	Install six (6) card readers around building.	Building security is compromised.	Improved access control to facility and record keeping of building access.	Changing locks would serve as a temporary alternative. However, this alternative does not allow for immediate access denial as would a card reader system.	Improved security resulting in better protection of the equipment and facility.	\$30,800 2116-STF
2019	Southwest New Buffalo Welcome Center City: New Buffalo County: Berrien	STE-1 Site	Rework irrigation system with all new controls and wiring.	Irrigation system no longer works automatically. Wiring has deteriorated and is damaged.	More efficient care of grounds. Improved safety of facility.	No viable alternative.	Provide safer environment for personnel and public.	\$86,700 2116-STF

MICHIGAN DEPARTMENT OF TRANSPORTATION
 CAPITAL OUTLAY FIVE-YEAR PROGRAM
 FY 2019 SPECIAL MAINTENANCE PROJECTS

FY	Bureau/Region Location	Building/Facility	Brief Scope Work	Current Condition	Performance Outcome	Alternatives	Benefit to Taxpayer	Project Cost/ Fund Source
2019	Southwest Coloma Garage City: Benton Harbor County: Berrien	SSB-1 Salt/Sand Storage	Replace lighting system.	Lighting is not sufficient for operations and is not energy efficient.	Improved lighting and better energy efficiency.	Defer project and absorb high energy consumption and associated costs.	Improved operations and a reduction in energy consumption and associated costs.	\$70,100 2116-STF
2019	University Grand Ledge Garage City: Lansing County: Eaton	GAR-1 Garage	Replace lighting system.	Lighting is not sufficient for operations and is not energy efficient.	Improved lighting and better energy efficiency.	Defer project and absorb high energy consumption and associated costs.	Improved operations and a reduction in energy consumption and associated costs.	\$45,000 2116-STF
2019	Southwest Coldwater Welcome Center City: Coldwater County: Branch	WCT-1 Welcome Center	Replace lighting in the lobby and brochure area.	Lighting is not sufficient for operations and is not energy efficient.	Improved operations as a result of improved lighting.	Defer project and absorb high energy consumption and associated costs.	Improved operations and a reduction in energy consumption and associated costs.	\$37,700 2116-STF

**MICHIGAN DEPARTMENT OF TRANSPORTATION
CAPITAL OUTLAY FIVE-YEAR PROGRAM
FY 2019 SPECIAL MAINTENANCE PROJECTS**

FY	Bureau/Region Location	Building/Facility	Brief Scope Work	Current Condition	Performance Outcome	Alternatives	Benefit to Taxpayer	Project Cost/ Fund Source
2019	University Mason Garage City: Mason County: Ingham	GAR-1 Garage	Replace lighting system.	Lighting is not sufficient for operations and is not energy efficient.	Improved lighting and better energy efficiency.	Defer project and absorb high energy consumption and associated costs.	Improved operations and a reduction in energy consumption and associated costs.	\$33,800 2116-STF
2019	Southwest Sawyer Garage City: Sawyer County: Berrien	STE-1 Site	Pave areas to west and south of salt dome.	Areas to west and south of salt dome are gravel (unpaved).	Protective surface on which maintenance vehicles and equipment will operate.	Defer project and accept inefficient operations and potential environmental impact depending on volume and duration of vehicles moving/standing on unpaved surface.	Improved operations from a smooth transportation surface.	\$275,300 2116-STF
2019	Southwest Paw Paw Garage City: Paw Paw County: Van Buren	STE-1 Site	Cold mill and replace pavement.	Existing pavement has deteriorated to unacceptable conditions showing signs of large cracks and potholes.	Protective surface on which maintenance vehicles and equipment will operate.	Defer project and absorb risk of damage to structure, equipment, and vehicles.	Significant savings by repairing existing pavement in lieu of complete rehab and replacement.	\$219,800 2116-STF

**MICHIGAN DEPARTMENT OF TRANSPORTATION
CAPITAL OUTLAY FIVE-YEAR PROGRAM
FY 2019 SPECIAL MAINTENANCE PROJECTS**

FY	Bureau/Region Location	Building/Facility	Brief Scope Work	Current Condition	Performance Outcome	Alternatives	Benefit to Taxpayer	Project Cost/ Fund Source
2019	Superior Newberry TSC City: Newberry County: Luce	STE-1 Site	Reconstruct parking lot and restore surface drainage with improvements.	Large cracking and areas of missing pavement. Improper drainage allows water to pool accelerating pavement deterioration. Current parking spaces are inadequate. Some cracking.	Protective surface on which maintenance vehicles and equipment will operate.	Defer project and absorb risk of damage to structure and contents.	Improved operations from a smooth transportation surface.	\$190,700 2116-STF
2019	Metro Port Huron Garage City: Port Huron County: St. Clair	STE-1 Site	1.5" HMA mill and resurface of existing pavement on site. Replace concrete curbs around the office/garage parking area.	Multiple longitudinal and transverse cracks with several areas of fatigue cracking, saturated/undermined sub base adjacent to drain structures. This facility supports road maintenance operations and has frequent heavy equipment traffic.	Protective surface on which maintenance vehicles and equipment will operate.	Full rehab and replacement was considered; further investigation revealed existing pavement can be salvaged if repaired before pavement condition further deteriorates.	Significant savings by repairing existing pavement in lieu of complete rehab and replacement.	\$186,600 2116-STF
2019	University Jackson TSC City: Jackson County: Jackson	STE-1 Site	Reconstruct drive back to administration building with 5" of HMA. Mill and fill 1.5" in the car parking area.	Existing 0.3' to 0.4' of HMA over gravel.	Protective surface on which maintenance vehicles and equipment will operate.	Pavement resurfacing was considered. Further investigation of pavement found condition to be deteriorated beyond salvage.	Smooth transportation surface for improved operations.	\$183,200 2116-STF

**MICHIGAN DEPARTMENT OF TRANSPORTATION
CAPITAL OUTLAY FIVE-YEAR PROGRAM
FY 2019 SPECIAL MAINTENANCE PROJECTS**

FY	Bureau/Region Location	Building/Facility	Brief Scope Work	Current Condition	Performance Outcome	Alternatives	Benefit to Taxpayer	Project Cost/ Fund Source
2019	Superior Engadine Maintenance Garage City: Engadine County: Mackinac	STE-1 Site	Repair sections of existing chain link fence, and replace missing sections. Install new double gate with ID card security system.	Existing chain link fence requires spot locations of repair and replacement. Inadequate right of way fencing on the east property line presents access control concerns.	Identify and secure property lines.	No viable alternative to protect investment in materials, equipment, and building structures.	Provide deterrence from theft, vandalism, or injury.	\$180,400 2116-STF
2019	Metro Metro Region Maintenance Crews City: Auburn Hills County: Oakland	STE-1 Site	1.5" HMA mill and resurface of existing pavement on site.	Pavement has been patched to a point where it feasibly makes sense to complete an overall surface repair to the entire site in order to extend the life of the existing pavement.	Protective surface on which maintenance vehicles and equipment will operate.	Defer project and absorb risk of damage to structure, equipment, and vehicles.	Significant savings by repairing existing pavement in lieu of complete rehab and replacement.	\$129,400 2116-STF
2019	Southwest Sawyer Garage City: Sawyer County: Berrien	SSB-2 Salt/Sand Storage	Design and construct a 3,200 sq. ft. lean-to.	Materials and equipment are exposed to the elements. Exposed materials and equipment have increased rate of corrosion and reduced service life.	Protect materials and equipment from the elements. Corrosion repair work, to various pieces equipment, will be greatly reduced.	Continue to store materials and equipment outside, unprotected from the elements. This alternative was rejected due to high cost of replacing assets.	Cost savings are realized by protecting purchased assets, securing materials and equipment in alignment with warranty, and affording the opportunity to order materials at bulk rates.	\$80,100 2116-STF

MICHIGAN DEPARTMENT OF TRANSPORTATION
 CAPITAL OUTLAY FIVE-YEAR PROGRAM
 FY 2019 SPECIAL MAINTENANCE PROJECTS

FY	Bureau/Region Location	Building/Facility	Brief Scope Work	Current Condition	Performance Outcome	Alternatives	Benefit to Taxpayer	Project Cost/ Fund Source
2019	University Grand Ledge Garage City: Lansing County: Eaton	GAR-1 Garage	Install drains in mechanic's area.	Water is pooling resulting in accelerated deterioration of the concrete floor.	Provide improved working conditions and compliance with health and safety regulations.	No viable alternative.	Savings realized through the protection of existing assets and personnel.	\$71,400 2116-STF
2019	North Kalkaska Garage City: Kalkaska County: Kalkaska	SSB-2 Salt/Sand Storage	Construct/extend lean-to along north side of the building.	Materials and equipment are exposed to the elements. Exposed materials and equipment have increased rate of corrosion and reduced service life.	Protect materials and equipment from the elements. Corrosion repair work to various equipment will be greatly reduced.	Continue to store various materials and equipment outside and unprotected from the elements. This alternative was rejected due to high material and equipment replacement cost.	Cost savings are realized by protecting purchased assets, securing material and equipment, and affording the opportunity to order materials in bulk at reduced cost.	\$67,200 2116-STF
2019	University Williamston Garage City: Williamston County: Ingham	STE-1 Site	Install new aluminum slide gate, replace 550 ft. of fence, including posts, fabric and 3 strand barbed wire top and arm supports. Replace 400 ft. of 3 strand barbed wire top and arm supports.	South side fencing and gate on the west side of building are in poor condition.	Identify and secure property lines.	No viable alternative.	Provide deterrence of theft, vandalism, or personal injury.	\$44,100 2116-STF

**MICHIGAN DEPARTMENT OF TRANSPORTATION
CAPITAL OUTLAY FIVE-YEAR PROGRAM
FY 2019 SPECIAL MAINTENANCE PROJECTS**

FY	Bureau/Region Location	Building/Facility	Brief Scope Work	Current Condition	Performance Outcome	Alternatives	Benefit to Taxpayer	Project Cost/ Fund Source
2019	Superior Ironwood Welcome Center City: Ironwood County: Gogebic	WCT-1 Welcome Center	Replace handrails at ramp and steps with aluminum railings.	Handrails do not meet current ADA guidelines and are deteriorating.	Aluminum railings will not deteriorate and require no maintenance.	Replace with galvanized railing. Sait on ramp and walk will eventually deteriorate vertical post bases.	Provide long-term safe support for public ingress and egress to the Welcome Center and bathrooms.	\$27,700 2116-STF
2019	University Brighton Garage City: Brighton County: Livingston	STE-1 Site	Replace fence along east side of property.	Along the east portion of property line, fencing is either deteriorated or completely missing.	Identify and secure property lines.	No viable alternative.	Provide deterrence of theft, vandalism, or personal injury.	\$24,800 2116-STF
2019	Superior St. Ignace Garage City: St. Ignace County: Mackinac	STE-1 Site	Install security system at gate (including fence replacement), paging system and ID card entrance. Install 6 new perimeter lights and replace 9 existing units.	Existing site fence condition and entrance gates enable the potential of unauthorized access to the facility as well as safety concerns. Exterior site lighting is inadequate and presents opportunities for site vandalism and theft of property.	Preserve security of grounds and reduce potential damage to buildings, property, work force and prevent unnecessary repair and replacement costs.	Existing site fence and entrance gates have deteriorated beyond the point of reasonable repair costs with no viable alternative. Absorb risk of poor fencing and null security. Inadequate site lighting will continue.	By reducing or eliminating potential vandalism, theft, and bodily injury, there will be a cost savings to tax payers by reducing or eliminating potential replacement costs and lawsuits.	\$326,800 2116-STF

**MICHIGAN DEPARTMENT OF TRANSPORTATION
CAPITAL OUTLAY FIVE-YEAR PROGRAM
FY 2019 SPECIAL MAINTENANCE PROJECTS**

FY	Bureau/Region Location	Building/Facility	Brief Scope Work	Current Condition	Performance Outcome	Alternatives	Benefit to Taxpayer	Project Cost/ Fund Source
2019	University Grand Ledge Garage City: Lansing County: Eaton	SSB-3 Salt/Sand Storage	Replace two (2) existing single-wall brine tanks.	Current single-wall brine tanks are old and do not have proper containment as required by code.	Fully operational brine tanks that meet code which requires secondary containment.	Construct containment around the existing tanks. Concrete containment walls are expensive and the current tanks are nearing the end of their service life.	Efficient winter operations in compliance with environmental laws, rules and regulations.	\$164,400 2116-STF
2019	Bay Clare Welcome Center City: Clare County: Clare	STE-1 Site	Remove existing lagoon.	Lagoon is no longer required and must be removed.	Remove unnecessary safety hazard.	No viable alternative.	Mitigate unnecessary safety hazard.	\$109,600 2116-STF
2019	University Charlotte Garage City: Charlotte County: Eaton	GAR-1 Garage	Replace lighting system.	Lighting is not sufficient for operations and is not energy efficient.	Improved lighting and better energy efficiency.	Defer project and absorb high energy consumption and associated costs.	Improved operations and a reduction in energy consumption and associated costs.	\$43,100 2116-STF

**MICHIGAN DEPARTMENT OF TRANSPORTATION
CAPITAL OUTLAY FIVE-YEAR PROGRAM
FY 2019 SPECIAL MAINTENANCE PROJECTS**

FY	Bureau/Region Location	Building/Facility	Brief Scope Work	Current Condition	Performance Outcome	Alternatives	Benefit to Taxpayer	Project Cost/ Fund Source
2019	Lansing Fleet Administration & Operations City: Lansing County: Ingham	GAR-1 Garage	Replace all Fleet Administration and Operations Office fluorescent light fixtures with efficient fixtures and install night light timer in front office area.	Current four foot fluorescent light fixtures are T-12 and are very inefficient and half of the fixtures in front office remain on for night security due to the way they are wired to the switches.	Improved lighting and better energy efficiency.	Defer project and absorb high energy consumption and associated costs.	Improved operations and a reduction in energy consumption and associated costs.	\$39,700 2116-STF
2019	Bay Davison TSC City: Davison County: Genesee	STE-1 Site	Install trench drain in front of testing lab area and route run-off to the northwest.	Water flows into testing lab area at service door and overhead door.	Protect building and contents from water and weather damage.	No viable alternative.	Protection and preservation of assets.	\$20,000 2116-STF
2019	Southwest South Haven Garage City: South Haven County: Van Buren	GAR-2 Garage	Tuck point, paint exterior, and paint interior.	Interior and exterior paint is peeling and worn.	Protection and preservation of building structure and contents.	Defer project and absorb risk of damage to structure and contents.	Preventive maintenance investment will mitigate risk of structural and building content damage.	\$154,000 2116-STF

**MICHIGAN DEPARTMENT OF TRANSPORTATION
CAPITAL OUTLAY FIVE-YEAR PROGRAM
FY 2019 SPECIAL MAINTENANCE PROJECTS**

FY	Bureau/Region Location	Building/Facility	Brief Scope Work	Current Condition	Performance Outcome	Alternatives	Benefit to Taxpayer	Project Cost/ Fund Source
2019	Superior L'Anse Maintenance Garage City: L'Anse County: Baraga	GAR-1 Garage	Remove and replace existing concrete floor slab.	Cracks in the slab have allowed water to penetrate to the rebar causing ferrous oxide. The resulting ferrous oxide is popping/cracking concrete slabs.	Preserve and protect the asset and provide a safe walking surface for the public and MDTOT employees.	Repairing and patching the existing concrete floor slab was a considered alternate, but due to the amount of patch and repair work involved it is not a viable cost efficient option.	Preventive maintenance investment will mitigate risk of structural and building content damage as well as address safety issues.	\$54,900 2116-STF
2019	Statewide City: Various County: Various	SSB-1 Salt/Sand Storage	Design and construct MDTOT and/or Contract Agency salt/sand storage facilities with secondary containment, or construct secondary containment for an existing facility.	Many of the salt/sand storage facilities are no longer safe to operate due to years in operation. Other facilities are within the service life period but are not in compliance with DEQ secondary containment requirements.	Safe and efficient facilities which are in compliance with environmental laws, rules, and regulations.	Each project is evaluated on an individual basis to determine if alternatives are available.	Adequate facilities to support state trunkline operations which are in compliance with all environmental standards.	\$1,000,000 2116-STF

FY 2019 SPECIAL MAINTENANCE TOTAL

\$6,074,400

MICHIGAN DEPARTMENT OF TRANSPORTATION
 CAPITAL OUTLAY FIVE-YEAR PROGRAM
 FY 2020 SPECIAL MAINTENANCE PROJECTS

FY	Bureau/Region Location	Building/Facility	Brief Scope Work	Current Condition	Performance Outcome	Alternatives	Benefit to Taxpayer	Project Cost/ Fund Source
2020	Southwest Southwest Region Office City: Kalamazoo County: Kalamazoo	REG-1 Region Office	Install T8 ballast and lights to replace T12 that have not yet been changed.	Lighting is not sufficient for operations and is not energy efficient.	Improved lighting and better energy efficiency.	Defer project and absorb high energy consumption and associated costs.	Improved operations and a reduction in energy consumption and associated costs.	\$73,800 2116-STF
2020	University Jackson Testing Lab City: Jackson County: Jackson	GAR-1 Garage	Replace all T12 lighting with energy efficient T8 lighting.	The existing lighting is insufficient for operations, is nearing the end of its life and is not energy efficient.	Improved lighting and better energy efficiency.	Defer project and absorb high energy consumption and associated costs.	Improved operations and a reduction in energy consumption and associated costs.	\$66,500 2116-STF
2020	University Mason Garage City: Mason County: Ingham	SSB-1 Salt/Sand Storage	Install efficient fluorescent lighting in SSB-1.	Existing heated storage building lighting is inefficient metal halide.	Improved lighting and better energy efficiency.	Defer project and absorb high energy consumption and associated costs.	Improved operations and a reduction in energy consumption and associated costs.	\$35,500 2116-STF

**MICHIGAN DEPARTMENT OF TRANSPORTATION
CAPITAL OUTLAY FIVE-YEAR PROGRAM
FY 2020 SPECIAL MAINTENANCE PROJECTS**

FY	Bureau/Region Location	Building/Facility	Brief Scope Work	Current Condition	Performance Outcome	Alternatives	Benefit to Taxpayer	Project Cost/ Fund Source
2020	University Williamston Garage City: Williamston County: Ingham	SSB-2 Salt/Sand Storage	Replace sodium lighting inside salt storage building.	Inefficient/dated lighting.	Improved lighting and better energy efficiency.	Defer project and absorb high energy consumption and associated costs.	Improved operations and a reduction in energy consumption and associated costs.	\$27,900 2116-STF
2020	University Mason Garage City: Mason County: Ingham	CSB-1 Cold Storage	Install efficient fluorescent lighting in CSB-1.	Existing cold storage building lighting is inefficient metal halide.	Improved lighting and better energy efficiency.	Defer project and absorb high energy consumption and associated costs.	Improved operations and a reduction in energy consumption and associated costs.	\$17,000 2116-STF
2020	Bay Saginaw East Garage City: Saginaw County: Saginaw	STE-1 Site	Removal of 44,600 cubic yards of foundry sand from site.	Removal of contaminated material from site.	Leave pile of foundry sand as is.	No viable alternative.	Clean environment and no threats to drinking water or loss of habitat.	\$2,541,500 2116-STF

**MICHIGAN DEPARTMENT OF TRANSPORTATION
CAPITAL OUTLAY FIVE-YEAR PROGRAM
FY 2020 SPECIAL MAINTENANCE PROJECTS**

FY	Bureau/Region Location	Building/Facility	Brief Scope Work	Current Condition	Performance Outcome	Alternatives	Benefit to Taxpayer	Project Cost/ Fund Source
2020	University Grand Ledge Garage City: Lansing County: Eaton	GAR-1 Garage	Install in-ground hoist for tandem-axle trucks.	Need hoist to lift tandem trucks. Currently the garage is equipped with 2 sets of portable hoists.	Maintain daily operations through less down time and saved expense of repeated emergency repairs to existing hoist.	Defer project and absorb risk of costly repairs and operational down time.	Savings realized by providing safe and reliable equipment.	\$257,900 2116-STF
2020	University Brighton Garage City: Brighton County: Livingston	GAR-1 Garage	Concrete floor restoration.	The existing concrete floor has visible cracks and surface spalling. Because the surface is not sealed it is difficult to clean.	Preserve and protect the asset and provide a safe walking surface for the public and MDOT employees.	Deferring project will result in further deterioration and then will require a full rehab and replacement.	Preventive maintenance investment will mitigate risk of structural and building content damage as well as address safety issues.	\$162,900 2116-STF
2020	North Mackinaw City Welcome Center City: Mackinaw City County: Emmet	WCT-1 Welcome Center	Replace floor tile in restrooms.	Floor tile is in poor condition.	Improved appearance and structural protection.	Epoxy flooring with abrasive texture. The alternative was not selected due to aesthetics.	Protection of the structural integrity of the asset.	\$30,300 2116-STF

**MICHIGAN DEPARTMENT OF TRANSPORTATION
CAPITAL OUTLAY FIVE-YEAR PROGRAM
FY 2020 SPECIAL MAINTENANCE PROJECTS**

FY	Bureau/Region Location	Building/Facility	Brief Scope Work	Current Condition	Performance Outcome	Alternatives	Benefit to Taxpayer	Project Cost/ Fund Source
2020	University Brighton Garage City: Brighton County: Livingston	HSB-2 Heated Storage	Replace floor drain.	Existing drain is failing.	Functional drain.	No viable alternative.	Preventive maintenance investment will mitigate risk of structural and building content damage.	\$28,300 2116-STF
2020	Bay Clare Welcome Center City: Clare County: Clare	WCT-1 Welcome Center	Replace carpet.	Carpet in poor condition throughout brochure area.	Safe walking surface for the public and MDOT employees.	Hard surfaces, wood, and tile were considered but not selected due to potential of slip/fall incidents in wet weather conditions.	Mitigate risk of potential safety hazards for the public and MDOT employees.	\$19,600 2116-STF
2020	North Mackinaw City Welcome Center City: Mackinaw City County: Emmet	WCT-1 Welcome Center	Make outside restrooms ADA accessible.	Not accessible to all customers.	Improved access for ADA customers.	No viable alternative.	Compliance with ADA and building code requirements. Improved customer service for the traveling public.	\$19,300 2116-STF

**MICHIGAN DEPARTMENT OF TRANSPORTATION
CAPITAL OUTLAY FIVE-YEAR PROGRAM
FY 2020 SPECIAL MAINTENANCE PROJECTS**

FY	Bureau/Region Location	Building/Facility	Brief Scope Work	Current Condition	Performance Outcome	Alternatives	Benefit to Taxpayer	Project Cost/ Fund Source
2020	Grand Region Office City: Grand Rapids County: Kent	TSC-1 Transportation Service Center	Remodel receptionist area.	Existing receptionist area is not adequate for office operations and servicing the public.	More efficient operation and improved customer service at this public entrance.	Deferment of project would result in continued inefficient operation and reduced customer service.	Improved customer service for the public enter the facility and reduced operational costs due to insufficient layout of office space.	\$230,100 2116-STF
2020	Superior Engadine Maintenance Garage City: Engadine County: Mackinac	SSB-1 Salt/Sand Storage	Construct 70' x 25' x 20' lean-to over bulk material storage bins on east side of salt/sand storage building.	This facility has inadequate covered storage to store equipment and materials.	Adequate space to store equipment and materials protected from the elements.	Continue to store materials and equipment outside and unprotected from the elements. This alternative was rejected due to high cost of replacing purchased assets.	Keeping assets readily available in a covered structure allows for a faster response to requests by police and emergency personnel. Additionally, savings are realized by protecting assets from the elements, thereby maintaining warranties.	\$171,600 2116-STF
2020	Grand Region Office City: Grand Rapids County: Kent	REG-1 Region Office	Replace carpeting.	Carpet is showing visible signs of wear.	Safe walking surface for the public and MDOT employees.	Defer project and absorb risk of potential safety hazard.	Mitigate safety risk and improve facility condition.	\$88,500 2116-STF

MICHIGAN DEPARTMENT OF TRANSPORTATION
 CAPITAL OUTLAY FIVE-YEAR PROGRAM
 FY 2020 SPECIAL MAINTENANCE PROJECTS

FY	Bureau/Region Location	Building/Facility	Brief Scope Work	Current Condition	Performance Outcome	Alternatives	Benefit to Taxpayer	Project Cost/ Fund Source
2020	Southwest New Buffalo Welcome Center City: New Buffalo County: Berrien	WCT-1 Welcome Center	Modify three points of vestibule.	Excessive heat and moisture trapped in vestibule area.	Decrease temperature and humidity levels.	No viable alternative.	Improved facility condition for the traveling public.	\$80,600 2116-STF
2020	University Williamston Garage City: Williamston County: Ingham	GAR-1 Garage	Paint garage interior.	Paint peeling, scaling needs replacement.	Building will be sealed from moisture, thus protecting the integrity of the block walls.	Defer project and absorb risk of damage to structure and contents.	Preventive maintenance investment will mitigate risk of structural and building content damage.	\$66,700 2116-STF
2020	Southwest Paw Paw Garage City: Paw Paw County: Van Buren	GAR-1 Garage	Paint interior walls of garage, parts room, washbay and boiler room. Repair source of leaks before painting.	Paint is showing signs of significant wear. The east wall of the boiler room and west wall of parts room have water damage due to leaking chimney.	Protection and preservation of building structure and contents.	Defer project and absorb risk of damage to structure and contents.	Preventive maintenance investment will mitigate risk of structural and building content damage.	\$65,700 2116-STF

**MICHIGAN DEPARTMENT OF TRANSPORTATION
CAPITAL OUTLAY FIVE-YEAR PROGRAM
FY 2020 SPECIAL MAINTENANCE PROJECTS**

FY	Bureau/Region Location	Building/Facility	Brief Scope Work	Current Condition	Performance Outcome	Alternatives	Benefit to Taxpayer	Project Cost/ Fund Source
2020	Grand Grand Region Maintenance Crew City: Grand Rapids County: Kent	SPC-1 Maintenance Crews	Paint interior surfaces.	Paint is showing signs of deterioration, including peeling and chipping.	Protected wall surface and structural integrity.	Absorb risk of not taking action and allow further deterioration.	Preventive maintenance investment will mitigate risk of structural and building content damage.	\$61,200 2116-STF
2020	University Charlotte Garage City: Charlotte County: Eaton	GAR-1 Garage	Paint the interior ceiling of garage.	Paint is peeling in the interior washbay area and throughout the garage. Of particular concern is the fact that trucks are washed inside the building so the ceiling is exposed to very high levels of moisture.	Ceiling will be sealed from moisture, thus protecting the integrity of the roof system.	Defer project and absorb risk of damage to structure and contents, including costly roof repairs.	Preventive maintenance investment will mitigate risk of structural and building content damage.	\$39,000 2116-STF
2020	Metro Detroit Garage City: Detroit County: Wayne	GAR-1 Garage	Replace the existing metal halide lighting fixtures inside the garage with electronic fluorescent fixtures.	The existing lights are inefficient.	Improved lighting and better energy efficiency.	Defer project and absorb high energy consumption and associated costs.	Improved operations and a reduction in energy consumption and associated costs.	\$39,000 2116-STF

**MICHIGAN DEPARTMENT OF TRANSPORTATION
CAPITAL OUTLAY FIVE-YEAR PROGRAM
FY 2020 SPECIAL MAINTENANCE PROJECTS**

FY	Bureau/Region Location	Building/Facility	Brief Scope Work	Current Condition	Performance Outcome	Alternatives	Benefit to Taxpayer	Project Cost/ Fund Source
2020	University Mason Garage City: Mason County: Ingham	GAR-1 Garage	Install efficient fluorescent lighting.	Existing garage lighting is inefficient metal halide.	Improved lighting and better energy efficiency.	Defer project and absorb high energy consumption and associated costs.	Improved operations and a reduction in energy consumption and associated costs.	\$37,200 2116-STF
2020	Southwest Marshall TSC City: Marshall County: Calhoun	TSC-1 Transportation Service Center	Replace carpet in original part of building.	Carpet is showing visible signs of wear.	Safe walking surface for the public and MDOT employees.	Defer project and absorb risk of potential safety hazard.	Mitigate safety risk and improve customer service.	\$30,600 2116-STF
2020	Bay Saginaw West Garage City: Saginaw County: Saginaw	SSB-3 Salt/Sand Storage	Brine tank installation.	Brine storage tank is inadequate in size and requires frequent fillings, which is not cost effective.	Adequate brine tank size for more efficient operations and that meet code which requires secondary containment.	Considered the installation of a brine maker, but this alternative is not cost effective.	Efficient winter operations in compliance with environmental laws, rules and regulations.	\$85,200 2116-STF

**MICHIGAN DEPARTMENT OF TRANSPORTATION
CAPITAL OUTLAY FIVE-YEAR PROGRAM
FY 2020 SPECIAL MAINTENANCE PROJECTS**

FY	Bureau/Region Location	Building/Facility	Brief Scope Work	Current Condition	Performance Outcome	Alternatives	Benefit to Taxpayer	Project Cost/ Fund Source
2020	North Cadillac TSC City: Cadillac County: Wexford	TSC-1 Transportation Service Center	Remodel receptionist area.	Existing receptionist area is not adequate for office operations and servicing the public.	More efficient operation and improved customer service at this public entrance.	Deferment of project would result in continued inefficient operation and reduced customer service.	Improved customer service for the public enter the facility and reduced operational costs due to insufficient layout of office space.	\$71,100 2116-STF
2020	Southwest New Buffalo Welcome Center City: New Buffalo County: Berrien	WCT-1 Welcome Center	Recarpet floors in public area.	Carpet is showing visible signs of wear.	Safe walking surface for the public and MDOT employees.	Defer project and absorb risk of potential safety hazard.	Mitigate safety risk and improve customer service.	\$28,500 2116-STF
2020	Southwest New Buffalo Welcome Center City: New Buffalo County: Berrien	WCT-1 Welcome Center	Update ADA restroom stalls (family restroom).	Only the front restroom (men/women's) has a handicapped stall. Other men/women's restroom is not fully accessible.	Improved access for ADA customers.	No viable alternative.	Compliance with ADA and building code requirements. Improved customer service for the traveling public.	\$27,500 2116-STF

**MICHIGAN DEPARTMENT OF TRANSPORTATION
CAPITAL OUTLAY FIVE-YEAR PROGRAM
FY 2020 SPECIAL MAINTENANCE PROJECTS**

FY	Bureau/Region Location	Building/ Facility	Brief Scope Work	Current Condition	Performance Outcome	Alternatives	Benefit to Taxpayer	Project Cost/ Fund Source
2020	Superior St. Ignace Garage City: St. Ignace County: Mackinac	SSB-2 Salt/Sand Storage	Design and construct lean-to on existing salt shed.	Materials and equipment are exposed to the elements. Exposed materials and equipment have increased rate of corrosion and reduced service life.	Protect materials and equipment from the elements. Corrosion repair work to various equipment will be greatly reduced.	Continue to store various materials and equipment outside and unprotected from the elements. This alternative was rejected due to high material and equipment replacement cost.	Cost savings are realized by protecting purchased assets, securing material and equipment, and affording the opportunity to order materials in bulk at reduced cost.	\$600,400 2116-STF
2020	Southwest Sawyer Garage City: Sawyer County: Berrien	SSB-1 Salt/Sand Storage	Convert salt dome to cold storage.	Materials and equipment are exposed to the elements. Exposed materials and equipment have increased rate of corrosion and reduced service life.	Materials and equipment are protected from the elements, and is not compromised due to improper storage.	Constructing a new cold storage facility was considered but repurposing an existing facility is more cost conductive.	Cost savings are realized by protecting purchased assets, securing material and equipment, and affording the opportunity to order materials in bulk at reduced cost.	\$218,600 2116-STF
2020	Southwest Coloma Garage City: Benton Harbor County: Berrien	GAR-1 Garage	Paint interior.	Interior paint is failing. Paint has faded and is peeling.	Protected wall surface and structural integrity.	Absorb risk of not taking action and allow further deterioration.	Preventive maintenance investment will mitigate risk of structural and building content damage.	\$57,600 2116-STF

**MICHIGAN DEPARTMENT OF TRANSPORTATION
CAPITAL OUTLAY FIVE-YEAR PROGRAM
FY 2020 SPECIAL MAINTENANCE PROJECTS**

FY	Bureau/Region Location	Building/ Facility	Brief Scope Work	Current Condition	Performance Outcome	Alternatives	Benefit to Taxpayer	Project Cost/ Fund Source
2020	Southwest Niles Garage City: Niles County: Cass	SSB-1 Salt/Sand Storage	Convert salt/sand storage building to cold storage, including repairing asphalt floor.	Materials and equipment are exposed to the elements. Exposed materials and equipment have increased rate of corrosion and reduced service life.	Materials and equipment are protected from the elements, and is not compromised due to improper storage.	Constructing a new cold storage facility was considered but repurposing an existing facility is more cost conducive.	Cost savings are realized by protecting purchased assets, securing material and equipment, and affording the opportunity to order materials in bulk at reduced cost.	\$38,800 2116-STF
2020	Grand Grand Region Office City: Grand Rapids County: Kent	REG-1 Region Office	Paint interior surfaces.	Paint is showing signs of deterioration, including peeling and chipping.	Protection and preservation of building structure and contents.	Absorb risk of not taking action and allow further deterioration.	Preventive maintenance investment will mitigate risk of structural and building content damage.	\$23,600 2116-STF
2020	Bay Clare Welcome Center City: Clare County: Clare	STE-1 Site	Replace parking lot lighting including foundations and underground electric.	Parking lot lighting foundations are deteriorated and underground electric has numerous splices and is unreliable.	Asset management approach to facilities and pavement resulting in a life cycle savings.	No viable alternative.	Improved safety for personnel and visitors.	\$620,700 2116-STF

**MICHIGAN DEPARTMENT OF TRANSPORTATION
CAPITAL OUTLAY FIVE-YEAR PROGRAM
FY 2020 SPECIAL MAINTENANCE PROJECTS**

FY	Bureau/Region Location	Building/ Facility	Brief Scope Work	Current Condition	Performance Outcome	Alternatives	Benefit to Taxpayer	Project Cost/ Fund Source
2020	Superior Newberry TSC City: Newberry County: Luce	TSC-1 Transportation Service Center	Modify remaining office space, conference room, and storage room configurations and upgrade restrooms (a portion of the facility was remodeled in 2006).	Remaining areas of TSC need to be completed for improved operations and maximized utilization of existing space.	Improved office efficiency and effective use of office space.	No viable alternative.	Operational savings by maximizing the existing space to accommodate personnel, furnishings, and stored items.	\$465,100 2116-STF
2020	University Brighton Garage City: Brighton County: Livingston	HSB-1 Heated Storage	Replace all single-pane windows with new energy-efficient windows.	Existing windows are in poor condition and not energy efficient (single pane).	Protection and preservation of building and contents. Reduce energy consumption and associated costs.	Defer project and absorb risk of costly structural and content damage. Absorb higher utility costs.	Preventive maintenance investment will mitigate risk to structure and building contents. Additional savings realized in the reduction of energy consumption and associated costs.	\$65,200 2116-STF
2020	Metro M-102 - US-24 Salt Storage Building City: Detroit County: Wayne	SSB-1 Salt/Sand Storage	Reskin entire building including soffit and fascia.	Existing metal panels are missing and/or rusting.	Preserve and protect structural integrity of building.	Defer project and absorb risk of costly structural and content damage.	Preventive maintenance investment will mitigate risk of structural and building content damage.	\$66,500 2116-STF

**MICHIGAN DEPARTMENT OF TRANSPORTATION
CAPITAL OUTLAY FIVE-YEAR PROGRAM
FY 2020 SPECIAL MAINTENANCE PROJECTS**

FY	Bureau/Region Location	Building/Facility	Brief Scope Work	Current Condition	Performance Outcome	Alternatives	Benefit to Taxpayer	Project Cost/ Fund Source
2020	Southwest Coldwater Training Facility City: Coldwater County: Branch	GAR-1 Garage	Renovate/upgrade restrooms, offices, windows, and entrance to meet ADA and operational needs.	Built as maintenance garage and in need of update for use as public training facility. Bathroom sinks/urinals are original. Automated gasoline monitoring system still remains.	Adequate training facility which is ADA compliant.	Continue present operations.	ADA compliant facility. Use of natural resource and associated costs will be reduced.	\$401,700 2116-STF
2020	Metro Metro Region Maintenance Crews City: Auburn Hills County: Oakland	OFF-1 Office Building	Paint all exterior surfaces including masonry joint repointing, caulking/sealing, and patching masonry holes as needed.	The exterior surface is showing signs of wear.	Protection and preservation of building structure and contents.	Defer project and absorb risk of damage to structure and contents.	Preventive maintenance investment will mitigate risk of structural damage and protect building contents.	\$34,200 2116-STF
2020	Superior Crystal Falls TSC City: Crystal Falls County: Iron	TST-1 Testing Lab	Tuck point and paint exterior of the building.	Exterior paint is beginning to deteriorate.	Preserve and protect structural integrity of building.	Defer project and absorb risk of costly structural and content damage.	Preventive maintenance investment will mitigate risk of structural and building content damage.	\$16,600 2116-STF

**MICHIGAN DEPARTMENT OF TRANSPORTATION
CAPITAL OUTLAY FIVE-YEAR PROGRAM
FY 2020 SPECIAL MAINTENANCE PROJECTS**

FY	Bureau/Region Location	Building/Facility	Brief Scope Work	Current Condition	Performance Outcome	Alternatives	Benefit to Taxpayer	Project Cost/ Fund Source
2020	Metro Port Huron Garage City: Port Huron County: St. Clair	GAR-1 Garage	Construct a lean-to on the south side of the maintenance garage.	Insufficient equipment storage.	Improved storage, providing better protection of equipment from weather.	No viable alternative.	Better stewardship of facility assets.	\$149,700 2116-STF
2020	Superior St. Ignace Garage City: St. Ignace County: Mackinac	CSB-4 Cold Storage	Demolish old 1950 salt/sand storage facility. Design and construct 4,800 sq. ft. replacement cold storage facility.	Existing building was constructed in 1950. After 60 years the building is beyond desirable service life, and in need of costly repair. Replacement is needed to provide adequate storage space for material and equipment.	Materials and equipment are protected from the elements, and are not compromised due to improper storage.	There are no alternatives. The existing building is not desirable for continued use.	Cost savings are realized by protecting purchased assets, securing material and equipment, and affording the opportunity to order materials in bulk at reduced cost.	\$774,000 2116-STF
2020	North Reed City Garage City: Reed City County: Osceola	CSB-1 Cold Storage	Design and construct 20,000 sq. ft. cold storage building.	Materials and equipment are exposed to the elements. Exposed materials and equipment have increased rate of corrosion and reduced service life.	Materials and equipment are protected from the elements, and are not compromised as a result of improper storage.	Continue to store materials and equipment and risk theft, damage, or voidance of warranty.	Cost savings are realized by protecting purchased assets, securing materials and equipment, and affording the opportunity to order materials in bulk at reduced cost.	\$500,500 2116-STF

**MICHIGAN DEPARTMENT OF TRANSPORTATION
CAPITAL OUTLAY FIVE-YEAR PROGRAM
FY 2020 SPECIAL MAINTENANCE PROJECTS**

FY	Bureau/Region Location	Building/Facility	Brief Scope Work	Current Condition	Performance Outcome	Alternatives	Benefit to Taxpayer	Project Cost/ Fund Source
2020	Southwest Kalamazoo Garage City: Kalamazoo County: Kalamazoo	CSB-1 Cold Storage	Design and construct new 20,000 sq. ft. cold storage building.	Materials and equipment are exposed to the elements. Exposed materials and equipment have increased rate of corrosion and reduced service life.	Materials and equipment are protected from the elements, and are not compromised due to improper storage.	No viable alternative.	Cost savings are realized by protecting purchased assets, securing material and equipment, and affording the opportunity to order materials in bulk at reduced cost.	\$500,500 2116-STF
2020	Southwest Niles Garage City: Niles County: Cass	SSB-3 Salt/Sand Storage	Design and construct 4,000 sq. ft. lean-to on SSB-3.	Materials and equipment are exposed to the elements. Exposed materials and equipment have increased rate of corrosion and reduced service life.	Protection and preservation of building structure and contents.	Defer project and absorb risk of damage to structure and contents.	Preventive maintenance investment will mitigate risk of structural and building content damage.	\$211,400 2116-STF
2020	North Mackinaw City Welcome Center City: Mackinaw City County: Emmet	CSB-1 Cold Storage	Demolish old sheds (2), design and construct new 1,280 sq. ft. storage building.	Existing storage buildings are in need of repair and do not provide adequate storage.	New storage building will provide adequate storage for brochures, supplies and maintenance equipment.	Defer project and absorb risk of damage to structure and contents.	Ability to store sufficient brochure information for distribution to MDOT's tourist needs and promotion of Michigan tourism.	\$97,100 2116-STF

**MICHIGAN DEPARTMENT OF TRANSPORTATION
CAPITAL OUTLAY FIVE-YEAR PROGRAM
FY 2020 SPECIAL MAINTENANCE PROJECTS**

FY	Bureau/Region Location	Building/Facility	Brief Scope Work	Current Condition	Performance Outcome	Alternatives	Benefit to Taxpayer	Project Cost/ Fund Source
2020	Metro Ford/Wyoming Salt Storage Building City: Dearborn County: Wayne	STE-1 Site	Replace fence and gates.	Fence and gates are deteriorating.	Improved safety and security of site.	No viable alternative.	Provide deterrence of theft, vandalism, or personal injury.	\$64,500 2116-STF
2020	Metro M-102 - US-24 Salt Storage Building City: Detroit County: Wayne	STE-1 Site	Remove remaining pavement, perform necessary earthwork and install new pavement (6" HMA) with 6" aggregate base and 10" subbase.	Pavement has deteriorated beyond surface level repair, and there are several areas where no pavement remains. This facility supports road maintenance operations and has frequent heavy equipment traffic.	Protective surface on which maintenance vehicles and equipment will operate.	Pavement is deteriorated beyond salvage and resurfacing would be a more costly solution due to short term benefits.	Improved operations from a smooth surface.	\$156,400 2116-STF
2020	Metro Ford/Wyoming Salt Storage Building City: Dearborn County: Wayne	STE-1 Site	Remove remaining pavement, perform necessary earthwork, and install new pavement (6" HMA) with 6" aggregate base and 10" subbase.	Existing pavement has deteriorated to unacceptable conditions with large cracks and potholes. This facility supports road maintenance operations and has frequent heavy equipment traffic.	Protective surface on which maintenance vehicles and equipment will operate.	Pavement is deteriorated beyond salvage and resurfacing would be a more costly solution due to short term benefits.	Improved operations from a smooth transportation surface.	\$151,900 2116-STF

**MICHIGAN DEPARTMENT OF TRANSPORTATION
CAPITAL OUTLAY FIVE-YEAR PROGRAM
FY 2020 SPECIAL MAINTENANCE PROJECTS**

FY	Bureau/Region Location	Building/ Facility	Brief Scope Work	Current Condition	Performance Outcome	Alternatives	Benefit to Taxpayer	Project Cost/ Fund Source
2020	Metro Peiham Yard Salt Storage Building City: Allen Park County: Wayne	STE-1 Site	Correct site drainage.	Southwest corner of site and area behind salt shed are retaining water.	Proper drainage for long-term protection of pavement.	No viable alternative.	Preventive maintenance will mitigate risk of costly pavement repair.	\$49,900 2116-STF
2020	Southwest Southwest Region Office City: Kalamazoo County: Kalamazoo	OFF-1 Office Building	Replace ONAN backup generator.	The generator for this facility has failed multiple times in two years. This facility has an elevator and as a result a functional generator is required to supply power during an outage.	Backup power supply to operate building elevator.	The generator has been serviced several times. However, the system is antiquated and parts are difficult to obtain and very costly.	Public safety and compliance with Michigan building code rules and regulations.	\$66,300 2116-STF
2020	Superior Engadine Maintenance Garage City: Engadine County: Mackinac	GAR-2 Garage	Install generator for backup power supply.	No alternatives during emergency situations.	Emergency response issues can be addressed. The garage is at the end of a power transmission line which has been prone to lose power during adverse weather conditions.	No viable alternative.	Provides necessary preparedness. Reduced potential for liability and lost production.	\$47,000 2116-STF

**MICHIGAN DEPARTMENT OF TRANSPORTATION
CAPITAL OUTLAY FIVE-YEAR PROGRAM
FY 2020 SPECIAL MAINTENANCE PROJECTS**

FY	Bureau/Region Location	Building/Facility	Brief Scope Work	Current Condition	Performance Outcome	Alternatives	Benefit to Taxpayer	Project Cost/ Fund Source
2020	Statewide City: Various County: Various	SSB-1 Salt/Sand Storage	Design and construct MDOT and/or Contract Agency salt/sand storage facilities with secondary containment, or construct secondary containment for an existing facility.	Many of the salt/sand storage facilities are no longer safe to operate due to years in operation. Other facilities are within the service life period but are not in compliance with DEQ secondary containment requirements.	Safe and efficient facilities which are in compliance with environmental laws, rules, and regulations.	Each project is evaluated on an individual basis to determine if alternatives are available.	Adequate facilities to support state trunkline operations which are in compliance with all environmental standards.	\$1,000,000 2116-STF

FY 2020 SPECIAL MAINTENANCE TOTAL \$10,781,200

Michigan Department of Transportation
Capital Outlay Five-Year Program (2016-2020)
Facility Assessment Overview

Region Bureau-Div	Facility Name	Ownership	Assessment Year	Inspection Date	Major Capital
Bay	Bay City TSC	Own	2014	04/22/2014	
Bay	Bay Region Maintenance Crews	Own	2014	04/23/2014	
Bay	Bay Region Office	Own	2014	04/23/2014	
Bay	Bay Region Office (Scheduled to close)	Own	2011	04/14/2011	
Bay	Clare Welcome Center	Own	2014	04/21/2014	
Bay	Davison TSC	Own	2014	04/29/2014	
Bay	Mt. Pleasant Garage (Shared with Mt. Pleasant TSC)	Own	2014	04/21/2014	
Bay	Mt. Pleasant TSC (Shared with Mt. Pleasant Garage)	Own	2014	04/21/2014	
Bay	Saginaw East Garage	Own	2014	04/28/2014	
Bay	Saginaw West Garage	Own	2014	04/29/2014	
Bay	Zilwaukee Bridge Maintenance Facility	Own	2014	04/22/2014	
Grand	Grand Rapids Garage	Own	2014	05/05/2014	
Grand	Grand Rapids TSC	Lease-Private	N/A	N/A	2018
Grand	Grand Region Maintenance Crews	Own	2014	05/06/2014	
Grand	Grand Region Office	Own	2014	05/05/2014	2020
Grand	Howard City TSC (Scheduled to close)	Own	2011	04/11/2011	
Grand	Muskegon TSC	Own	2014	05/06/2014	2017
Lansing	Aeronautics Administration and Operations (Shared with Lansing TSC)	Own	2014	03/31/2014	
Lansing	Construction Field Services	Lease-DTMB	N/A	N/A	
Lansing	Fleet Administration & Operations	Own	2014	03/31/2014	
Lansing	Nixon Warehouse	Own	2014	04/01/2014	
Lansing	Operations Field Services	Own	2014	04/01/2014	
Lansing	Van Wagoner Building	Lease-DTMB	N/A	N/A	
Lansing	Warehouse/Secondary	Lease-DTMB	N/A	N/A	
Metro	Blue Water Bridge Plaza	Own	2013	04/30/2013	
Metro	Brush Street Garage	Own	2013	05/15/2013	
Metro	Caniff-Greeley Salt Storage Building	Own	2013	05/07/2013	2018
Metro	Detroit Garage	Own	2013	05/22/2013	
Metro	Detroit Operations and Service Center	Own	2013	05/16/2013	
Metro	Detroit Welcome Center	Lease-Private	N/A	N/A	
Metro	Ford/Wyoming Salt Storage Building	Own	2013	05/09/2013	
Metro	M-102 - US-24 Salt Storage Building	Own	2013	05/09/2013	
Metro	Macomb-St. Clair TSC	Lease-Private	N/A	N/A	2020
Metro	Metro Region Maintenance Crews	Own	2013	05/07/2013	
Metro	Metro Region Office	Own	2013	05/08/2013	
Metro	Metro Testing Lab	Lease-Private	N/A	N/A	
Metro	Oakland TSC	Own	2013	05/06/2013	
Metro	Pelham Yard Salt Storage Building	Own	2013	05/13/2013	
Metro	Port Huron Garage	Own	2013	04/30/2013	
Metro	Port Huron Project Office (Temporary)	Own	2013	05/24/2013	
Metro	Port Huron Welcome Center (Demolished. Temporary facility located at Capac Rest Area.)	Own	2014	04/09/2014	
Metro	Taylor TSC	Own	2013	05/13/2013	
North	Alpena TSC	Lease-Private	N/A	N/A	
North	Atlanta Garage	Own	2014	05/14/2014	
North	Cadillac TSC	Own	2014	05/20/2014	
North	Gaylord TSC (Shared facility with North Region Office)	Own	2014	05/14/2014	
North	Hillman Testing Lab	Own	2014	05/15/2014	
North	Kalkaska Garage	Own	2014	05/07/2014	

**Michigan Department of Transportation
Capital Outlay Five-Year Program (2016-2020)
Facility Assessment Overview**

Region Bureau-Div	Facility Name	Ownership	Assessment Year	Inspection Date	Major Capital
North	Mackinaw City Welcome Center	Own	2014	05/13/2014	
North	Marion Garage	Own	2014	05/21/2014	
North	Mio Garage	Own	2014	05/19/2014	
North	North Region Maintenance Crews	Own	2014	05/20/2014	
North	North Region Office (Shared facility with Gaylord TSC)	Own	2014	05/14/2014	
North	Reed City Garage	Own	2014	05/21/2014	
North	Traverse City TSC	Lease-Private	N/A	N/A	2020
Pass Trans	Benton Harbor Bus Terminal	Own	2014	04/16/2014	
Pass Trans	Detroit Bus Terminal	Own	2014	04/09/2014	
Pass Trans	Mio OCATS (Oscoda County Area Transp Specialist)	Own	2014	05/19/2014	
Pass Trans	New Center Rail Terminal (Property is MDOT-owned; building is not MDOT-owned.)	Own	2014	04/09/2014	
Pass Trans	Pontiac Bus/Rail Terminal	Own	2014	04/08/2014	
Pass Trans	Southfield Bus Terminal	Own	2014	04/08/2014	
Southwest	Coldwater Training Facility	Own	2012	04/18/2012	
Southwest	Coldwater Welcome Center	Own	2014	04/14/2014	
Southwest	Coloma Garage	Own	2012	04/03/2012	2018
Southwest	Coloma TSC	Own	2012	04/03/2012	
Southwest	Fennville Garage	Own	2012	04/05/2012	
Southwest	Hastings Garage	Own	2012	04/12/2012	2020
Southwest	Jones Garage	Own	2012	04/04/2012	2018
Southwest	Kalamazoo Garage	Own	2012	04/10/2012	
Southwest	Kalamazoo TSC	Own	2012	04/02/2012	
Southwest	Marshall Garage	Own	2012	04/17/2012	
Southwest	Marshall TSC	Own	2012	04/23/2012	
Southwest	New Buffalo Welcome Center	Own	2014	04/16/2014	
Southwest	Niles Garage	Own	2012	04/16/2012	
Southwest	Paw Paw Garage	Own	2012	04/11/2012	
Southwest	Plainwell Garage	Own	2012	04/11/2012	
Southwest	Sawyer Garage	Own	2012	04/16/2012	2018, 2020
Southwest	South Haven Garage	Own	2012	04/19/2012	2018 (2), 2019 (2)
Southwest	Southwest Region Maintenance Crews	Own	2012	04/02/2012	
Southwest	Southwest Region Office	Own	2012	04/24/2012	
Superior	Covington Storage	Own	2012	04/24/2012	
Superior	Crystal Falls TSC	Own	2012	04/26/2012	
Superior	Engadine Garage	Own	2012	04/10/2012	
Superior	Gladstone Sign & Signal Shop	Own	2012	04/11/2012	
Superior	Houghton Garage	Own	2012	04/25/2012	
Superior	Iron Mountain Welcome Center	Lease-Private	N/A	N/A	
Superior	Ironwood Welcome Center	Own	2014	06/02/2014	2020
Superior	Ishpeming TSC	Own	2012	04/24/2012	
Superior	L'Anse Garage	Own	2012	04/25/2012	
Superior	Marquette Welcome Center	Own	2014	06/03/2014	
Superior	Menominee Welcome Center	Own	2014	06/04/2014	
Superior	Newberry TSC	Own	2012	04/10/2012	
Superior	St. Ignace Garage	Own	2012	04/09/2012	2020
Superior	St. Ignace Welcome Center	Own	2014	05/13/2014	2020
Superior	Sault Ste. Marie Welcome Center	Own	2014	06/05/2014	2020

Michigan Department of Transportation
Capital Outlay Five-Year Program (2016-2020)
Facility Assessment Overview

Region Bureau-Div	Facility Name	Ownership	Assessment Year	Inspection Date	Major Capital
Superior	Superior Region Office	Own	2012	04/11/2012	
University	Adrian Garage	Own	2013	05/28/2013	
University	Brighton Garage	Own	2013	04/10/2013	
University	Brighton TSC	Lease-Private	N/A	N/A	
University	Charlotte Garage	Own	2013	04/03/2013	2019
University	Dundee Welcome Center	Own	2014	04/15/2014	2019
University	Grand Ledge Garage	Own	2013	04/04/2013	2018, 2019
University	Jackson Testing Lab and Surveys	Own	2013	04/09/2013	
University	Jackson TSC	Own	2013	04/09/2013	
University	Lansing TSC (Shared with Aeronautics)	Own	N/A	N/A	2018
University	Mason Garage	Own	2013	04/11/2013	
University	Monroe Welcome Center	Own	2014	04/15/2014	
University	University Region Maintenance Crews	Own	2013	04/09/2013	
University	University Region Office	Own	2013	04/09/2013	
University	Williamston Garage	Own	2013	04/08/2013	

N/A: Leased locations are not assessed.

2012 FACILITY ASSESSMENT

Covington Storage

BUREAU/REGION	OWN/LEASE
Superior	Own
REGION REPRESENTATIVE	
Schoff, Brad	
FACILITY A&O REPRESENTATIVE	
Schmoekel, Ryan	

ADDRESS	PHONE NO.	FAX NO.	INSPECTION DATE	ADEQUACY
13262 School Road, Covington MI 49919			04/24/2012	Adequate
FACILITY FUNCTION	COUNTY	ADMIN/EMPLOYEE AREA	UTILIZATION RATE	FACILITY ENERGY AUDIT
Equipment Storage	Baraga	0	Fully Utilized	04/05/2010
SECONDARY FUNCTION		WORK FORCE	SQ FT	VENDOR
				WE Energies (Wisconsin Electric)
SITE ASSESSMENT				
SITE CAPACITY FOR DEVELOPMENT		ELECTRICAL UTILITY		Electrical
Inadequate		GAS UTILITY (if present)		None
SITE REGULATORY COMPLIANCE		WATER UTILITY		None
Adequate		SEWAGE UTILITY		None
RATING		TYPE		
PARKING/PAVING 3		Electrical		
DRAINAGE 3		None		

BUILDINGS				
BLDG CODE	CONSTRUCTED PURPOSE	TOTAL SIZE (SQ FT)	OCCUPANCY YEAR	ESTIMATED REPLACEMENT VALUE
SSB-1	Salt/Sand Storage	8,084	1995	\$733,824
CSB-1	Cold Storage	2,250	1965	\$204,750
		TOTAL COMPLEX SQ FT		
		10,314		
		STRUCTURE	EXTERIOR FINISH	ROOF TYPE
		Concrete.	Concrete.	Wood.
		Steel.	Metal.	Metal.

BUILDING ASSESSMENT															
5 YR ADEQUACY	ADA COMPLIANCE	Structural	Exterior	Interior	Windows	Insulation	Roof	Overhead/Sliding Doors	Service Doors	Engine Exhaust	Ventilation	Pumbing (Int)	Electrical	Lighting	Fire Protection
Adequate	Adequate	3	3	3	0	0	3	3	0	0	3	0	3	3	0
Adequate	Adequate	3	2	3	0	2	2	5	5	0	0	0	3	3	0

2012 FACILITY ASSESSMENT

Crystal Falls TSC

BUREAU/REGION		OWN/LEASE	
Superior		Own	
REGION REPRESENTATIVE			
Schoff, Brad			
FACILITY A&O REPRESENTATIVE			
Schmoekel, Ryan			
ADDRESS	COUNTY	PHONE NO.	FAX NO.
120 Tobin-Alpha Rd, Crystal Falls MI 49920	Iron	(906) 875-6644	(906) 875-6264
FACILITY FUNCTION	SECONDARY FUNCTION	WORK FORCE	ADMIN/EMPLOYEE AREA
Transportation Service Center		6,300	SQ FT
UTILIZATION RATE		Fully Utilized	
FACILITY ENERGY AUDIT		06/09/2010	
SITE ASSESSMENT			
ADEQUACY		VENDOR	
SITE CAPACITY FOR DEVELOPMENT	Adequate	Crystal Falls, City of	
SITE REGULATORY COMPLIANCE	Adequate	DTE (includes MichCon)	
RATING			
PARKING/PAVING	3	Crystal Falls Township	
DRAINAGE	3	Crystal Falls Township	
SIDEWALKS	3	Electrical	
FENCING	0	Natural Gas	
SECURITY	0	Municipal	
LIGHTING	3	Municipal	
IRRIG SYS	3	Municipal	
ELECTRICAL UTILITY			
GAS UTILITY (if present)			
WATER UTILITY			
SEWAGE UTILITY			

BUILDINGS		ESTIMATED REPLACEMENT VALUE	STRUCTURE	EXTERIOR FINISH	ROOF TYPE
BLDG CODE	CONSTRUCTED PURPOSE	TOTAL SIZE (SQ FT)	OCCUPANCY YEAR	ESTIMATED VALUE	STRUCTURE
TSC-1	Transportation Service Center	6,300	2001	\$1,543,500	Wood.
HSB-1	Heated Storage	3,060	1966	\$278,460	Steel and block.
TST-1	Testing Lab	4,800	1962	\$840,000	Steel.
CSB-1	Cold Storage	1,408	1970	\$128,128	Steel.
		TOTAL COMPLEX SQ FT		15,568	

BUILDING ASSESSMENT		Structural	Exterior	Interior	Windows	Overhead/Sliding Doors	Service Doors	HVAC	Engine Exhaust	Ventilation	Plumbing (Int)	Electrical	Lighting	Fire Protection
5 YR ADEQUACY	ADA COMPLIANCE													
TSC-1	Adequate	2	2	2	2	2	2	2	2	2	2	2	2	2
TST-1	Adequate	3	3	3	5	3	5	3	3	3	3	3	3	0
HSB-1	Adequate	3	4	3	4	3	4	3	0	3	3	3	3	0
CSB-1	Inadequate	3	3	3	0	0	0	0	0	0	0	0	0	0

SPECIAL MAINTENANCE
Superior - Crystal Falls TSC

Appn Year	Building Code	Brief Scope of Work	Current Condition	Cost Estimate
2020	TST-1	Tuck point and paint exterior of the building.	Exterior paint is beginning to deteriorate.	\$16,600

Special Maintenance Total: \$16,600

Assessment Rating:
TSC101 00

0 = NOT APPLICABLE (N/A)
1 = EXCELLENT (Annual Maintenance per Schedule)
2 = GOOD (Annual and Preventive Maintenance)
3 = AVERAGE (Showing Wear; Preventive Maintenance and Occasional Repair)
4 = POOR (Worn; Significant Maintenance or Repair)
5 = REHAB/REPLACE (Requires Rehabilitation or Replacement)

2012 FACILITY ASSESSMENT

Engadine Garage

BUREAU/REGION	OWN/LEASE
Superior	Own
REGION REPRESENTATIVE	
Bedard, John	
FACILITY A&O REPRESENTATIVE	
Parsons, Chris	

ADDRESS	COUNTY	PHONE NO.	FAX NO.	SITE ACREAGE	INSPECTION DATE
N7045 M-117, Engadine MI 49827	Mackinac	(906) 477-6323	(906) 477-1065	6.00	04/10/2012
FACILITY FUNCTION	SECONDARY FUNCTION	WORK FORCE	ADMIN/EMPLOYEE AREA	UTILIZATION RATE	FACILITY ENERGY AUDIT
Garage		3,726	SQ FT	Fully Utilized	01/21/2010

SITE ASSESSMENT		ADEQUACY		RATING		TYPE		VENDOR		ADEQUACY	
SITE CAPACITY FOR DEVELOPMENT	Adequate	SIDEWALKS	0	ELECTRICAL UTILITY	Electrical	Cloverland Electric					Adequate
SITE REGULATORY COMPLIANCE	Adequate	FENCING	4	GAS UTILITY (if present)	Natural Gas	SEMCO					Adequate
		SECURITY	4	WATER UTILITY	Well						Adequate
		LIGHTING	3	SEWAGE UTILITY	Septic						Adequate
PARKING/PAVING	4	IRRIG SYS	3								
DRAINAGE	3										

BUILDINGS		TOTAL		ESTIMATED		EXTERIOR FINISH		ROOF TYPE	
BLDG CODE	CONSTRUCTED PURPOSE	SIZE (SQ FT)	OCCUPANCY YEAR	REPLACEMENT VALUE	STRUCTURE	EXTERIOR FINISH	ROOF TYPE	EXTERIOR FINISH	ROOF TYPE
GAR-1	Garage	3,200	1959	\$569,600	Steel.	Block masonry.	Metal.		
GAR-2	Garage	16,533	1970	\$2,942,874	Steel.	Masonry.	Metal membrane.		
SSB-1	Salt/Sand Storage	7,200	1993	\$655,200	Concrete and wood.	Concrete and wood.	Wood shingle.		
CSB-1	Cold Storage	4,800	2002	\$436,800	Wood.	Metal.	Wood shingle.		
		TOTAL COMPLEX SQ FT	31,733						

BUILDING ASSESSMENT		5 YR ADEQUACY		ADA COMPLIANCE		Structural		Interior		Exterior		Roof		Overhead/ Sliding Doors		Service Doors		HVAC		Engine Exhaust		Ventilation		Plumbing (Int)		Electrical		Lighting		Fire Protection	
GAR-1	Adequate	Adequate	3	4	3	3	3	3	3	3	3	3	3	2	2	2	2	3	3	0	3	3	3	3	3	2	2	0	0		
GAR-2	Adequate	Inadequate	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	2	2	4	3	3	3	2	2	0	0		
SSB-1	Adequate	Adequate	3	4	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	0	0	3	3	3	3	3	3	3	0	0	
CSB-1	Adequate	Adequate	2	4	2	2	2	2	2	2	2	2	2	2	2	2	2	2	0	0	0	2	2	2	2	2	2	2	0	0	

**SPECIAL MAINTENANCE
Superior - Engadine Maintenance Garage**

Appn Year	Building Code	Brief Scope of Work	Current Condition	Cost Estimate
2017	GAR-2	Replace in-ground floor hoist.	Hoist requires frequent repairs and is not suited for lifting tandem trucks.	\$167,000
2019	STE-1	Repair sections of existing chain link fence, and replace missing sections. Install new double gate with ID card security system.	Existing chain link fence requires spot locations of repair and replacement. Inadequate right of way fencing on the east property line presents access control concerns.	\$180,400
2020	SSB-1	Construct 70' x 25' x 20' lean-to over bulk material storage bins on east side of salt/sand storage building.	This facility has inadequate covered storage to store equipment and materials.	\$171,600
2020	GAR-2	Install generator for backup power supply.	No alternatives during emergency situations.	\$47,000
Special Maintenance Total:				\$566,000

Assessment Rating:

50002G 00

- 0 = NOT APPLICABLE (N/A)
- 1 = EXCELLENT (Annual Maintenance per Schedule)
- 2 = GOOD (Annual and Preventive Maintenance)

- 3 = AVERAGE (Showing Wear; Preventive Maintenance and Occasional Repair)
- 4 = POOR (Worn; Significant Maintenance or Repair)
- 5 = REHAB/REPLACE (Requires Rehabilitation or Replacement)

2012 FACILITY ASSESSMENT

Houghton Garage

BUREAU/REGION		OWN/LEASE	
Superior		Own	
REGION REPRESENTATIVE			
Schoff, Brad			
FACILITY A&O REPRESENTATIVE			
Schmoekel, Ryan			
ADDRESS	COUNTY	PHONE NO.	FAX NO.
51750 Industrial Drive, Calumet MI 49913	Houghton	(906) 483-3937	(906) 483-3997
FACILITY FUNCTION	SECONDARY FUNCTION	WORK FORCE	ADMIN/EMPLOYEE AREA
Garage		1,500	SQ FT
UTILIZATION RATE		Fully Utilized	
FACILITY ENERGY AUDIT		04/05/2010	
SITE ASSESSMENT		VENDOR	
SITE CAPACITY FOR DEVELOPMENT	ADEQUACY	Electrical	Ontonagon County REA
Adequate		Natural Gas	SEMCO
SITE REGULATORY COMPLIANCE	Adequate	Municipal	Houghton County Memorial Airport
		Municipal	Houghton County Memorial Airport
PARKING/PAVING	RATING		
	3		
DRAINAGE	RATING		
	3		

BLDG CODE	CONSTRUCTED PURPOSE	CURRENT USE	TOTAL SIZE (SQ FT)	OCCUPANCY YEAR	ESTIMATED REPLACEMENT VALUE	STRUCTURE	EXTERIOR FINISH	ROOF TYPE
GAR-1	Garage	Garage	19,000	2008	\$3,382,000	Masonry steel.	Metal and masonry.	Metal.
SSB-1	Salt/Sand Storage	Salt/Sand Storage	23,328	2004	\$2,122,848	Concrete and wood.	Concrete and wood.	Wood shingles.
			TOTAL COMPLEX SQ FT		42,328			

BUILDING ASSESSMENT		5 YR ADEQUACY	ADA COMPLIANCE	Structural	Exterior	Interior	Windows	Overhead/ Sliding Doors	Service Doors	HVAC	Engine Exhaust	Ventilation	Plumbing (Int)	Electrical	Lighting	Fire Protection
GAR-1	Adequate	Adequate		2	2	2	2	2	2	2	2	2	2	2	2	2
SSB-1	Adequate	Adequate		3	3	3	0	3	0	0	0	3	0	3	3	0

SPECIAL MAINTENANCE

Superior - Houghton Garage

<u>Appn Year</u>	<u>Building Code</u>	<u>Brief Scope of Work</u>	<u>Current Condition</u>	<u>Cost Estimate</u>
2016	CSB-1	Design and construct 5,000 sq. ft. cold storage building.	Materials and equipment are exposed to the elements. Houghton Garage does not currently have a storage building.	\$537,700
2018	STE-1	Install site fencing, security gate, and fuel storage building.	Fence is in poor condition. There is no existing gate to secure site, and exterior lighting is inadequate for operational and security purposes.	\$97,700
Special Maintenance Total:				\$635,400

Assessment Rating:

50084G 00

- 0 = NOT APPLICABLE (N/A)
- 1 = EXCELLENT (Annual Maintenance per Schedule)
- 2 = GOOD (Annual and Preventive Maintenance)

- 3 = AVERAGE (Showing Wear; Preventive Maintenance and Occasional Repair)
- 4 = POOR (Worn; Significant Maintenance or Repair)
- 5 = REHAB/REPLACE (Requires Rehabilitation or Replacement)

2012 FACILITY ASSESSMENT

Ishpeming TSC

BUREAU/REGION		OWN/LEASE	
Superior		Own	
REGION REPRESENTATIVE		Schoff, Brad	
FACILITY A&O REPRESENTATIVE		Schmoekel, Ryan	
ADDRESS	COUNTY	PHONE NO.	FAX NO.
100 S. Westwood Dr., Ishpeming, MI 49849	Marquette	(906) 485-4270	(906) 485-4878
FACILITY FUNCTION	SECONDARY FUNCTION	WORK FORCE	ADMIN/EMPLOYEE AREA
Transportation Service Center		3,667	SQ. FT.
UTILIZATION RATE		Fully Utilized	
FACILITY ENERGY AUDIT		06/08/2010	
VENDOR		Upper Peninsula Power Company (UPPCO)	
SEMC0			

SITE ASSESSMENT		RATING		ADEQUACY	
SITE CAPACITY FOR DEVELOPMENT	SIDEWALKS	3	ELECTRICAL UTILITY	Electrical	Adequate
SITE REGULATORY COMPLIANCE	FENCING	0	GAS UTILITY (if present)	Natural Gas	Adequate
	SECURITY	0	WATER UTILITY	N/A	Adequate
	LIGHTING	3	SEWAGE UTILITY	N/A	Adequate
	IRRIG SYS	3			
PARKING/PAVING		3			
DRAINAGE		3			

BUILDINGS		TOTAL	ESTIMATED	REPLACEMENT	STRUCTURE	EXTERIOR FINISH	ROOF TYPE
BLDG CODE	CONSTRUCTED PURPOSE	SIZE (SQ. FT.)	YEAR	VALUE	TYPE	TYPE	TYPE
TSC-1	Transportation Service Center	6,133	1992	\$1,502,585	Wood.	Masonry and vinyl.	Wood and shingle.
TST-1	Testing Lab	625	1992	\$109,375	Wood.	Vinyl.	Wood and shingle.
CSB-1	Cold Storage	900	2009	\$81,900	Wood	Vinyl	Shingle
		TOTAL COMPLEX SQ. FT.		7,658			

BUILDING ASSESSMENT		5 YR ADEQUACY	ADA COMPLIANCE	Structural	Interior	Windows	Overhead/ Sliding Doors	Service Doors	HVAC	Engine Exhaust	Ventilation	Plumbing (Int)	Electrical	Lighting	Fire Protection
TSC-1	Adequate	Adequate	2	2	2	2	0	2	2	0	2	2	2	2	2
TST-1	Adequate	Adequate	3	3	3	3	3	3	3	0	3	3	3	3	0
CSB-1	Adequate	Adequate	2	2	2	2	2	2	0	0	2	0	2	2	0

2012 FACILITY ASSESSMENT

L'Anse Garage

BUREAU/REGION		OWN/LEASE	
Superior		Own	
REGION REPRESENTATIVE			
Schoff, Brad			
FACILITY A&O REPRESENTATIVE			
Schmoekel, Ryan			
ADDRESS	COUNTY	PHONE NO.	FAX NO.
301 Winter Street, L'Anse MI 49946	Baraga	(906) 524-6124	(906) 524-5624
FACILITY FUNCTION	WORK FORCE	ADMIN/EMPLOYEE AREA	UTILIZATION RATE
Garage	2,829	SQ FT	Fully Utilized
INSPECTION DATE	04/25/2012		
FACILITY ENERGY AUDIT			
04/05/2010			
SITE ASSESSMENT			
SITE CAPACITY FOR DEVELOPMENT	ADEQUACY	VENDOR	
Adequate	Adequate	L'Anse, Village of	
SITE REGULATORY COMPLIANCE	Adequate	SEMCO	
RATING			
PARKING/PAVING	2	L'Anse, Village of	
DRAINAGE	3	L'Anse, Village of	
SIDEWALKS	0	Electrical	
FENCING	3	Natural Gas	
SECURITY	3	Municipal	
LIGHTING	3	Municipal	
IRRIG SYS	3	Municipal	
ELECTRICAL UTILITY			
GAS UTILITY (if present)			
WATER UTILITY			
SEWAGE UTILITY			

BUILDINGS		ESTIMATED REPLACEMENT VALUE	STRUCTURE	EXTERIOR FINISH	ROOF TYPE
BLDG CODE	CONSTRUCTED PURPOSE	VALUE			
GAR-1	Garage	\$3,773,600	Masonry.	EIFS and masonry.	Metal.
GAR-2	Garage	\$2,278,400	Steel.	Metal.	Metal.
SSB-1	Salt/Sand Storage	\$1,121,120	Concrete and wood.	Concrete and wood.	Wood and Shingle.
TOTAL COMPLEX SQ FT		46,320			

BUILDING ASSESSMENT		5 YR ADEQUACY	ADA COMPLIANCE	Structural	Exterior	Interior	Windows	Overhead/Sliding Doors	Service Doors	HVAC	Engine Exhaust	Ventilation	Pumbing (Int)	Electrical	Lighting	Fire Protection
GAR-1	Adequate	Adequate	3	4	3	5	3	3	4	3	3	3	3	3	3	3
GAR-2	Adequate	Adequate	2	2	2	0	2	2	2	2	2	2	2	2	2	0
SSB-1	Adequate	Adequate	3	4	3	0	0	0	0	0	0	3	0	3	3	0

Assessment Rating: 0 = NOT APPLICABLE (N/A)
 1 = EXCELLENT (Annual Maintenance per Schedule)
 2 = GOOD (Annual and Preventive Maintenance)
 3 = AVERAGE (Showing Wear; Preventive Maintenance and Occasional Repair)
 4 = POOR (Worn; Significant Maintenance or Repair)
 5 = REHAB/REPLACE (Requires Rehabilitation or Replacement)

50027G 00 Page 1 of 2

SPECIAL MAINTENANCE

Superior - L'Anse Maintenance Garage

Appn Year	Building Code	Brief Scope of Work	Current Condition	Cost Estimate
2017	GAR-1	Replace windows and twelve (12) garage door jambs with energy efficient products.	Broken seals on windows and moisture between glass panes resulting in reduced visibility and reduced insulating values. Ferrous oxide on garage door jambs has caused significant section loss.	\$27,800
2019	GAR-1	Remove and replace existing concrete floor slab.	Cracks in the slab have allowed water to penetrate to the rebar causing ferrous oxide. The resulting ferrous oxide is popping/cracking concrete slabs.	\$54,900
2019	STE-1	Cold mill and replace pavement.	Existing pavement has deteriorated to poor conditions showing signs of large cracks.	\$92,900
Special Maintenance Total:				\$175,600

Assessment Rating:

50027G 00

0 = NOT APPLICABLE (N/A)
 1 = EXCELLENT (Annual Maintenance per Schedule)
 2 = GOOD (Annual and Preventive Maintenance)

3 = AVERAGE (Showing Wear; Preventive Maintenance and Occasional Repair)
 4 = POOR (Worn; Significant Maintenance or Repair)
 5 = REHAB/REPLACE (Requires Rehabilitation or Replacement)

2012 FACILITY ASSESSMENT

Newberry TSC

ADDRESS 14113 M-28, Newberry MI 49868		COUNTY Luce	PHONE NO. (906) 293-5168	FAX NO. (906) 293-3331	SITE ACREAGE 1.00	INSPECTION DATE 04/10/2012
FACILITY FUNCTION Transportation Service Center		SECONDARY FUNCTION	WORK FORCE 5,240	ADMIN/EMPLOYEE AREA 5,240	UTILIZATION RATE Fully Utilized	FACILITY ENERGY AUDIT 06/08/2010
SITE ASSESSMENT BUREAU/REGION: OWN/LEASE REGION REPRESENTATIVE: Superior Own FACILITY A&O REPRESENTATIVE: Bedard, John PARSONS, Chris						
SITE CAPACITY FOR DEVELOPMENT: Adequate SITE REGULATORY COMPLIANCE: Adequate		ELECTRICAL UTILITY: Electrical GAS UTILITY (if present): Natural Gas WATER UTILITY: Municipal SEWAGE UTILITY: Municipal		CLOVERLAND ELECTRIC SEMCO PENTLAND TOWNSHIP PENTLAND TOWNSHIP		ADEQUACY Adequate Adequate Adequate Adequate
PARKING/PAVING: 4 DRAINAGE: 3		SIDEWALKS: 0 FENCING: 3 SECURITY: 3 LIGHTING: 3 IRRIG SYS: 3		TYPE Electrical Natural Gas Municipal Municipal		ADEQUACY Adequate Adequate Adequate Adequate

BLDG CODE	CONSTRUCTED PURPOSE	CURRENT USE	TOTAL SIZE (SQ FT)	OCCUPANCY YEAR	ESTIMATED REPLACEMENT VALUE	STRUCTURE	EXTERIOR FINISH	ROOF TYPE
TSC-1	Transportation Service Center	Transportation Service Center	11,250	1972	\$2,756,250	Wood and Masonry	Masonry and EIFS.	Membrane.
CSB-1	Cold Storage	Cold Storage	768	2011	\$69,888	Wood	Vinyl	Wood and metal.
TOTAL COMPLEX SQ FT			12,018					

BUILDING ASSESSMENT		5 YR ADEQUACY	ADA COMPLIANCE	Structural	Interior	Exterior	Windows	Overhead/Sliding Doors	Service Doors	HVAC	Engine Exhaust	Ventilation	Plumbing (Int)	Electrical	Lighting	Fire Protection
TSC-1	Adequate	Inadequate	3	4	3	1	0	3	4	3	0	3	3	3	3	0
CSB-1	Adequate	Adequate	1	1	1	0	0	1	1	0	0	0	0	1	1	0

**SPECIAL MAINTENANCE
Superior - Newberry TSC**

Appn Year	Building Code	Brief Scope of Work	Current Condition	Cost Estimate
2019	STE-1	Reconstruct parking lot and restore surface drainage with improvements.	Large cracking and areas of missing pavement. Improper drainage allows water to pool accelerating pavement deterioration. Current parking spaces are inadequate. Some cracking.	\$190,700
2020	TSC-1	Modify remaining office space, conference room, and storage room configurations and upgrade restrooms (a portion of the facility was remodeled in 2006).	Remaining areas of TSC need to be completed for improved operations and maximized utilization of existing space.	\$465,100
Special Maintenance Total:				\$655,800

Assessment Rating:

- 0 = NOT APPLICABLE (N/A)
- 1 = EXCELLENT (Annual Maintenance per Schedule)
- 2 = GOOD (Annual and Preventive Maintenance)

- 3 = AVERAGE (Showing Wear; Preventive Maintenance and Occasional Repair)
- 4 = POOR (Worn; Significant Maintenance or Repair)
- 5 = REHAB/REPLACE (Requires Rehabilitation or Replacement)

2012 FACILITY ASSESSMENT

St. Ignace Garage

BUREAU/REGION		OWN/LEASE	
Superior		Own	
REGION REPRESENTATIVE			
Bedard, John			
FACILITY A&O REPRESENTATIVE			
Parsons, Chris			
ADDRESS	COUNTY	PHONE NO.	FAX NO.
500 Ferry Lane, St. Ignace MI 49781	Mackinac	(906) 643-8700	(906) 643-7012
FACILITY FUNCTION	SECONDARY FUNCTION	WORK FORCE	ADMIN/EMPLOYEE AREA
Garage		3,100	SQ FT
UTILIZATION RATE		FACILITY ENERGY AUDIT	
Fully Utilized		06/07/2010	
SITE ASSESSMENT			
SITE CAPACITY FOR DEVELOPMENT		ADEQUACY	
Adequate		Adequate	
SITE REGULATORY COMPLIANCE		ADEQUACY	
Adequate		Adequate	
RATING		RATING	
PARKING/PAVING	4	SIDEWALKS	0
DRAINAGE	3	FENCING	4
		SECURITY	4
		LIGHTING	4
		IRRIG SYS	4
ELECTRICAL UTILITY		ELECTRICAL	
ELECTRICAL		Cloverland Electric	
GAS UTILITY (if present)		SEMO	
NATURAL GAS		St Ignace, City of	
WATER UTILITY		St Ignace, City of	
SEWAGE UTILITY			
ESTIMATED REPLACEMENT VALUE			
\$2,478,650			
ESTIMATED REPLACEMENT VALUE			
\$1,281,600			
ESTIMATED REPLACEMENT VALUE			
\$338,520			
ESTIMATED REPLACEMENT VALUE			
\$357,903			
ESTIMATED REPLACEMENT VALUE			
\$1,138,956			
ESTIMATED REPLACEMENT VALUE			
\$438,529			
TOTAL COMPLEX SQ FT			
46,113			

BUILDINGS

BLDG CODE	CONSTRUCTED PURPOSE	CURRENT USE	TOTAL SIZE (SQ FT)	OCCUPANCY YEAR	ESTIMATED REPLACEMENT VALUE	STRUCTURE	EXTERIOR FINISH	ROOF TYPE
GAR-1	Garage	Garage	13,925	1950	\$2,478,650	Steel	EIFS, metal, and vinyl.	Metal.
GAR-2	Garage	Garage	7,200	1950	\$1,281,600	Steel	EIFS and metal.	Metal with ThermaTec Coating.
HSB-1	Heated Storage	Heated Storage	3,720	1950	\$338,520	Metal.	Metal.	Metal.
SSB-1	Salt/Sand Storage	Cold Storage	3,933	1950	\$357,903	Wood.	Wood and metal.	Wood and shingle.
SSB-2	Salt/Sand Storage	Salt/Sand Storage	12,516	1995	\$1,138,956	Concrete and wood.	Wood and concrete.	Wood and asphalt shingles.
CSB-1	Cold Storage	Cold Storage	4,819	1950	\$438,529	Steel.	Metal.	Wood and asphalt shingles.
			TOTAL COMPLEX SQ FT		46,113			

BUILDING ASSESSMENT

5 YR ADEQUACY	ADA COMPLIANCE	Structural	Exterior	Interior	Windows	Overhead/ Sliding Doors	Service Doors	HVAC	Engine Exhaust	Ventilation	Plumbing (Int)	Electrical	Lighting	Fire Protection
Adequate	Inadequate	3	4	3	3	4	3	3	3	3	3	3	3	0
Adequate	Inadequate	3	4	3	3	3	3	3	3	3	3	3	4	0
Adequate	Adequate	3	2	3	1	3	2	2	0	3	3	3	2	0
Adequate	Adequate	5	4	4	0	4	0	0	0	0	0	4	4	0
Adequate	Adequate	3	4	3	0	3	0	0	0	3	0	3	3	0
Adequate	Adequate	3	3	3	0	4	3	0	0	3	0	3	3	0

**SPECIAL MAINTENANCE
Superior - St. Ignace Garage**

Appn Year	Building Code	Brief Scope of Work	Current Condition	Cost Estimate
2016	STE-1	Phase 1 of addressing poor pavement condition of parking lot, internal roads, and driveways.	Pavement has deteriorated with large cracking and areas of missing pavement. This facility supports road maintenance operations and has frequent heavy equipment and heavy truck use, parking and long-term storage of materials.	\$665,400
2017	SSB-2	Paint exterior T1-11 siding and fascia boards.	Paint is chipping, fading, and peeling.	\$19,100
2019	STE-1	Install security system at gate (including fence replacement), paging system and ID card entrance. Install 6 new perimeter lights and replace 9 existing units.	Existing site fence condition and entrance gates enable the potential of unauthorized access to the facility as well as safety concerns. Exterior site lighting is inadequate and presents opportunities for site vandalism and theft of property.	\$326,800
2020	SSB-2	Design and construct lean-to on existing salt shed.	Materials and equipment are exposed to the elements. Exposed materials and equipment have increased rate of corrosion and reduced service life.	\$600,400
2020	CSB-4	Demolish old 1950 salt/sand storage facility. Design and construct 4,800 sq. ft. replacement cold storage facility.	Existing building was constructed in 1950. After 60 years the building is beyond desirable service life, and in need of costly repair. Replacement is needed to provide adequate storage space for material and equipment.	\$774,000
Special Maintenance Total:				\$2,385,700

Assessment Rating:

- 0 = NOT APPLICABLE (N/A)
- 1 = EXCELLENT (Annual Maintenance per Schedule)
- 2 = GOOD (Annual and Preventive Maintenance)
- 3 = AVERAGE (Showing Wear; Preventive Maintenance and Occasional Repair)
- 4 = POOR (Worn; Significant Maintenance or Repair)
- 5 = REHAB/REPLACE (Requires Rehabilitation or Replacement)

2012 FACILITY ASSESSMENT

Superior Region Office

BUREAU/REGION Superior REGION REPRESENTATIVE		OWN/LEASE Own	
Bedard, John FACILITY A&O REPRESENTATIVE		Parsons, Chris	
ADDRESS 1818 3rd Avenue North, Escanaba MI 49829	COUNTY Delta	PHONE NO. (906) 786-1800	FAX NO. (906) 789-9775
FACILITY FUNCTION Region Administration	SECONDARY FUNCTION	WORK FORCE 11,300	ADMIN/EMPLOYEE AREA SQ FT Fully Utilized
SITE ASSESSMENT		INSPECTION DATE 04/11/2012	
SITE CAPACITY FOR DEVELOPMENT Adequate	ADEQUACY	UTILIZATION RATE 1.00	
SITE REGULATORY COMPLIANCE Adequate	RATING	FACILITY ENERGY AUDIT	
PARKING/PAVING 3	3	09/20/2010	
DRAINAGE 3	3	ADEQUACY	
SIDEWALKS 3	3	Escanaba, City of Adequate	
FENCING 3	3	DTE (includes MichCon) Adequate	
SECURITY 3	3	Escanaba, City of Adequate	
LIGHTING 3	3	Escanaba, City of Adequate	
IRRIG SYS 3	3	Escanaba, City of Adequate	
ELECTRICAL UTILITY 3	3	Escanaba, City of Adequate	
GAS UTILITY (if present) 3	3	DTE (includes MichCon) Adequate	
WATER UTILITY 3	3	Escanaba, City of Adequate	
SEWAGE UTILITY 3	3	Escanaba, City of Adequate	

BUILDINGS		ESTIMATED REPLACEMENT VALUE \$2,768,500	
BLDG CODE REG-1	CONSTRUCTED PURPOSE Region Office	TOTAL SIZE (SQ.FT) 11,300	OCCUPANCY YEAR 1999
Region Office		STRUCTURE Masonry.	EXTERIOR FINISH Masonry.
TOTAL COMPLEX SQ FT 11,300		ROOF TYPE Wood shingle.	

BUILDING ASSESSMENT		5 YR ADEQUACY	ADA COMPLIANCE	Structural	Interior	Windows	Overhead/ Sliding Doors	Service Doors	HVAC	Engine Exhaust	Ventilation	Plumbing (Int)	Electrical	Lighting	Fire Protection
REG-1	Adequate	Adequate	2	2	2	2	0	3	3	0	3	3	3	3	3

2014 FACILITY ASSESSMENT

Alpena TSC

Leased Facility - Not Assessed

BUREAU/REGION	OWN/LEASE
North	Lease-Private
REGION REPRESENTATIVE	
FACILITY A&O REPRESENTATIVE	

ADDRESS	COUNTY	PHONE NO.	FAX NO.	SITE ACREAGE	INSPECTION DATE
1540 Airport Rd., Alpena MI 49707	Alpena	(989) 356-2231	(989) 354-4142		
FACILITY FUNCTION	SECONDARY FUNCTION	WORK FORCE	ADMIN/EMPLOYEE AREA	UTILIZATION RATE	FACILITY ENERGY AUDIT
Transportation Service Center		6,000	SQ FT	Fully Utilized	
SITE ASSESSMENT		TYPE		VENDOR	
SITE CAPACITY FOR DEVELOPMENT		Electrical		Presque Isle Electric & Gas	
SITE REGULATORY COMPLIANCE		Natural Gas		DTE (includes MichCon)	
RATING		N/A			
PARKING/PAVING	0	N/A			
DRAINAGE	0	N/A			
SIDEWALKS		0		ELECTRICAL UTILITY	
FENCING		0		GAS UTILITY (if present)	
SECURITY		0		WATER UTILITY	
LIGHTING		0		SEWAGE UTILITY	
IRRIG SYS		0			

BUILDINGS	ESTIMATED REPLACEMENT VALUE	STRUCTURE	EXTERIOR FINISH	ROOF TYPE
BLDG CODE	OCCUPANCY YEAR	TOTAL SIZE (SQ FT)		
TSC-1	2002	6,000		
CONSTRUCTED PURPOSE				
Transportation Service Center				
CURRENT USE				
Transportation Service Center				
TOTAL COMPLEX SQ FT		6,000		

BUILDING ASSESSMENT	5 YR ADEQUACY	ADA COMPLIANCE	Structural	Exterior	Interior	Windows	Insulation	Roof	Overhead/Sliding Doors	Service Doors	HVAC	Engine Exhaust	Ventilation	Plumbing (Int)	Electrical	Lighting	Fire Protection

Assessment Rating: 0 = NOT APPLICABLE (N/A)
 1 = EXCELLENT (Annual Maintenance per Schedule)
 2 = GOOD (Annual and Preventive Maintenance)
 3 = AVERAGE (Showing Wear; Preventive Maintenance and Occasional Repair)
 4 = POOR (Worn; Significant Maintenance or Repair)
 5 = REHAB/REPLACE (Requires Rehabilitation or Replacement)

TSC201 00

Page 1 of 1

2014 FACILITY ASSESSMENT

Atlanta Garage

BUREAU/REGION	OWN/LEASE
North	Own
REGION REPRESENTATIVE	
Wahl, Bill	
FACILITY A&O REPRESENTATIVE	
Hoop, Bill	

ADDRESS	COUNTY	PHONE NO.	FAX NO.
13490 M-32/M-33, Atlanta MI 49709	Montmorency	(989) 785-3514	(989) 785-3750
FACILITY FUNCTION		WORK FORCE	ADMIN/EMPLOYEE AREA
Garage		2,400	SQ FT
SECONDARY FUNCTION		UTILIZATION RATE	
		Fully Utilized	
INSPECTION DATE		05/14/2014	

SITE ASSESSMENT		ADEQUACY		RATING		TYPE		VENDOR		ADEQUACY	
SITE CAPACITY FOR DEVELOPMENT	Adequate	SIDEWALKS	3	ELECTRICAL UTILITY	Electrical	Presque Isle Electric & Gas					Adequate
SITE REGULATORY COMPLIANCE	Adequate	FENCING	2	GAS UTILITY (if present)	Natural Gas	Presque Isle Electric & Gas					Adequate
		SECURITY	0	WATER UTILITY	Well						Adequate
		LIGHTING	3	SEWAGE UTILITY	Septic						Adequate
		IRRIG SYS	3								Adequate
PARKING/PAVING	2										
DRAINAGE	2										

BUILDINGS		CURRENT USE		TOTAL SIZE (SQ FT)		OCCUPANCY YEAR		ESTIMATED REPLACEMENT VALUE		STRUCTURE		EXTERIOR FINISH		ROOF TYPE	
BLDG CODE	CONSTRUCTED PURPOSE	Garage	Garage	24,780	1968	\$4,410,840	Concrete and Masonry (CMU).	Concrete, Masonry and Metal (painted).	Flat metal.						
GAR-1	Garage	Heated Storage	Heated Storage	6,000	1985	\$546,000	Metal and Masonry.	CMU (painted).	Metal.						
HSB-1	Heated Storage	Heated Storage	Heated Storage	7,200	2004	\$655,200	Wood (Pole Barn).	Metal.	Metal.						
HSB-2	Heated Storage	Cold Storage	Cold Storage	4,200	1968	\$382,200	Wood plank.	Metal.	Metal.						
SSB-1	Salt/Sand Storage	Salt/Sand Storage	Salt/Sand Storage	14,260	2003	\$1,297,660	Concrete and wood.	Concrete and wood (painted).	Shingle.						
SSB-2	Salt/Sand Storage	Washbay	Washbay	2,250	0	\$393,750	Steel, Masonry, Precast Concrete	Masonry, Precast Concrete	Metal						
WSH-1	Washbay	Cold Storage	Cold Storage	2,400	1998	\$218,400	Wood (Pole Barn).	Concrete Metal.	Shingle.						
CSB-1	Cold Storage	Heated Storage	Heated Storage	2,400	2005	\$218,400	Wood (Pole Barn).	Metal.	Metal.						
CSB-2	Cold Storage			TOTAL COMPLEX SQ FT		63,490									

BUILDING ASSESSMENT

5 YR ADEQUACY ADA COMPLIANCE

	Structural	Exterior	Interior	Windows	Insulation	Roof	Overhead/ Sliding Doors	Service Doors	HVAC	Engine Exhaust	Ventilation	Plumbing (Int)	Electrical	Lighting	Fire Protection
GAR-1	3	4	3	3	3	3	3	3	2	2	2	2	3	3	0
HSB-1	2	2	2	0	3	2	2	3	2	0	2	0	3	2	0
HSB-1	2	3	2	3	3	2	2	3	3	0	0	0	3	3	0
SSB-1	3	2	3	0	0	2	2	0	0	0	0	0	0	0	0
SSB-2	2	3	3	0	0	2	3	0	0	0	2	2	3	2	0
WSH-1	3	2	3	0	3	3	2	3	3	2	3	3	3	4	0
CSB-1	2	2	2	0	0	4	2	0	0	0	0	0	3	2	0
CSB-2	2	2	2	0	0	2	2	2	3	0	3	0	3	2	0

SPECIAL MAINTENANCE North - Atlanta Garage

Appn Year	Building Code	Brief Scope of Work	Current Condition	Cost Estimate
2016	GAR-1	Repair thresholds at overhead doors on east, west, and north entries to garage.	Thresholds are in poor condition.	\$23,000
2017	GAR-1	Tuck point and paint exterior.	The exterior surface is showing signs of significant wear.	\$82,900
2019	GAR-1	Install six (6) card readers around building.	Building security is compromised.	\$30,800
Special Maintenance Total:				\$136,700

Assessment Rating:

- 0 = NOT APPLICABLE (N/A)
- 1 = EXCELLENT (Annual Maintenance per Schedule)
- 2 = GOOD (Annual and Preventive Maintenance)
- 3 = AVERAGE (Showing Wear; Preventive Maintenance and Occasional Repair)
- 4 = POOR (Worn; Significant Maintenance or Repair)
- 5 = REHAB/REPLACE (Requires Rehabilitation or Replacement)

2014 FACILITY ASSESSMENT

Cadillac TSC

BUREAU/REGION		OWN/LEASE	
North		Own	
REGION REPRESENTATIVE			
Wahl, Bill			
FACILITY A&O REPRESENTATIVE			
Hoop, Bill			
ADDRESS	COUNTY	PHONE NO.	FAX NO.
7915 US-131 Hwy., Cadillac MI 49601	Wexford	(231) 775-3487	(231) 775-0301
FACILITY FUNCTION	WORK FORCE	ADMIN/EMPLOYEE AREA	UTILIZATION RATE
Transportation Service Center	7,080	SQ FT	Fully Utilized
INSPECTION DATE	FACILITY ENERGY AUDIT		
05/20/2014	07/01/2008		
SITE ASSESSMENT			
SITE CAPACITY FOR DEVELOPMENT	ADEQUACY	VENDOR	
Adequate	Adequate	Consumers Energy	
SITE REGULATORY COMPLIANCE	Adequate	DTE (includes MichCon)	
RATING	RATING	TYPE	
PARKING/PAVING 2	SIDEWALKS 2	Electrical	Well
DRAINAGE 2	FENCING 2	Natural Gas	Septic
	SECURITY 3	Water Utility	
	LIGHTING 3	SEWAGE UTILITY	
	IRRIG SYS 3		

BUILDINGS		ESTIMATED REPLACEMENT VALUE	STRUCTURE	EXTERIOR FINISH	ROOF TYPE
BLDG CODE	CONSTRUCTED PURPOSE	TOTAL SIZE (SQ FT)	OCCUPANCY YEAR	ESTIMATED REPLACEMENT VALUE	STRUCTURE
TSC-1	Transportation Service Center	7,080	2008	\$1,734,600	Wood.
TST-1	Testing Lab	720	2008	\$126,000	Wood.
TOTAL COMPLEX SQ FT		7,800			

BUILDING ASSESSMENT		5 YR ADEQUACY	ADA COMPLIANCE	Current Condition	Existing receptionist area is not adequate for office operations and servicing the public.	Cost Estimate
TSC-1	Adequate	Inadequate	Inadequate	Current Condition	Existing receptionist area is not adequate for office operations and servicing the public.	\$71,100
TST-1	Adequate	Adequate	Adequate	Remodel receptionist area.		\$71,100
Special Maintenance Total:						\$71,100

SPECIAL MAINTENANCE North - Cadillac TSC

Appn Year	Building Code	Brief Scope of Work
2020	TSC-1	Remodel receptionist area.

Assessment Rating: 0 = NOT APPLICABLE (N/A)
 1 = EXCELLENT (Annual Maintenance per Schedule)
 2 = GOOD (Annual and Preventive Maintenance)
 3 = AVERAGE (Showing Wear; Preventive Maintenance and Occasional Repair)
 4 = POOR (Worn; Significant Maintenance or Repair)
 5 = REHAB/REPLACE (Requires Rehabilitation or Replacement)

Shared facility. See North Region Office for building and assessment information. TSC occupies 4,487 sq. ft. of Region Office (REG-1) building.

2014 FACILITY ASSESSMENT

Gaylord TSC

BUREAU/REGION		OWN/LEASE	
North		Own	
REGION REPRESENTATIVE			
Wahl, Bill			
FACILITY A&O REPRESENTATIVE			
Hoop, Bill			
ADDRESS	COUNTY	PHONE NO.	FAX NO.
1088 M-32 East, Gaylord, MI 49735	Otsego	(989) 731-5090	(989) 732-3637
FACILITY FUNCTION	SECONDARY FUNCTION	WORK FORCE	ADMIN/EMPLOYEE AREA
Transportation Service Center		4,487	SQ FT
UTILIZATION RATE		Fully Utilized	
FACILITY ENERGY AUDIT			
INSPECTION DATE		05/14/2014	
SITE ASSESSMENT			
SITE CAPACITY FOR DEVELOPMENT		ELECTRICAL UTILITY	
SITE REGULATORY COMPLIANCE		GAS UTILITY (if present)	
RATING		WATER UTILITY	
PARKING/PAVING		SEWAGE UTILITY	
DRAINAGE		TYPE	
SIDEWALKS		Electrical	
FENCING		N/A	
SECURITY		N/A	
LIGHTING		N/A	
IRRIG SYS		VENDOR	
ADEQUACY		ADEQUACY	

BLDG CODE	CONSTRUCTED PURPOSE	CURRENT USE	TOTAL SIZE (SQ FT)	OCCUPANCY YEAR	ESTIMATED REPLACEMENT VALUE	STRUCTURE	EXTERIOR FINISH	ROOF TYPE
					\$0			
TOTAL COMPLEX SQ FT								

BUILDING ASSESSMENT	
5 YR ADEQUACY	ADA COMPLIANCE
Structural	Exterior
Interior	Windows
Insulation	Roof
Overhead/ Sliding Doors	Service Doors
HVAC	Engine Exhaust
Ventilation	Plumbing (Int)
Electrical	Lighting
Fire Protection	

2014 FACILITY ASSESSMENT

Hillman Testing Lab

BUREAU/REGION		OWN/LEASE	
North		Own	
REGION REPRESENTATIVE			
Wahl, Bill			
FACILITY A&O REPRESENTATIVE			
Hoop, Bill			
ADDRESS	PHONE NO.	FAX NO.	INSPECTION DATE
410 North State Street, Hillman MI 49746	(989) 742-4223	(989) 742-2310	05/15/2014
FACILITY FUNCTION	COUNTY	ADMIN/EMPLOYEE AREA	UTILIZATION RATE
Materials Testing	Montmorency	6,750	Fully Utilized
SECONDARY FUNCTION		SQ FT	
			07/13/2010
SITE ASSESSMENT			
SITE CAPACITY FOR DEVELOPMENT	ADEQUACY	VENDOR	
Adequate	Adequate	Alpena Power	
SITE REGULATORY COMPLIANCE	ADEQUACY	Presque Isle Electric & Gas	
Adequate	Adequate	Hillman, Village of	
RATING		Hillman, Village of	
PARKING/PAVING 3		Hillman, Village of	
DRAINAGE 3		Adequate	
		Adequate	

BLDG CODE	CONSTRUCTED PURPOSE	CURRENT USE	TOTAL SIZE (SQ FT)	OCCUPANCY YEAR	ESTIMATED REPLACEMENT VALUE	STRUCTURE	EXTERIOR FINISH	ROOF TYPE
GAR-1	Garage	Testing Lab	7,748	1935	\$1,379,144	Concrete and masonry.	Brick and vinyl.	Flat membrane.
CSB-1	Cold Storage	Cold Storage	3,200	1959	\$291,200	Steel.	Steel.	Steel.
			TOTAL COMPLEX SQ FT	10,948				

BUILDING ASSESSMENT													
5 YR ADEQUACY	ADA COMPLIANCE	Structural	Exterior	Interior	Windows	Overhead/ Sliding Doors	Service Doors	HVAC	Engine Exhaust	Plumbing (Int)	Electrical	Lighting	Fire Protection
GAR-1	Adequate	Inadequate	3	3	2	2	3	3	0	0	3	2	0
CSB-1	Adequate	Adequate	2	2	0	3	3	0	0	0	2	2	0

Assessment Rating: 0 = NOT APPLICABLE (N/A)
 1 = EXCELLENT (Annual Maintenance per Schedule)
 2 = GOOD (Annual and Preventive Maintenance)
 3 = AVERAGE (Showing Wear; Preventive Maintenance and Occasional Repair)
 4 = POOR (Worn; Significant Maintenance or Repair)
 5 = REHAB/REPLACE (Requires Rehabilitation or Replacement)

50074F 00 Page 1 of 1

2014 FACILITY ASSESSMENT

Kalkaska Garage

BUREAU/REGION		OWN/LEASE	
North		Own	
REGION REPRESENTATIVE			
Wahli, Bill			
FACILITY A&O REPRESENTATIVE			
Hoop, Bill			
ADDRESS	COUNTY	PHONE NO.	FAX NO.
809 North Birch Street, Kalkaska MI 49646	Kalkaska	(231) 258-5611	(231) 258-2536
FACILITY FUNCTION	SECONDARY FUNCTION	WORK FORCE	ADMIN/EMPLOYEE AREA
Garage		1,030	SQ FT
SITE ASSESSMENT		VENDOR	
SITE CAPACITY FOR DEVELOPMENT	ADEQUACY	Consumers Energy	
Adequate		DTE (includes MichCon)	
SITE REGULATORY COMPLIANCE	Adequate	Kalkaska, City of	
RATING		Kalkaska, City of	
PARKING/PAVING	5		
DRAINAGE	4		
SIDEWALKS	2	Electrical	
FENCING	2	Natural Gas	
SECURITY	0	Municipal	
LIGHTING	2	Municipal	
IRRIIG SYS	2		
ELECTRICAL UTILITY		Type	
GAS UTILITY (if present)		Electrical	
WATER UTILITY		Natural Gas	
SEWAGE UTILITY		Municipal	
ESTIMATED REPLACEMENT VALUE		ESTERIOR FINISH	
\$3,570,680		Painted.	
OCCUPANCY YEAR		STRUCTURE	
1963		Steel frame and CMU.	
TOTAL SIZE (SQ.FT)		ROOF TYPE	
20,060		Metal.	
4,288		Shingle.	
4,800		Steel with rubberized coating.	
12,400		Shingle.	
6,000		Steel	
TOTAL COMPLEX SQ FT		47,548	

BUILDINGS

BLDG CODE	CONSTRUCTED PURPOSE	CURRENT USE	TOTAL SIZE (SQ.FT)	OCCUPANCY YEAR	ESTIMATED REPLACEMENT VALUE	STRUCTURE	ESTERIOR FINISH	ROOF TYPE
GAR-1	Garage	Garage	20,060	1963	\$3,570,680	Steel frame and CMU.	Painted.	Metal.
TST-1	Testing Lab	Testing Lab	4,288	2008	\$750,400	Wood frame.	Cement board.	Shingle.
SSB-1	Salt/Sand Storage	Heated Storage	4,800	1967	\$436,800	Steel.	Painted.	Steel with rubberized coating.
SSB-2	Salt/Sand Storage	Salt/Sand Storage	12,400	1987	\$1,128,400	Concrete and wood.	Wood (stained).	Shingle.
CSB-1	Cold Storage	Cold Storage	6,000	2010	\$546,000	Steel	Painted	Steel
TOTAL COMPLEX SQ FT			47,548					

BUILDING ASSESSMENT

5 YR ADEQUACY	ADA COMPLIANCE	Structural	Exterior	Interior	Windows	Overhead/ Sliding Doors	Service Doors	HVAC	Engine Exhaust	Ventilation	Plumbing (Int)	Electrical	Lighting	Fire Protection
GAR-1	Adequate	Inadequate	2	4	3	3	3	3	2	2	3	2	2	0
TST-1	Adequate	Inadequate	2	2	2	2	2	2	0	2	2	2	3	2
SSB-1	Adequate	Inadequate	2	3	2	3	3	2	0	0	0	3	2	0
SSB-2	Adequate	Adequate	2	2	3	3	0	0	0	2	3	2	3	0
CSB-1	Adequate	Adequate	2	3	3	1	1	0	0	0	0	2	2	0

SPECIAL MAINTENANCE
North - Kalkaska Garage

Appn Year	Building Code	Brief Scope of Work	Current Condition	Cost Estimate
2019	SSB-2	Construct/extend lean-to along north side of the building.	Materials and equipment are exposed to the elements. Exposed materials and equipment have increased rate of corrosion and reduced service life.	\$67,200

Special Maintenance Total:

\$67,200

Assessment Rating: 50001G 00

0 = NOT APPLICABLE (N/A)
 1 = EXCELLENT (Annual Maintenance per Schedule)
 2 = GOOD (Annual and Preventive Maintenance)
 3 = AVERAGE (Showing Wear; Preventive Maintenance and Occasional Repair)
 4 = POOR (Worn; Significant Maintenance or Repair)
 5 = REHAB/REPLACE (Requires Rehabilitation or Replacement)

2014 FACILITY ASSESSMENT

Marion Garage

BUREAU/REGION North		OWN/LEASE Own	
REGION REPRESENTATIVE Wahl, Bill		FACILITY A&O REPRESENTATIVE Hoop, Bill	
ADDRESS 2897 Sixteen Mile Rd, Marion MI 49665		COUNTY Osceola	PHONE NO. (231) 743-6831
FACILITY FUNCTION Garage		SECONDARY FUNCTION	FAX NO. (231) 743-9543
SITE ASSESSMENT		WORK FORCE 2,000	SQ FT Fully Utilized
SITE CAPACITY FOR DEVELOPMENT Adequate		SITING DATE 05/21/2014	
SITE REGULATORY COMPLIANCE Adequate		UTILIZATION RATE Fully Utilized	
RATING		VENDOR	
PARKING/PAVING 3	SIDEWALKS 2	ELECTRICAL UTILITY Electrical	Great Lakes Energy
DRAINAGE 3	FENCING 2	GAS UTILITY (if present) Natural Gas	Consumers Energy
	SECURITY 0	WATER UTILITY Well	
	LIGHTING 2	SEWAGE UTILITY Septic	
	IRRIG SYS 2		

BLDG CODE	CONSTRUCTED PURPOSE	CURRENT USE	TOTAL SIZE (SQ FT)	OCCUPANCY YEAR	ESTIMATED REPLACEMENT VALUE	STRUCTURE	EXTERIOR FINISH	ROOF TYPE
GAR-1	Garage	Garage	20,000	1974	\$3,560,000	Concrete and Masonry (CMU)	Painted masonry.	Flat with membrane coating.
SSB-1	Salt/Sand Storage	Cold Storage	5,650	1974	\$514,150	Wood plank.	Wood (painted).	Shingle.
SSB-2	Salt/Sand Storage	Salt/Sand Storage	8,064	1992	\$733,824	Concrete, Masonry and Wood.	Concrete and Masonry.	Shingle.
CSB-1	Cold Storage	Cold Storage	6,400	1994	\$582,400	Concrete and Masonry.	T1-11 with Paint.	Flat membrane.
TOTAL COMPLEX SQ FT			40,114					

BUILDING ASSESSMENT		Structural	Exterior	Interior	Windows	Overhead/ Sliding Doors	Service Doors	HVAC	Engine Exhaust	Ventilation	Plumbing (Int)	Electrical	Lighting	Fire Protection
GAR-1	Adequate	3	3	2	2	3	2	2	2	2	2	2	2	0
SSB-1	Adequate	2	3	2	0	3	2	0	0	3	0	3	3	0
SSB-2	Adequate	2	3	2	0	3	0	0	0	2	2	3	2	0
CSB-1	Adequate	2	2	2	2	3	2	2	0	2	0	3	2	0

Assessment Rating: 0 = NOT APPLICABLE (N/A) 3 = AVERAGE (Showing Wear; Preventive Maintenance and Occasional Repair)
 1 = EXCELLENT (Annual Maintenance per Schedule) 4 = POOR (Worn; Significant Maintenance or Repair)
 2 = GOOD (Annual and Preventive Maintenance) 5 = REHAB/REPLACE (Requires Rehabilitation or Replacement)

50056G 00 Page 1 of 2

**SPECIAL MAINTENANCE
North - Marion Garage**

Appn Year	Building Code	Brief Scope of Work	Current Condition	Cost Estimate
2017	GAR-1	Tuck point and paint exterior.	The exterior surface is showing signs of significant wear.	\$78,300
2017	SSB-1	Paint exterior.	The exterior surface is showing signs of significant wear.	\$21,700
Special Maintenance Total:				\$100,000

Assessment Rating: 0 = NOT APPLICABLE (N/A)
 1 = EXCELLENT (Annual Maintenance per Schedule)
 2 = GOOD (Annual and Preventive Maintenance)
 3 = AVERAGE (Showing Wear; Preventive Maintenance and Occasional Repair)
 4 = POOR (Worn; Significant Maintenance or Repair)
 5 = REHAB/REPLACE (Requires Rehabilitation or Replacement)

2014 FACILITY ASSESSMENT

Mio Garage

BUREAU/REGION		OWN/LEASE	
North		Own	
REGION REPRESENTATIVE			
Wahl, Bill			
FACILITY A&O REPRESENTATIVE			
Hoop, Bill			
ADDRESS	COUNTY	PHONE NO.	FAX NO.
1161 M-72, Mio MI 48647	Oscoda	(989) 826-3663	
FACILITY FUNCTION	WORK FORCE	ADMIN/EMPLOYEE AREA	UTILIZATION RATE
Garage	1,800	SQ FT	Fully Utilized
INSPECTION DATE	05/19/2014		
FACILITY ENERGY AUDIT			
07/13/2010			
SITE ASSESSMENT			
SITE CAPACITY FOR DEVELOPMENT		ADEQUACY	
Adequate		Adequate	
SITE REGULATORY COMPLIANCE		ADEQUACY	
Adequate		Adequate	
RATING		ADEQUACY	
3		Adequate	
2		Adequate	
PARKING/PAVING		ADEQUACY	
3		Adequate	
DRAINAGE		ADEQUACY	
2		Adequate	

BUILDINGS		ESTIMATED REPLACEMENT VALUE		ESTIMATED REPLACEMENT VALUE	
BLDG CODE	CONSTRUCTED PURPOSE	TOTAL SIZE (SQ FT)	OCCUPANCY YEAR	STRUCTURE	EXTERIOR FINISH
GAR-1	Garage	16,193	2008	Steel and CMU.	CMU, vinyl and steel.
SSB-1	Salt/Sand Storage	14,260	2003	Concrete and wood.	Concrete and wood (painted).
		TOTAL COMPLEX SQ FT	30,453		

BUILDING ASSESSMENT		5 YR ADEQUACY		ADA COMPLIANCE		STRUCTURAL		EXTERIOR		INTERIOR		WINDOWS		OVERHEAD/SLIDING DOORS		SERVICE DOORS		HVAC		ENGINE EXHAUST		VENTILATION		PLUMBING (INT)		ELECTRICAL		LIGHTING		FIRE PROTECTION	
BLDG CODE	5 YR ADEQUACY	ADA COMPLIANCE	STRUCTURAL	EXTERIOR	INTERIOR	WINDOWS	OVERHEAD/SLIDING DOORS	SERVICE DOORS	HVAC	ENGINE EXHAUST	VENTILATION	PLUMBING (INT)	ELECTRICAL	LIGHTING	FIRE PROTECTION																
GAR-1	Adequate	Inadequate	2	3	3	2	2	3	3	2	2	3	3	3	0																
SSB-1	Adequate	Adequate	3	4	3	0	3	4	0	0	2	2	2	3	0																

SPECIAL MAINTENANCE
North - Mio Garage

Appn Year	Building Code	Brief Scope of Work	Current Condition	Cost Estimate
2016	SSB-1	Remove and replace roof shingles.	Shingles are dried and curling.	\$86,100

2017	SSB-2	Paint building exterior including lean-to.	The exterior surface is showing signs of significant wear.	\$31,100
------	-------	--	--	----------

Special Maintenance Total: \$117,200

Assessment Rating: 0 = NOT APPLICABLE (N/A) 3 = AVERAGE (Showing Wear; Preventive Maintenance and Occasional Repair)
 1 = EXCELLENT (Annual Maintenance per Schedule) 4 = POOR (Worn; Significant Maintenance or Repair)
 2 = GOOD (Annual and Preventive Maintenance) 5 = REHAB/REPLACE (Requires Rehabilitation or Replacement)

2014 FACILITY ASSESSMENT

North Region Maintenance Crews

BUREAU/REGION	OWN/LEASE
North	Own
REGION REPRESENTATIVE	
Wahl, Bill	
FACILITY A&O REPRESENTATIVE	
Hoop, Bill	

ADDRESS	725 Seneca Place, Cadillac MI 49601	COUNTY	Wexford	PHONE NO.	(231) 775-3581	FAX NO.	(231) 775-4632
FACILITY FUNCTION	Maintenance Crews	SECONDARY FUNCTION		WORK FORCE	0	ADMIN/EMPLOYEE AREA	SQ FT
UTILIZATION RATE	Fully Utilized	UTILIZATION RATE	Fully Utilized	FACILITY ENERGY AUDIT		05/20/2014	

SITE ASSESSMENT	ADEQUACY	RATING	TYPE	VENDOR	ADEQUACY
SITE CAPACITY FOR DEVELOPMENT	Adequate	3	Electrical	Consumers Energy	Adequate
SITE REGULATORY COMPLIANCE	Adequate	3	Natural Gas	DTE (includes MichCon)	Adequate
RATING			Well		Adequate
PARKING/PAVING	2	3	Septic		Adequate
DRAINAGE	3				

BUILDINGS		ESTIMATED REPLACEMENT VALUE	STRUCTURE	EXTERIOR FINISH	ROOF TYPE		
BLDG CODE	CONSTRUCTED PURPOSE	TOTAL SIZE (SQ FT)	OCCUPANCY YEAR	ESTIMATED VALUE	STRUCTURE	EXTERIOR FINISH	ROOF TYPE
SPC-1	Maintenance Crews	26,400	1989	\$4,699,200	Concrete and Masonry (CMU)	Steel (painted).	Steel.
CSB-1	Cold Storage	8,400	2001	\$764,400	Rigid frame steel.	Metal siding.	Steel.
PRJ-1	Project Office	2,340	1988	\$409,500	Wood.	Vinyl.	Shingle.
		TOTAL COMPLEX SQ FT					
							37,140

BUILDING ASSESSMENT		5 YR ADEQUACY	ADA COMPLIANCE	Structural	Exterior	Interior	Windows	Overhead/Sliding Doors	Service Doors	HVAC	Engine Exhaust	Ventilation	Plumbing (Int)	Electrical	Lighting	Fire Protection
SPC-1	Adequate	Inadequate	3	3	3	3	3	3	3	3	2	2	3	3	2	3
CSB-1	Adequate	Adequate	2	3	3	0	2	3	3	0	0	2	0	2	2	0
PRJ-1	Adequate	Inadequate	3	3	2	2	0	0	2	3	0	2	2	2	2	0

Shared facility. TSC occupies 4,487 sq. ft. of Region Office (REG-1) building.

2014 FACILITY ASSESSMENT North Region Office/ Gaylord TSC

BUREAU/REGION	OWN/LEASE
North	Own
REGION REPRESENTATIVE	
Wahl, Bill	
FACILITY A&O REPRESENTATIVE	
Hoop, Bill	

ADDRESS	1088 M-32 East, Gaylord MI 49735		COUNTY	Oscego	PHONE NO.	(989) 731-5090	FAX NO.	(989) 731-0536	SITE ACREAGE	13.00	INSPECTION DATE	05/14/2014
FACILITY FUNCTION	SECONDARY FUNCTION		WORK FORCE	ADMIN/EMPLOYEE AREA	UTILIZATION RATE	FACILITY ENERGY AUDIT						
Region Administration	Transportation Service Center		14,954	SQ FT	Fully Utilized	11/19/2009						

SITE ASSESSMENT		ADEQUACY		RATING		TYPE		VENDOR		ADEQUACY	
SITE CAPACITY FOR DEVELOPMENT	Adequate	SIDEWALKS	4	ELECTRICAL UTILITY	Electrical	Great Lakes Energy			Adequate		
SITE REGULATORY COMPLIANCE	Adequate	FENCING	0	GAS UTILITY (if present)	Natural Gas	DTE (includes MichCon)			Adequate		
		SECURITY	2	WATER UTILITY	Well				Adequate		
		LIGHTING	2	SEWAGE UTILITY	Septic				Adequate		
PARKING/PAVING	3	IRRIG SYS	2						Adequate		

BUILDINGS											
BLDG CODE	CONSTRUCTED	CURRENT USE	TOTAL SIZE (SQ FT)	OCCUPANCY YEAR	ESTIMATED REPLACEMENT VALUE	STRUCTURE	EXTERIOR FINISH	ROOF TYPE			
CSB-1	Cold Storage	Cold Storage	768	2009	\$69,888	Wood	Brick, Siding	Shingle			
REG-1	Region Office	Region Office/TSC	14,954	2006	\$3,663,730	Wood.	Brick.	Shingle.			
		TOTAL COMPLEX SQ FT								15,722	

BUILDING ASSESSMENT													
5 YR ADEQUACY	ADA COMPLIANCE	Structural	Interior	Windows	Overhead/ Sliding Doors	Service Doors	HVAC	Engine Exhaust	Ventilation	Pumbing (Int)	Electrical	Lighting	Fire Protection
Adequate	Adequate	2	2	0	2	2	0	0	0	0	2	2	0
Adequate	Inadequate	2	4	2	0	2	3	0	2	2	3	2	0

SPECIAL MAINTENANCE
North - North Region Office
 Appn Year: 2017 Building Code: REG-1
 Brief Scope of Work: Paint exterior of building.
 Current Condition: The exterior surface is showing signs of significant wear.
 Cost Estimate: \$35,700

Special Maintenance Total: \$35,700

Assessment Rating: 0 = NOT APPLICABLE (N/A)
 1 = EXCELLENT (Annual Maintenance per Schedule)
 2 = GOOD (Annual and Preventive Maintenance)
 3 = AVERAGE (Showing Wear; Preventive Maintenance and Occasional Repair)
 4 = POOR (Worn; Significant Maintenance or Repair)
 5 = REHAB/REPLACE (Requires Rehabilitation or Replacement)

2014 FACILITY ASSESSMENT

Reed City Garage

BUREAU/REGION		OWN/LEASE	
North		Own	
REGION REPRESENTATIVE			
Wahl, Bill			
FACILITY A&O REPRESENTATIVE			
Hoop, Bill			
ADDRESS	COUNTY	PHONE NO.	FAX NO.
19424 US-10, Reed City MI 49677	Osceola	(231) 832-5322	(231) 832-9047
FACILITY FUNCTION	SECONDARY FUNCTION	WORK FORCE	ADMIN/EMPLOYEE AREA
Garage		1,200	SQ. FT.
UTILIZATION RATE		FACILITY ENERGY AUDIT	
Fully Utilized		04/15/2010	
SITE ASSESSMENT		ADEQUACY	
SITE CAPACITY FOR DEVELOPMENT		Adequate	
SITE REGULATORY COMPLIANCE		Adequate	
RATING		RATING	
PARKING/PAVING	5	SIDEWALKS	3
DRAINAGE	3	FENCING	3
		SECURITY	0
		LIGHTING	3
		IRRIG SYS	3
ELECTRICAL UTILITY		Electrical	
GAS UTILITY (if present)		Natural Gas	
WATER UTILITY		Well	
SEWAGE UTILITY		Municipal	
VENDOR		ADEQUACY	
Great Lakes Energy		Adequate	
DTE (includes MichCon)		Adequate	
Reed City, City of		Adequate	

BLDG CODE	CONSTRUCTED PURPOSE	CURRENT USE	TOTAL SIZE (SQ FT)	OCCUPANCY YEAR	ESTIMATED REPLACEMENT VALUE	STRUCTURE	EXTERIOR FINISH	ROOF TYPE
GAR-1	Garage	Garage	20,465	1976	\$3,642,770	Concrete Masonry (CMU) Wood.	Brick and paint; EIFS/DryVit Metal.	Flat with membrane coating. Shingle.
SSB-1	Salt/Sand Storage	Salt/Sand Storage	5,650	1976	\$514,150	Concrete and wood.	T1-11, painted.	Shingle.
SSB-2	Salt/Sand Storage	Salt/Sand Storage	8,064	1991	\$733,824			
			TOTAL COMPLEX SQ FT	34,179				

BUILDING ASSESSMENT		5 YR ADEQUACY	ADA COMPLIANCE	Structural	Exterior	Interior	Windows	Overhead/Sliding Doors	Roof	Insulation	Engine Exhaust	Ventilation	Plumbing (Int)	Electrical	Lighting	Fire Protection
GAR-1	Adequate	Inadequate	3	4	3	3	3	2	3	3	4	2	3	2	2	0
SSB-1	Adequate	Adequate	3	3	2	0	0	2	3	0	0	2	0	3	3	0
SSB-2	Adequate	Adequate	2	3	2	0	0	3	3	0	0	3	3	3	3	0

Assessment Rating: 0 = NOT APPLICABLE (N/A)
 1 = EXCELLENT (Annual Maintenance per Schedule)
 2 = GOOD (Annual and Preventive Maintenance)
 3 = AVERAGE (Showing Wear; Preventive Maintenance and Occasional Repair)
 4 = POOR (Worn; Significant Maintenance or Repair)
 5 = REHAB/REPLACE (Requires Rehabilitation or Replacement)

50057G 00 Page 1 of 2

**SPECIAL MAINTENANCE
North - Reed City Garage**

Appn Year	Building Code	Brief Scope of Work	Current Condition	Cost Estimate
2017	GAR-1	Tuck-point and paint exterior.	Building exterior finish is in poor condition.	\$117,100
2020	CSB-1	Design and construct 20,000 sq. ft. cold storage building.	Materials and equipment are exposed to the elements. Exposed materials and equipment have increased rate of corrosion and reduced service life.	\$500,500
Special Maintenance Total:				\$617,600

Assessment Rating:

50057G 00

- 0 = NOT APPLICABLE (N/A)
- 1 = EXCELLENT (Annual Maintenance per Schedule)
- 2 = GOOD (Annual and Preventive Maintenance)

- 3 = AVERAGE (Showing Wear; Preventive Maintenance and Occasional Repair)
- 4 = POOR (Worn; Significant Maintenance or Repair)
- 5 = REHAB/REPLACE (Requires Rehabilitation or Replacement)

2014 FACILITY ASSESSMENT

Traverse City TSC

Leased Facility - Not Assessed

ADDRESS 2084 US-31 South, Suite B, Traverse City MI 49684		COUNTY Grand Traverse	PHONE NO. (231) 941-1986	FAX NO. (231) 941-1512	SITE ACREAGE	INSPECTION DATE
FACILITY FUNCTION Transportation Service Center		SECONDARY FUNCTION		WORK FORCE 5,021	ADMIN/EMPLOYEE AREA Fully Utilized	FACILITY ENERGY AUDIT
SITE ASSESSMENT		ADEQUACY		TYPE		VENDOR
SITE CAPACITY FOR DEVELOPMENT		SIDEWALKS	0	ELECTRICAL UTILITY	Electrical	Consumers Energy
SITE REGULATORY COMPLIANCE		FENCING	0	GAS UTILITY (if present)	Natural Gas	DTE (includes MichCon)
RATING		SECURITY	0	WATER UTILITY	N/A	
PARKING/PAVING		LIGHTING	0	SEWAGE UTILITY	N/A	
DRAINAGE		IRRIG SYS	0			

BUILDINGS	ESTIMATED REPLACEMENT VALUE	ESTIMATED REPLACEMENT VALUE	ESTIMATED REPLACEMENT VALUE
BLDG CODE	TOTAL SIZE (SQ FT)	TOTAL SIZE (SQ FT)	TOTAL SIZE (SQ FT)
TSC-1	5,021	5,021	5,021
CONSTRUCTED PURPOSE	CURRENT USE	OCCUPANCY YEAR	STRUCTURE
Transportation Service Center	Transportation Service Center	0	Exterior Finish
TOTAL COMPLEX SQ FT		5,021	

BUILDING ASSESSMENT	
5 YR ADEQUACY	ADA COMPLIANCE
Structural	Exterior
Interior	Windows
Insulation	Roof
Overhead/Sliding Doors	Service Doors
HVAC	Engine Exhaust
Ventilation	Plumbing (Int)
Electrical	Lighting
Fire Protection	

MAJOR CAPITAL
North-Traverse City TSC
Major Capital

Appn Year	Building Code	Brief Scope of Work	Current Condition	Cost Estimate
2020	TSC-1	Design and construct new 8,000 sq. ft. Transportation Service Center (TSC).	The TSC currently operates from a leased facility.	Formal scope and cost estimation in progress.

SPECIAL MAINTENANCE
Grand - Grand Rapids Garage

Appn. Year	Building Code	Brief Scope of Work	Current Condition	Cost Estimate
2016	GAR-1	Install radiant heat in garage.	Existing heaters are in poor condition and inefficient to operate.	\$97,600
2017	GAR-1	Tuck point and paint building exterior.	Exterior paint is in poor condition.	\$37,900
2019	GAR-1	Automate east gate to parking area and add card reader consistent with existing region system (Video Tec Tronics).	Present gate is a large gate and due to size regularly requires maintenance.	\$34,000
Special Maintenance Total:				\$169,500

Assessment Rating:

50054G 00

- 0 = NOT APPLICABLE (N/A)
- 1 = EXCELLENT (Annual Maintenance per Schedule)
- 2 = GOOD (Annual and Preventive Maintenance)

- 3 = AVERAGE (Showing Wear; Preventive Maintenance and Occasional Repair)
- 4 = POOR (Worn; Significant Maintenance or Repair)
- 5 = REHAB/REPLACE (Requires Rehabilitation or Replacement)

2014 FACILITY ASSESSMENT

Grand Rapids TSC

Leased Facility - Not Assessed

BUREAU/REGION	OWN/LEASE
Grand REGION REPRESENTATIVE	Lease-Private
FACILITY A&O REPRESENTATIVE	

ADDRESS	COUNTY	PHONE NO.	FAX NO.	SITE ACREAGE	INSPECTION DATE
2660 Leonard Street, NE, Grand Rapids MI 49525	Kent	(616) 464-1800	(616) 464-1189		
FACILITY FUNCTION	SECONDARY FUNCTION		WORK FORCE	ADMIN/EMPLOYEE AREA	UTILIZATION RATE
Transportation Service Center			13,821	SQ FT	Fully Utilized
SITE ASSESSMENT					
SITE CAPACITY FOR DEVELOPMENT					
SITE REGULATORY COMPLIANCE					
RATING		RATING			
PARKING/PAVING 0		ELECTRICAL UTILITY Electrical			
DRAINAGE 0		GAS UTILITY (if present) N/A			
		WATER UTILITY N/A			
		SEWAGE UTILITY N/A			
		IRRIG SYS 0			
		TYPE			
		VENDOR			
		ADEQUACY			
		ADEQUACY			

BUILDINGS					
BLDG CODE	CONSTRUCTED	CURRENT USE	TOTAL SIZE (SQ.FT)	OCCUPANCY YEAR	ESTIMATED REPLACEMENT VALUE
TSC-1	Transportation Service Center	Transportation Service Center	13,821	1989	\$3,386,145
TOTAL COMPLEX SQ.FT			13,821		
			STRUCTURE	EXTERIOR FINISH	ROOF TYPE

BUILDING ASSESSMENT					
5 YR ADEQUACY ADA COMPLIANCE					
Structural	Exterior	Interior	Windows	Insulation	Roof
					Overhead/ Sliding Doors
					Service Doors
					HVAC
					Engine Exhaust
					Ventilation
					Plumbing (Int)
					Electrical
					Lighting
					Fire Protection

2014 FACILITY ASSESSMENT

Grand Region Maintenance Crews

BUREAU/REGION	OWN/LEASE
Grand	Own
REGION REPRESENTATIVE	
Little, Tim	
FACILITY A&O REPRESENTATIVE	
Hoop, Bill	

ADDRESS	COUNTY	PHONE NO.	FAX NO.	INSPECTION DATE
1240 Front Street NW, Grand Rapids MI 49504	Kent	(616) 451-4557	(616) 451-8062	05/06/2014
FACILITY FUNCTION	SECONDARY FUNCTION	WORK FORCE	ADMIN/EMPLOYEE AREA	UTILIZATION RATE
Maintenance Crews			2,800	Fully Utilized
SQ FT		VENDOR		
		Consumers Energy		
ADEQUACY		DTE (includes MichCon)		
Inadequate		Grand Rapids, City of		
Adequate		Grand Rapids, City of		
ADEQUACY		ADEQUACY		
Inadequate		Adequate		
Adequate		Adequate		
Adequate		Adequate		
Adequate		Adequate		

SITE ASSESSMENT	
SITE CAPACITY FOR DEVELOPMENT	3
SITE REGULATORY COMPLIANCE	4
RATING	2
PARKING/PAVING	4
DRAINAGE	3
ELECTRICAL UTILITY	Electrical
GAS UTILITY (if present)	Natural Gas
WATER UTILITY	Municipal
SEWAGE UTILITY	Municipal
SIDEWALKS	3
FENCING	4
SECURITY	2
LIGHTING	3
IRRIG SYS	3

BUILDINGS	
BLDG CODE	ESTIMATED REPLACEMENT VALUE
SPC-1	\$4,170,540
CONSTRUCTED PURPOSE	STRUCTURE
Maintenance Crews	CMU
CURRENT USE	EXTERIOR FINISH
Maintenance Crews	Block (painted)
TOTAL SIZE (SQ.FT)	ROOF TYPE
23,430	Rubber membrane
TOTAL COMPLEX SQ.FT	
23,430	

BUILDING ASSESSMENT	
5 YR ADEQUACY	ADA COMPLIANCE
Adequate	Inadequate
Structural	3
Exterior	4
Interior	3
Windows	2
Insulation	4
Roof	2
Overhead/ Sliding Doors	3
Service Doors	2
HVAC	4
Engine Exhaust	0
Ventilation	2
Plumbing (Int)	2
Electrical	2
Lighting	3
Fire Protection	3

SPECIAL MAINTENANCE
Grand - Grand Region Maintenance Crew

Appn Year	Building Code	Brief Scope of Work	Current Condition	Cost Estimate
2016	SPC-1	Install radiant heat in garage area of building.	Unit heaters are in poor condition and inefficient to operate.	\$145,700
2017	STE-1	Automate gate on west side of parking area and add card reader consistent with existing region system (Video Tec Tronics).	Present gate is a large manually operated gate. Due to its size it requires regular maintenance. In addition, consultants and construction staff require off-hour access to the building. An automatic gate with a card reader will provide better access ma	\$30,200
2020	SPC-1	Paint interior surfaces.	Paint is showing signs of deterioration, including peeling and chipping.	\$61,200
Special Maintenance Total:				\$237,100

Assessment Rating:

- 0 = NOT APPLICABLE (N/A)
- 1 = EXCELLENT (Annual Maintenance per Schedule)
- 2 = GOOD (Annual and Preventive Maintenance)
- 3 = AVERAGE (Showing Wear; Preventive Maintenance and Occasional Repair)
- 4 = POOR (Worn; Significant Maintenance or Repair)
- 5 = REHAB/REPLACE (Requires Rehabilitation or Replacement)

2014 FACILITY ASSESSMENT

Grand Region Office

ADDRESS		COUNTY		PHONE NO.		FAX NO.		SITE ACREAGE		INSPECTION DATE	
1420 Front Avenue, NW, Grand Rapids MI 49504		Kent		(616) 451-3091		(616) 451-0707		2.00		05/05/2014	
FACILITY FUNCTION		SECONDARY FUNCTION		WORK FORCE		ADMIN/EMPLOYEE AREA		UTILIZATION RATE		FACILITY ENERGY AUDIT	
Region Administration						23,220		Fully Utilized		06/29/2010	
SITE ASSESSMENT		ADEQUACY		RATING		TYPE		VENDOR		ADEQUACY	
SITE CAPACITY FOR DEVELOPMENT		Inadequate		4		ELECTRICAL UTILITY		Electrical		Consumers Energy	
SITE REGULATORY COMPLIANCE		Adequate		2		GAS UTILITY (if present)		Natural Gas		DTE (includes MichCon)	
PARKING/PAVING		4		0		WATER UTILITY		Municipal		Grand Rapids, City of	
DRAINAGE		4		2		SEWAGE UTILITY		Municipal		Grand Rapids, City of	
IRRIG SYS		2		2							

BUILDINGS		ESTIMATED REPLACEMENT VALUE		STRUCTURE		EXTERIOR FINISH		ROOF TYPE	
BLDG CODE		CONSTRUCTED		OCCUPANCY YEAR		Masonry.		Grouted tile.	
TSC-1		Transportation Service Center		1962				Rubber membrane.	
CURRENT USE		TOTAL SIZE (SQ FT)		TOTAL COMPLEX SQ FT					
Region Office		23,220		23,220					

BUILDING ASSESSMENT		5 YR ADEQUACY		ADA COMPLIANCE		Current Condition		Cost Estimate	
TSC-1	Adequate	Inadequate	2	3	4	Interior	Windows	Overhead/ Sliding Doors	Roof
			2	2	2	Insulation	Service Doors	Engine Exhaust	Electrical
			2	2	2	Plumbing (Int)	Ventilation	Lighting	Fire Protection

MAJOR CAPITAL
Grand-Grand Region Office
Major Capital
 Appn Year: 2020
 Building Code: TST-1
 Brief Scope of Work: Construct 2,400 sq. ft. materials testing laboratory.
 Current Condition: Currently contracted. This is not a cost effective option and MDOT does not retain control of testing environment/controls.
 Cost Estimate: Formal scope and cost estimation in progress.

SPECIAL MAINTENANCE
Grand - Grand Region Office

Appn Year	Building Code	Brief Scope of Work	Current Condition	Cost Estimate
2016	STE-1	Resurface parking lot.	Multiple longitudinal and transverse cracks with several areas of fatigue cracking, saturated/undetermined sub base adjacent to drain structures.	\$117,900
2020	REG-1	Replace carpeting.	Carpet is showing visible signs of wear.	\$88,500
2020	TSC-1	Remodel receptionist area.	Existing receptionist area is not adequate for office operations and servicing the public.	\$230,100
2020	REG-1	Paint interior surfaces.	Paint is showing signs of deterioration, including peeling and chipping.	\$23,600
Special Maintenance Total:				\$460,100

Assessment Rating:

REG300 00

- 0 = NOT APPLICABLE (N/A)
- 1 = EXCELLENT (Annual Maintenance per Schedule)
- 2 = GOOD (Annual and Preventive Maintenance)

- 3 = AVERAGE (Showing Wear; Preventive Maintenance and Occasional Repair)
- 4 = POOR (Worn; Significant Maintenance or Repair)
- 5 = REHAB/REPLACE (Requires Rehabilitation or Replacement)

Facility is scheduled to close.

2014 FACILITY ASSESSMENT

Howard City TSC (Scheduled to close)

BUREAU/REGION Grand		OWN/LEASE Own	
REGION REPRESENTATIVE			
FACILITY A&O REPRESENTATIVE			
ADDRESS	COUNTY	PHONE NO.	FAX NO.
19153 W. Howard City-Edmore Rd., Howard City MI 49329	Montcalm	(231) 937-7780	(231) 937-2281
FACILITY FUNCTION	SECONDARY FUNCTION	WORK FORCE	ADMIN/EMPLOYEE AREA
Transportation Service Center		5,565	SQ FT
SITE ASSESSMENT		VENDOR	
SITE CAPACITY FOR DEVELOPMENT	ADEQUACY	Great Lakes Energy	
Adequate	Adequate	DTE (includes MichCon)	
SITE REGULATORY COMPLIANCE	ADEQUACY	DTE (includes MichCon)	
Adequate	Adequate	DTE (includes MichCon)	
RATING		UTILIZATION RATE	
		Fully Utilized	
PARKING/PAVING		FACILITY ENERGY AUDIT	
DRAINAGE		06/30/2010	
		ADEQUACY	
		Adequate	

BUILDINGS

BLDG CODE	CONSTRUCTED PURPOSE	CURRENT USE	TOTAL SIZE (SQ FT)	OCCUPANCY YEAR	ESTIMATED REPLACEMENT VALUE	STRUCTURE	EXTERIOR FINISH	ROOF TYPE
TSC-1	Transportation Service Center	Transportation Service Center	5,565	2001	\$1,363,425	Wood.	Masonry and vinyl.	Wood and shingle.
TST-1	Testing Lab	Cold Storage	900	2002	\$157,500	Wood.	Vinyl.	Wood and shingle.
			TOTAL COMPLEX SQ FT		6,465			

BUILDING ASSESSMENT

TSC-1	5 YR ADEQUACY	ADA COMPLIANCE	Structural	Exterior	Interior	Windows	Insulation	Roof	Overhead/ Sliding Doors	Service Doors	HVAC	Engine Exhaust	Ventilation	Plumbing (Int)	Electrical	Lighting	Fire Protection
	Adequate	Adequate															

Assessment Rating:

TSC302 XX

0 = NOT APPLICABLE (N/A)
 1 = EXCELLENT (Annual Maintenance per Schedule)
 2 = GOOD (Annual and Preventive Maintenance)

3 = AVERAGE (Showing Wear; Preventive Maintenance and Occasional Repair)
 4 = POOR (Worn; Significant Maintenance or Repair)
 5 = REHAB/REPLACE (Requires Rehabilitation or Replacement)

2014 FACILITY ASSESSMENT

Muskegon TSC

BUREAU/REGION Grand		OWN/LEASE Own	
REGION REPRESENTATIVE Wanamaker, Rick		FACILITY A&O REPRESENTATIVE Hoop, Bill	
ADDRESS 2225 Olthoff Drive, Muskegon MI 49444	COUNTY Muskegon	PHONE NO. (231) 777-3451	FAX NO. (231) 777-3621
FACILITY FUNCTION Transportation Service Center	SECONDARY FUNCTION	WORK FORCE 6,612	ADMIN/EMPLOYEE AREA Fully Utilized
SITE ASSESSMENT		INSPECTION DATE 05/06/2014	
SITE CAPACITY FOR DEVELOPMENT Adequate	SIDEWALKS 2	UTILIZATION RATE Fully Utilized	
SITE REGULATORY COMPLIANCE Adequate	FENCING 0	VENDOR Consumers Energy	
	SECURITY 2	DTE (includes MichCon)	
	LIGHTING 2	Muskegon, City of	
	IRRI G SYS 2	Muskegon, City of	
PARKING/PAVING 2			
DRAINAGE 2			
ELECTRICAL UTILITY Natural Gas			
GAS UTILITY (if present) Municipal			
WATER UTILITY Municipal			
SEWAGE UTILITY Municipal			

BUILDINGS

BLDG CODE	CONSTRUCTED	CURRENT USE	TOTAL SIZE (SQ FT)	OCCUPANCY YEAR	ESTIMATED REPLACEMENT VALUE	STRUCTURE	EXTERIOR FINISH	ROOF TYPE
TSC-1	Transportation Service Center	Transportation Service Center	6,612	1997	\$1,619,940	Wood.	Brick and EIFS.	Wood and shingle.
TST-1	Testing Lab	Heated Storage	1,344	2005	\$235,200	Wood.	Vinyl.	Wood and shingle.
			TOTAL COMPLEX SQ FT		7,956			

BUILDING ASSESSMENT

5 YR ADEQUACY	ADA COMPLIANCE	Structural	Exterior	Interior	Windows	Overhead/ Sliding Doors	Service Doors	HVAC	Engine Exhaust	Ventilation	Plumbing (Int)	Electrical	Lighting	Fire Protection
Adequate	Inadequate	2	2	2	2	2	3	3	0	2	2	3	2	2
Adequate	Inadequate	2	2	3	2	2	3	3	0	2	2	2	2	0

MAJOR CAPITAL

Grand-Muskegon TSC

Major Capital

Appn Year: 2017

Building Code: TSC-1

Brief Scope of Work

Design and construct 2,424 sq. ft. addition and reconfigure the office layout within existing building footprint. Address building security.

Current Condition

Existing facility has insufficient space to effectively accommodate current personnel, as well as insufficient meeting and storage space.

Cost Estimate

Formal scope and cost estimation in progress.

Assessment Rating:

- 0 = NOT APPLICABLE (N/A)
- 1 = EXCELLENT (Annual Maintenance per Schedule)
- 2 = GOOD (Annual and Preventive Maintenance)
- 3 = AVERAGE (Showing Wear, Preventive Maintenance and Occasional Repair)
- 4 = POOR (Worn; Significant Maintenance or Repair)
- 5 = REHAB/REPLACE (Requires Rehabilitation or Replacement)

3 = AVERAGE (Showing Wear, Preventive Maintenance and Occasional Repair)

2014 FACILITY ASSESSMENT

Bay Region Maintenance Crews

BUREAU/REGION		OWN/LEASE	
Bay		Own	
REGION REPRESENTATIVE			
Brunner, Gregg			
FACILITY A&O REPRESENTATIVE			
Hoop, Bill			
ADDRESS	COUNTY	PHONE NO.	FAX NO.
3502 East Washington Avenue, Saginaw, MI 48601	Saginaw	(989) 754-0784	(989) 754-9250
FACILITY FUNCTION	ADMIN/EMPLOYEE AREA	UTILIZATION RATE	INSPECTION DATE
Maintenance Crews	2,100 SQ FT	Fully Utilized	04/23/2014
SITE ASSESSMENT			
SITE CAPACITY FOR DEVELOPMENT	ADEQUACY	VENDOR	
Adequate	Adequate	Consumers Energy	
SITE REGULATORY COMPLIANCE	ADEQUACY	Consumers Energy	
Adequate	Adequate	Buena Vista Charter Township	
RATING		Buena Vista Charter Township	
PARKING/PAVING	4	Buena Vista Charter Township	
DRAINAGE	4	Adequate	

BLDG CODE	CONSTRUCTED PURPOSE	CURRENT USE	TOTAL SIZE (SQ FT)	OCCUPANCY YEAR	ESTIMATED REPLACEMENT VALUE	STRUCTURE	EXTERIOR FINISH	ROOF TYPE
SPC-1	Maintenance Crews	Maintenance Crews	28,150	1966	\$5,010,700	Masonry and steel.	Masonry.	Metal with a membrane coating over front Metal.
HSB-1	Heated Storage	Heated Storage	4,920	1966	\$447,720	Steel.	Metal.	Wood shingles.
CSB-1	Cold Storage	Cold Storage	2,720	1993	\$247,520	Wood.	Metal.	Wood and shingle.
CSB-2	Cold Storage	Cold Storage	2,250	0	\$204,750	Wood.	Metal.	Wood and shingle.
			TOTAL COMPLEX SQ FT	38,040				

BUILDING ASSESSMENT		5 YR ADEQUACY	ADA COMPLIANCE	Structural	Exterior	Interior	Windows	Overhead/ Sliding Doors	Service Doors	HVAC	Engine Exhaust	Plumbing (Int)	Electrical	Lighting	Fire Protection
SPC-1	Adequate	Inadequate	2	3	3	2	4	3	2	3	0	3	3	2	0
HSB-1	Adequate	Inadequate	2	3	3	3	4	3	3	3	0	3	3	2	0
CSB-1	Adequate	Inadequate	3	3	3	0	0	3	3	0	0	0	3	4	0
CSB-2	Adequate	Adequate	3	3	2	0	0	0	0	0	0	0	0	0	0

Assessment Rating: 0 = NOT APPLICABLE (N/A)
 1 = EXCELLENT (Annual Maintenance per Schedule)
 2 = GOOD (Annual and Preventive Maintenance)
 3 = AVERAGE (Showing Wear; Preventive Maintenance and Occasional Repair)
 4 = POOR (Worn; Significant Maintenance or Repair)
 5 = REHAB/REPLACE (Requires Rehabilitation or Replacement)

50062G 00 Page 1 of 2

SPECIAL MAINTENANCE
Bay - Bay Region Maintenance Crews

<u>Appln Year</u>	<u>Building Code</u>	<u>Brief Scope of Work</u>	<u>Current Condition</u>	<u>Cost Estimate</u>
2016	SPC-1	Repair External Insulation Finish System and caulk as required.	External Insulation Finish System has cracks at window corners and at base.	\$35,100
2019	STE-1	Crack and seal asphalt as needed.	Large deep cracks in asphalt.	\$35,300
Special Maintenance Total:				\$70,400

Assessment Rating:

50062G 00

- 0 = NOT APPLICABLE (N/A)
- 1 = EXCELLENT (Annual Maintenance per Schedule)
- 2 = GOOD (Annual and Preventive Maintenance)

- 3 = AVERAGE (Showing Wear; Preventive Maintenance and Occasional Repair)
- 4 = POOR (Worn; Significant Maintenance or Repair)
- 5 = REHAB/REPLACE (Requires Rehabilitation or Replacement)

2014 FACILITY ASSESSMENT

Bay Region Office

BUREAU/REGION		OWN/LEASE	
Bay		Own	
REGION REPRESENTATIVE			
Brunner, Gregg			
FACILITY A&O REPRESENTATIVE			
Hoop, Bill			
ADDRESS	COUNTY	PHONE NO.	FAX NO.
5859 Sherman Road, Saginaw MI 48604	Saginaw	(989) 754-7443	(989) 754-8122
FACILITY FUNCTION	SECONDARY FUNCTION	WORK FORCE	ADMIN/EMPLOYEE AREA
Region Administration		39,870	SQ FT
UTILIZATION RATE		Fully Utilized	
FACILITY ENERGY AUDIT		04/23/2014	
SITE ACREAGE		4.49	
SITE ASSESSMENT			
SITE CAPACITY FOR DEVELOPMENT	ADEQUACY	VENDOR	
Inadequate		Consumers Energy	
SITE REGULATORY COMPLIANCE	Adequate	Consumers Energy	
RATING		Buena Vista Charter Township	
PARKING/PAVING 2		Buena Vista Charter Township	
DRAINAGE 2		Buena Vista Charter Township	
SIDEWALKS 2	ELECTRICAL UTILITY	Electrical	
FENCING 2	GAS UTILITY (if present)	Natural Gas	
SECURITY 2	WATER UTILITY	Municipal	
LIGHTING 2	SEWAGE UTILITY	Municipal	
IRRIG SYS 2			

BUILDINGS			
BLDG CODE	CONSTRUCTED PURPOSE	ESTIMATED REPLACEMENT VALUE	ROOF TYPE
REG-1	Region Office	\$9,768,150	Asphalt Shingles.
CURRENT USE	OCCUPANCY YEAR	STRUCTURE	EXTERIOR FINISH
Region Office	1995	Masonry and steel.	Masonry and metal.
TOTAL SIZE (SQ FT)		TOTAL COMPLEX SQ FT	
39,870		39,870	

BUILDING ASSESSMENT		5 YR ADEQUACY	ADA COMPLIANCE	Structural	Exterior	Interior	Windows	Insulation	Roof	Overhead/ Sliding Doors	Service Doors	HVAC	Engine Exhaust	Ventilation	Plumbing (Int)	Electrical	Lighting	Fire Protection
REG-1	Adequate	2	2	2	2	2	2	2	2	2	2	2	0	2	3	3	1	2

Assessment Rating: 0 = NOT APPLICABLE (N/A)
 1 = EXCELLENT (Annual Maintenance per Schedule)
 2 = GOOD (Annual and Preventive Maintenance)
 3 = AVERAGE (Showing Wear, Preventive Maintenance and Occasional Repair)
 4 = POOR (Worn; Significant Maintenance or Repair)
 5 = REHAB/REPLACE (Requires Rehabilitation or Replacement)

REG400 00 Page 1 of 1

2014 FACILITY ASSESSMENT

Davison TSC

BUREAU/REGION Bay		OWN/LEASE Own	
REGION REPRESENTATIVE Maida, Rick		FACILITY A&O REPRESENTATIVE Hoop, Bill	
ADDRESS 9495 E. Potter Road, Davison MI 48423		COUNTY Genesee	PHONE NO. (810) 653-7470
FACILITY FUNCTION Transportation Service Center		WORK FORCE 6,400	FAX NO. (810) 653-1248
SECONDARY FUNCTION		ADMIN/EMPLOYEE AREA 6,400	SQ FT Fully Utilized
SITE ASSESSMENT		INSPECTION DATE 04/29/2014	
SITE CAPACITY FOR DEVELOPMENT Adequate		UTILIZATION RATE Fully Utilized	
SITE REGULATORY COMPLIANCE		FACILITY ENERGY AUDIT 07/23/2010	
RATING		VENDOR	
PARKING/PAVING 3		Consumers Energy	
DRAINAGE 3		Consumers Energy	
SIDEWALKS 3		Richfield Township	
FENCING 2		Richfield Township	
SECURITY 4		Richfield Township	
LIGHTING 2		Richfield Township	
IRRIG SYS 2		Richfield Township	
ELECTRICAL UTILITY		Consumers Energy	
GAS UTILITY (if present)		Consumers Energy	
WATER UTILITY		Richfield Township	
SEWAGE UTILITY		Richfield Township	

BLDG CODE	CONSTRUCTED PURPOSE	CURRENT USE	TOTAL SIZE (SQ FT)	OCCUPANCY YEAR	ESTIMATED REPLACEMENT VALUE	STRUCTURE	EXTERIOR FINISH	ROOF TYPE
TSC-1	Transportation Service Center	Transportation Service Center	6,400	2001	\$1,568,000	Wood.	Vinyl siding and brick.	Wood and shingles.
TST-1	Testing Lab	Heated Storage	896	2003	\$156,800	Wood.	Vinyl and brick.	Wood and shingles.
TOTAL COMPLEX SQ FT			7,296					

BUILDING ASSESSMENT		5 YR ADEQUACY		ADA COMPLIANCE		Brief Scope of Work	
TSC-1	Adequate	Inadequate	2	3	2	3	Install trench drain in front of testing lab area and route run-off to the northwest.
TST-1	Adequate	Adequate	3	2	2	3	Water flows into testing lab area at service door and overhead door.
		Structural	2	3	2	3	
		Exterior	2	3	2	3	
		Interior	2	0	2	2	
		Windows	0	0	2	2	
		Overhead/ Sliding Doors	0	0	2	2	
		Roof	3	3	2	2	
		Insulation	3	3	2	2	
		Engine Exhaust	0	0	0	0	
		Service Doors	2	2	3	3	
		HVAC	3	3	3	3	
		Ventilation	0	0	4	4	
		Plumbing (Int)	3	3	2	2	
		Electrical	3	3	2	2	
		Lighting	3	3	3	3	
		Fire Protection	3	3	0	0	

SPECIAL MAINTENANCE
Bay - Davison TSC

Appn Year 2019 Building Code STE-1

Cost Estimate \$20,000

Special Maintenance Total: \$20,000

Assessment Rating: 0 = NOT APPLICABLE (N/A)
 1 = EXCELLENT (Annual Maintenance per Schedule)
 2 = GOOD (Annual and Preventive Maintenance)
 3 = AVERAGE (Showing Wear, Preventive Maintenance and Occasional Repair)
 4 = POOR (Worn, Significant Maintenance or Repair)
 5 = REHAB/REPLACE (Requires Rehabilitation or Replacement)

Shared facility. TSC occupies 5,000 sq. ft. of Garage (GAR-1) building.

2014 FACILITY ASSESSMENT

Mt. Pleasant Garage/ Mt. Pleasant TSC

BUREAU/REGION	OWN/LEASE
Bay	Own
REGION REPRESENTATIVE	
Brunner, Gregg	
FACILITY A&O REPRESENTATIVE	
Hoop, Bill	

ADDRESS	COUNTY	PHONE NO.	FAX NO.
1212 Corporate Drive, Mt. Pleasant MI 48858	Isabella	(989) 773-3532	(989) 773-0944
FACILITY FUNCTION	SECONDARY FUNCTION	WORK FORCE	ADMIN/EMPLOYEE AREA
Garage	Transportation Service Center	5,000	SQ FT
		Fully Utilized	

SITE ASSESSMENT		VENDOR	ADEQUACY
SITE CAPACITY FOR DEVELOPMENT	ADEQUACY	Consumers Energy	Adequate
Adequate			
SITE REGULATORY COMPLIANCE	Adequate	DTE (includes MichCon)	Adequate
		Mt. Pleasant, City of	Adequate
		Mt. Pleasant, City of	Adequate
PARKING/PAVING	3		
DRAINAGE	2		

BUILDINGS		TOTAL SIZE (SQ FT)	OCCUPANCY YEAR	ESTIMATED REPLACEMENT VALUE	STRUCTURE	EXTERIOR FINISH	ROOF TYPE
BLDG CODE	CONSTRUCTED PURPOSE						
GAR-1	Garage	27,140	1987	\$4,830,920	Steel and masonry.	Masonry.	Metal with membrane coating.
HSB-1	Heated Storage	6,000	1990	\$546,000	Steel and masonry.	Masonry.	Metal.
SSB-1	Salt/Sand Storage	6,000	1988	\$546,000	Concrete and wood.	Concrete and wood.	Wood shingle.
		TOTAL COMPLEX SQ FT					
		39,140					

BUILDING ASSESSMENT		5 YR ADEQUACY	ADA COMPLIANCE	Structural	Interior	Windows	Overhead/ Sliding Doors	Service Doors	HVAC	Engine Exhaust	Plumbing (Int)	Electrical	Lighting	Tire Protection
GAR-1	Adequate	Inadequate		2	3	2	3	3	2	2	2	2	2	3
HSB-1	Adequate	Adequate		3	3	4	3	3	2	0	2	3	3	0
SSB-1	Adequate	Adequate		3	4	0	0	0	0	0	3	3	3	0

Assessment Rating: 0 = NOT APPLICABLE (N/A)
 1 = EXCELLENT (Annual Maintenance per Schedule)
 2 = GOOD (Annual and Preventive Maintenance)
 3 = AVERAGE (Showing Wear; Preventive Maintenance and Occasional Repair)
 4 = POOR (Worn; Significant Maintenance or Repair)
 5 = REHAB/REPLACE (Requires Rehabilitation or Replacement)

SPECIAL MAINTENANCE
Bay - Mt. Pleasant Garage

Appn Year	Building Code	Brief Scope of Work	Current Condition	Cost Estimate
2017	SSB-1	Paint siding overhead.	Paint has faded and is in poor condition.	\$37,600

Special Maintenance Total:

\$37,600

Assessment Rating: 0 = NOT APPLICABLE (N/A)
 1 = EXCELLENT (Annual Maintenance per Schedule)
 2 = GOOD (Annual and Preventive Maintenance)
 3 = AVERAGE (Showing Wear; Preventive Maintenance and Occasional Repair)
 4 = POOR (Worn; Significant Maintenance or Repair)
 5 = REHAB/REPLACE (Requires Rehabilitation or Replacement)

Shared facility. See Mt. Pleasant Garage for building and assessment information. TSC occupies 5,000 sq. ft. of Garage (GAR-1) building.

2014 FACILITY ASSESSMENT

Mt. Pleasant TSC

BUREAU/REGION	OWN/LEASE
Bay	Own
REGION REPRESENTATIVE	
Brunner, Gregg	
FACILITY A&O REPRESENTATIVE	
Hoop, Bill	

ADDRESS	COUNTY	PHONE NO.	FAX NO.	SITE ACREAGE	INSPECTION DATE
1212 Corporate Drive, Mt. Pleasant MI 48858	Isabella	(989) 773-7756	(989) 772-0530	0.00	04/21/2014
FACILITY FUNCTION	SECONDARY FUNCTION	WORK FORCE	ADMIN/EMPLOYEE AREA	UTILIZATION RATE	FACILITY ENERGY AUDIT
Transportation Service Center		5,000	SQ FT	Fully Utilized	05/18/2010

SITE ASSESSMENT	VENDOR
SITE CAPACITY FOR DEVELOPMENT	Consumers Energy
SITE REGULATORY COMPLIANCE	DTE (includes MichCon)
RATING	Mt. Pleasant, City of
PARKING/PAVING	Mt. Pleasant, City of
DRAINAGE	
SIDEWALKS	Electrical
FENCING	Natural Gas
SECURITY	Municipal
LIGHTING	Municipal
IRRI G SYS	
ELECTRICAL UTILITY	
GAS UTILITY (if present)	
WATER UTILITY	
SEWAGE UTILITY	

BUILDINGS	ESTIMATED REPLACEMENT VALUE	STRUCTURE	EXTERIOR FINISH	ROOF TYPE
BLDG CODE				
CONSTRUCTED PURPOSE	\$0			
TOTAL COMPLEX SQ FT				

BUILDING ASSESSMENT	5 YR ADEQUACY	ADA COMPLIANCE	Structural	Exterior	Interior	Windows	Insulation	Roof	Overhead/ Sliding Doors	Service Doors	HVAC	Engine Exhaust	Ventilation	Plumbing (Int)	Electrical	Lighting	Fire Protection
----------------------------	---------------	----------------	------------	----------	----------	---------	------------	------	-------------------------	---------------	------	----------------	-------------	----------------	------------	----------	-----------------

2014 FACILITY ASSESSMENT

Saginaw East Garage

BUREAU/REGION	OWN/LEASE
Bav	Own
REGION REPRESENTATIVE	
Brunner, Gregg	
FACILITY A&O REPRESENTATIVE	
Hoop, Bill	

ADDRESS	COUNTY	PHONE NO.	FAX NO.	SITE ACREAGE	INSPECTION DATE
3510 East Washington Avenue, Saginaw MI 48601	Saginaw	(989) 754-0784	(989) 754-9250	33.00	04/28/2014
FACILITY FUNCTION	SECONDARY FUNCTION	WORK FORCE	ADMIN/EMPLOYEE AREA	UTILIZATION RATE	FACILITY ENERGY AUDIT
Garage		2,900	SQ FT	Fully Utilized	06/09/2010

SITE ASSESSMENT		RATING		TYPE		VENDOR		ADEQUACY	
SITE CAPACITY FOR DEVELOPMENT	Adequate	SIDEWALKS	3	ELECTRICAL UTILITY	Electrical	Consumers Energy			Adequate
SITE REGULATORY COMPLIANCE	Adequate	FENCING	3	GAS UTILITY (if present)	Natural Gas	Consumers Energy			Adequate
		SECURITY	2	WATER UTILITY	Municipal	Buena Vista Charter Township			Adequate
		LIGHTING	2	SEWAGE UTILITY	Municipal	Buena Vista Charter Township			Adequate
PARKING/PAVING	5	IRRIG SYS	2						
DRAINAGE	3								

BUILDINGS		CURRENT USE		TOTAL SIZE (SQ FT)		OCCUPANCY YEAR		ESTIMATED REPLACEMENT VALUE		STRUCTURE		EXTERIOR FINISH		ROOF TYPE	
BLDG CODE	CONSTRUCTED PURPOSE	Garage		25,540		1991		\$4,546,120		Masonry and steel.		Masonry and metal.		Metal with membrane coating.	
GAR-1	Garage	Heated Storage		11,670		2003		\$1,061,970		Steel.		Metal.		Metal with membrane coating.	
HSB-1	Heated Storage	Heated Storage		11,670		2003		\$1,061,970		Steel.		Metal.		Metal with membrane coating.	
HSB-2	Heated Storage	Cold Storage		1,900		1966		\$172,900		Wood.		Wood.		Wood and shingle.	
SSB-1	Salt/Sand Storage	Salt/Sand Storage		6,000		1983		\$546,000		Wood.		Wood.		Wood and shingle.	
SSB-2	Salt/Sand Storage	Salt/Sand Storage		9,940		1999		\$904,540		Concrete and wood.		Concrete and wood.		Wood and shingle.	
SSB-3	Salt/Sand Storage														
				TOTAL COMPLEX SQ FT	66,720										

BUILDING ASSESSMENT

5 YR ADEQUACY		ADA COMPLIANCE	Structural	Exterior	Interior	Windows	Insulation	Roof	Overhead/ Sliding Doors	Service Doors	HVAC	Engine Exhaust	Ventilation	Plumbing (Int)	Electrical	Lighting	Fire Protection
GAR-1	Adequate	Inadequate	2	3	3	3	4	2	3	3	2	2	2	2	2	2	0
HSB-1	Adequate	Inadequate	2	2	2	0	3	2	4	4	3	0	2	2	2	2	0
HSB-2	Adequate	Adequate	2	2	2	0	3	2	4	4	3	2	2	2	2	2	0
SSB-1	Adequate	Adequate	3	4	3	0	0	3	3	3	0	0	0	0	2	2	0
SSB-2	Adequate	Adequate	3	4	4	0	0	3	4	0	0	0	0	0	4	3	0
SSB-3	Adequate	Adequate	3	4	3	0	0	3	3	0	0	0	3	3	3	3	0

SPECIAL MAINTENANCE

Bay - Saginaw East Garage

Appn. Year	Building Code	Brief Scope of Work	Current Condition	Cost Estimate
2016	SSB-3	Paint exterior wood surfaces.	The exterior surface is showing signs of significant wear.	\$15,300
2017	GAR-1	Exterior window replacement for northeast corner meeting room and north side office area.	Exterior windows are in poor condition and are not energy efficient.	\$72,800
2017	SSB-2	Paint exterior wood surfaces.	The exterior surface is showing signs of significant wear.	\$28,800
2018	GAR-1	Install infra-red heaters in mechanic's area and adjacent parts room.	Heating and ventilation system in mechanic's area and adjacent parts room is in poor condition and are inefficient to operate.	\$173,300
2018	GAR-1	Install 2 ton overhead crane along the length of the existing main center roof truss.	The mechanic's area currently does not have an overhead crane for vehicle repair operations.	\$82,000
2019	STE-1	Resurface internal driveways, excluding main driveway and parking lot (Phase 2 of 2).	Internal driveways have visible areas of broken/ missing asphalt which collect water and accelerate further deterioration. This facility supports road maintenance operations and has frequent heavy equipment traffic.	\$976,900
2020	STE-1	Removal of 44,600 cubic yards of foundry sand from site.	Removal of contaminated material from site.	\$2,541,500
			Special Maintenance Total:	\$3,890,600

Assessment Rating:

50007G 00

0 = NOT APPLICABLE (N/A)
 1 = EXCELLENT (Annual Maintenance per Schedule)
 2 = GOOD (Annual and Preventive Maintenance)

3 = AVERAGE (Showing Wear, Preventive Maintenance and Occasional Repair)
 4 = POOR (Worn, Significant Maintenance or Repair)
 5 = REHAB/REPLACE (Requires Rehabilitation or Replacement)

2014 FACILITY ASSESSMENT

Saginaw West Garage

BUREAU/REGION		OWN/LEASE	
Bay		Own	
REGION REPRESENTATIVE			
Maida, Rick			
FACILITY A&O REPRESENTATIVE			
Hoop, Bill			
ADDRESS	COUNTY	PHONE NO.	FAX NO.
1459 South Graham Road, M-52, Saginaw MI 48609	Saginaw	(989) 781-2310	(989) 781-0085
FACILITY FUNCTION	SECONDARY FUNCTION	WORK FORCE	ADMIN/EMPLOYEE AREA
Garage		1,350	SQ FT
SITE ASSESSMENT		VENDOR	
SITE CAPACITY FOR DEVELOPMENT	ADEQUACY	Consumers Energy	
SITE REGULATORY COMPLIANCE	Adequate	Consumers Energy	
RATING		Thomas Township	
PARKING/PAVING	3	Thomas Township	
DRAINAGE	2		
SITE ASSESSMENT		ADEQUACY	
SITE CAPACITY FOR DEVELOPMENT	Adequate	Adequate	
SITE REGULATORY COMPLIANCE	Adequate	Adequate	
RATING		Adequate	
PARKING/PAVING	3	Adequate	
DRAINAGE	2	Adequate	

BLDG CODE	CONSTRUCTED PURPOSE	CURRENT USE	TOTAL SIZE (SQ FT)	OCCUPANCY YEAR	ESTIMATED REPLACEMENT VALUE	STRUCTURE	EXTERIOR FINISH	ROOF TYPE
GAR-1	Garage	Garage	21,580	1970	\$3,841,240	Masonry and steel.	Masonry.	Metal with membrane coating.
SSB-1	Salt/Sand Storage	Cold Storage	6,000	1970	\$546,000	Wood.	Wood.	Wood shingle.
SSB-2	Salt/Sand Storage	Cold Storage	3,800	1984	\$345,800	Wood.	Wood.	Wood and shingle.
SSB-3	Salt/Sand Storage	Salt/Sand Storage	9,940	1999	\$904,540	Cement and wood.	Cement and wood.	Wood and shingle.
CSB-1	Cold Storage	Cold Storage	6,000	1987	\$546,000	Masonry and steel.	Masonry and metal.	Metal with membrane coating.
			TOTAL COMPLEX SQ FT	47,320				

BUILDING ASSESSMENT		Structural	Exterior	Interior	Windows	Overhead/Sliding Doors	Service Doors	HVAC	Engine Exhaust	Ventilation	Plumbing (Int)	Electrical	Lighting	Tire Protection
GAR-1	Adequate	2	3	4	2	3	3	3	2	2	2	3	2	0
SSB-1	Adequate	4	4	4	0	3	0	0	0	0	0	4	0	0
SSB-2	Adequate	3	2	3	0	2	0	0	0	2	0	3	4	0
SSB-3	Adequate	3	2	3	0	4	0	0	0	2	2	4	3	0
CSB-1	Adequate	2	2	3	3	2	3	4	0	2	0	3	2	0

Assessment Rating: 0 = NOT APPLICABLE (N/A)
 1 = EXCELLENT (Annual Maintenance per Schedule)
 2 = GOOD (Annual and Preventive Maintenance)
 3 = AVERAGE (Showing Wear; Preventive Maintenance and Occasional Repair)
 4 = POOR (Worn; Significant Maintenance or Repair)
 5 = REHAB/REPLACE (Requires Rehabilitation or Replacement)

50006G 00 Page 1 of 2

SPECIAL MAINTENANCE

Bay - Saginaw West Garage

Appn Year	Building Code	Brief Scope of Work	Current Condition	Cost Estimate
2016	C5B-1	Infra-red heater installation.	The building has one (1) unit heater that is in poor condition and inefficient to operate.	\$59,800
2017	GAR-1	Replace two (2) existing floor hoists.	The two (2) existing floor hoists are inadequate to handle the larger, tandem-axle trucks. Currently the garage is equipped with portable hoists.	\$852,800
2020	SSB-3	Brine tank installation.	Brine storage tank is inadequate in size and requires frequent fillings, which is not cost effective.	\$85,200
Special Maintenance Total:				\$997,800

Assessment Rating:

5000G 00

- 0 = NOT APPLICABLE (N/A)
- 1 = EXCELLENT (Annual Maintenance per Schedule)
- 2 = GOOD (Annual and Preventive Maintenance)

- 3 = AVERAGE (Showing Wear; Preventive Maintenance and Occasional Repair)
- 4 = POOR (Worn; Significant Maintenance or Repair)
- 5 = REHAB/REPLACE (Requires Rehabilitation or Replacement)

2014 FACILITY ASSESSMENT

Zilwaukee Bridge Maintenance Facility

BUREAU/REGION	OWN/LEASE
Bay	Own
REGION REPRESENTATIVE	
Maida, Rick	
FACILITY A&O REPRESENTATIVE	
Hoop, Bill	

ADDRESS	COUNTY	PHONE NO.	FAX NO.	SITE ACREAGE	INSPECTION DATE
5777 N. Adams, Saginaw MI 48604	Saginaw	(989) 752-0092	(989) 752-5475	10.00	04/22/2014
FACILITY FUNCTION	SECONDARY FUNCTION	WORK FORCE	ADMIN/EMPLOYEE AREA	UTILIZATION RATE	FACILITY ENERGY AUDIT
Garage		1,800	SQ FT	Fully Utilized	
SITE ASSESSMENT					
SITE CAPACITY FOR DEVELOPMENT		ADEQUACY		RATING	
Adequate		Adequate		0	
SITE REGULATORY COMPLIANCE		ADEQUACY		RATING	
Adequate		Adequate		3	
PARKING/PAVING		RATING		3	
DRAINAGE		RATING		3	
SIDEWALKS		RATING		0	
FENCING		RATING		3	
SECURITY		RATING		2	
LIGHTING		RATING		3	
IRRIG SYS		RATING		3	
ELECTRICAL UTILITY		TYPE		ADEQUACY	
		Electrical		Consumers Energy	
GAS UTILITY (if present)		TYPE		ADEQUACY	
		Propane		Amerigas (Saginaw)	
WATER UTILITY		TYPE		ADEQUACY	
		Well		Adequate	
SEWAGE UTILITY		TYPE		ADEQUACY	
		Holding Tank		Adequate	

BUILDINGS		TOTAL SIZE (SQ. FT.)	OCCUPANCY YEAR	ESTIMATED REPLACEMENT VALUE	STRUCTURE	EXTERIOR FINISH	ROOF TYPE
GAR-1	Garage	1,800	1996	\$320,400	Wood.	Vinyl siding.	Wood and shingles.
HSB-1	Heated Storage	3,584	1998	\$326,144	Wood.	Vinyl siding.	Wood and shingle.
HSB-2	Heated Storage	720	1998	\$65,520	Wood.	Vinyl siding.	Wood and shingles.
TOTAL COMPLEX SQ. FT.		6,104					

BUILDING ASSESSMENT		5 YR ADEQUACY	ADA COMPLIANCE	Structural	Exterior	Interior	Windows	Insulation	Roof	Overhead/ Sliding Doors	Service Doors	HVAC	Engine Exhaust	Ventilation	Plumbing (Int)	Electrical	Lighting	Fire Protection
GAR-1	Adequate	Inadequate	2	3	3	3	2	2	2	2	3	4	0	2	3	3	2	0
HSB-1	Adequate	Adequate	2	3	3	3	2	2	3	2	4	3	0	0	0	2	2	0
HSB-2	Adequate	Inadequate	3	3	3	3	3	2	3	3	3	3	0	0	0	3	3	0

Assessment Rating: 0 = NOT APPLICABLE (N/A) 3 = AVERAGE (Showing Wear, Preventive Maintenance and Occasional Repair)
 1 = EXCELLENT (Annual Maintenance per Schedule) 4 = POOR (Worn; Significant Maintenance or Repair)
 2 = GOOD (Annual and Preventive Maintenance) 5 = REHAB/REPLACE (Requires Rehabilitation or Replacement)

59050F 00 Page 1 of 1

2012 FACILITY ASSESSMENT

Coldwater Training Facility

BUREAU/REGION	OWN/LEASE
Southwest	Own
REGION REPRESENTATIVE	
Latham, Jason	
FACILITY A&O REPRESENTATIVE	
Woodruff, Val	

ADDRESS	COUNTY	PHONE NO.	FAX NO.	SITE ACREAGE	INSPECTION DATE
34 N. Michigan Ave., Coldwater MI 49036	Branch	(517) 278-4388		16.00	04/18/2012
FACILITY FUNCTION	SECONDARY FUNCTION	WORK FORCE	ADMIN/EMPLOYEE AREA	UTILIZATION RATE	FACILITY ENERGY AUDIT
Training Center		5,000	SQ FT	Fully Utilized	06/17/2010

SITE ASSESSMENT		ADEQUACY		RATING		TYPE		VENDOR		ADEQUACY	
SITE CAPACITY FOR DEVELOPMENT	Adequate	SIDEWALKS	3	ELECTRICAL UTILITY	3	Electrical	Coldwater Public Utilities			Adequate	
SITE REGULATORY COMPLIANCE	Adequate	FENCING	3	GAS UTILITY (if present)	3	Natural Gas	Michigan Gas Utilities			Adequate	
		SECURITY	0	WATER UTILITY	0	Municipal	Coldwater Public Utilities			Adequate	
		LIGHTING	3	SEWAGE UTILITY	3	Municipal	Coldwater Public Utilities			Adequate	
PARKING/PAVING	5	IRRIG SYS	3								
DRAINAGE	4										

BUILDINGS		TOTAL	OCCUPANCY	ESTIMATED	EXTERIOR FINISH	ROOF TYPE
BLDG CODE	CONSTRUCTED PURPOSE	SIZE (SQ FT)	YEAR	REPLACEMENT VALUE		
GAR-1	Garage	16,800	1961	\$2,990,400	CMU block and steel frame.	Metal roof.
HSB-1	Heated Storage	4,000	1993	\$364,000	Steel frame.	Office walls brick. Metal panels.
SSB-1	Salt/Sand Storage	1,925	1961	\$175,175	Wood	Wood posts and planks. Asphalt shingles.
SSB-2	Salt/Sand Storage	5,650	1981	\$514,150	Wood	Wood posts and planks. Asphalt shingles.
TOTAL COMPLEX SQ FT		28,375				

BUILDING ASSESSMENT		5 YR ADEQUACY	ADA COMPLIANCE	Structural	Exterior	Interior	Windows	Overhead/ Sliding Doors	Service Doors	HVAC	Engine Exhaust	Ventilation	Plumbing (In)	Electrical	Lighting	Fire Protection
GAR-1	Adequate	Inadequate		3	4	4	3	3	3	3	3	4	3	3	3	0
HSB-1	Adequate	Adequate		2	3	2	0	3	3	3	0	0	0	3	3	0
SSB-1	Inadequate	Adequate		5	5	5	0	5	0	0	0	0	0	5	5	0
SSB-2	Adequate	Adequate		5	4	4	0	4	0	0	0	4	0	4	4	0

Assessment Rating: 0 = NOT APPLICABLE (N/A)
 1 = EXCELLENT (Annual Maintenance per Schedule)
 2 = GOOD (Annual and Preventive Maintenance)
 3 = AVERAGE (Showing Wear; Preventive Maintenance and Occasional Repair)
 4 = POOR (Worn; Significant Maintenance or Repair)
 5 = REHAB/REPLACE (Requires Rehabilitation or Replacement)

**SPECIAL MAINTENANCE
Southwest - Coldwater Training Facility**

Appn Year	Building Code	Brief Scope of Work	Current Condition	Cost Estimate
2016	STE-1	Replace bituminous pavement.	Pavement is in extremely poor condition with large pot holes and excessive cracking throughout the site. This facility supports road maintenance operations and has frequent heavy equipment traffic.	\$440,100
2020	GAR-1	Renovate/upgrade restrooms, offices, windows, and entrance to meet ADA and operational needs.	Built as maintenance garage and in need of update for use as public training facility. Bathroom sinks/urinals are original. Automated gasoline monitoring system still remains.	\$401,700
Special Maintenance Total:				\$841,800

Assessment Rating:

- 0 = NOT APPLICABLE (N/A)
- 1 = EXCELLENT (Annual Maintenance per Schedule)
- 2 = GOOD (Annual and Preventive Maintenance)
- 3 = AVERAGE (Showing Wear; Preventive Maintenance and Occasional Repair)
- 4 = POOR (Worn; Significant Maintenance or Repair)
- 5 = REHAB/REPLACE (Requires Rehabilitation or Replacement)

2012 FACILITY ASSESSMENT

Coloma Garage

BUREAU/REGION Southwest		OWN/LEASE Own	
REGION REPRESENTATIVE Latham, Jason		FACILITY A&O REPRESENTATIVE Woodruff, Val	
ADDRESS 3880 Red Arrow Hwy., Benton Harbor MI 49022		PHONE NO. (269) 849-2811	FAX NO. (269) 849-2929
COUNTY Berrien		WORK FORCE 7,650	SQ FT Fully Utilized
FACILITY FUNCTION Garage		ADMIN/EMPLOYEE AREA	UTILIZATION RATE
SECONDARY FUNCTION		FACILITY ENERGY AUDIT	
INSPECTION DATE 04/03/2012		ADEQUACY Adequate	

SITE ASSESSMENT		RATING		ADEQUACY	
SITE CAPACITY FOR DEVELOPMENT	3	SIDEWALKS	Adequate	ELECTRICAL UTILITY	Adequate
SITE REGULATORY COMPLIANCE	4	FENCING	Adequate	GAS UTILITY (if present)	Adequate
		SECURITY	0	WATER UTILITY	Adequate
		LIGHTING	4	SEWAGE UTILITY	Adequate
		IRRIG SYS	4		
PARKING/PAVING	5				
DRAINAGE	3				

TYPE		VENDOR	
Electrical	American Electric Power (AEP, Ind Mich Power)	Natural Gas	Michigan Gas Utilities
Well		Septic	

BLDG CODE	CONSTRUCTED PURPOSE	CURRENT USE	TOTAL SIZE (SQ FT)	OCCUPANCY YEAR	ESTIMATED REPLACEMENT VALUE	STRUCTURE	EXTERIOR FINISH	ROOF TYPE
GAR-1	Garage	Garage	20,137	1968	\$3,584,386	Masonry walls, steel roof.	Painted masonry.	Flat, single-ply membrane.
HSB-1	Heated Storage	Heated Storage	6,000	1978	\$546,000	Masonry walls with steel roof system.	Painted masonry	Single-ply membrane
SSB-1	Salt/Sand Storage	Salt/Sand Storage	3,808	1968	\$346,528	Timber frame.	Timber (painted).	Asphalt shingles.
SSB-2	Salt/Sand Storage	Salt/Sand Storage	8,100	1982	\$737,100	Concrete walls with wood roof.	Concrete circular wall.	Asphalt shingles.
WSH-1	Washbay	Washbay	1,664	2011	\$291,200	Masonry walls with steel roof.	Painted masonry.	Flat single-ply membrane
SHL-1	Shelter	Shelter	512	2011	\$0	Wood	Plywood	Metal Panel
TOTAL COMPLEX SQ FT			40,221					

BUILDING ASSESSMENT		5 YR ADEQUACY													
BLDG CODE	CONSTRUCTED PURPOSE	ADA COMPLIANCE	Structural	Exterior	Interior	Windows	Overhead/Sliding Doors	Service Doors	HVAC	Engine Exhaust	Ventilation	Plumbing (Int)	Electrical	Lighting	Fire Protection
GAR-1	Garage	Inadequate	3	5	4	1	3	3	5	3	3	3	3	3	0
HSB-1	Heated Storage	Adequate	3	3	3	2	4	5	3	0	0	0	3	4	0
SSB-1	Heated Storage	Adequate	3	4	3	0	4	0	0	0	0	0	0	0	0
SSB-2	Heated Storage	Adequate	3	3	3	0	2	0	0	0	4	0	3	4	0
WSH-1	Washbay	Adequate	1	1	1	0	1	1	1	1	1	1	1	1	0
SHL-1	Shelter	Adequate	1	1	1	0	0	0	0	0	0	0	0	0	0

Assessment Rating: 0 = NOT APPLICABLE (N/A)
 1 = EXCELLENT (Annual Maintenance per Schedule)
 2 = GOOD (Annual and Preventive Maintenance)
 3 = AVERAGE (Showing Wear; Preventive Maintenance and Occasional Repair)
 4 = POOR (Worn; Significant Maintenance or Repair)
 5 = REHAB/REPLACE (Requires Rehabilitation or Replacement)

50045G 00 Page 1 of 2

**MAJOR CAPITAL
Southwest-Coloma Garage**

Major Capital

Appn Year	Building Code	Brief Scope of Work	Current Condition	Cost Estimate
2018	SSB-3	Design and construct new 17,900 sq. ft. 7,000 ton salt/sand storage building with secondary containment.	The current salt dome (4,000 ton capacity) is almost 30 years in age with ongoing structural issues and insufficient fill capacity. The structure is not in alignment with secondary containment rules and regulations.	Formal scope and cost estimation in progress.

SPECIAL MAINTENANCE

Southwest - Coloma Garage

Appn Year	Building Code	Brief Scope of Work	Current Condition	Cost Estimate
2016	GAR-1	Replace Ethylene Propylene Diene Terpolymer Membrane (EPDM) roof system.	Roof system is showing signs of wear and it has exceeded its useful life; no warranty remains. This facility supports road maintenance operations and has frequent heavy equipment traffic.	\$330,900
2017	GAR-1	Paint and tuck point exterior.	Exterior paint showing signs of wear.	\$32,400
2018	STE-1	Cold mill HMA pavement and pave 2" (north portion).	Pavement is in poor condition with excessive cracking on the north side of the site.	\$203,600
2019	SSB-1	Replace lighting system.	Lighting is not sufficient for operations and is not energy efficient.	\$70,100
2020	GAR-1	Paint interior.	Interior paint is failing. Paint has faded and is peeling.	\$57,600
Special Maintenance Total:				\$694,600

Assessment Rating:

- 0 = NOT APPLICABLE (N/A)
- 1 = EXCELLENT (Annual Maintenance per Schedule)
- 2 = GOOD (Annual and Preventive Maintenance)
- 3 = AVERAGE (Showing Wear; Preventive Maintenance and Occasional Repair)
- 4 = POOR (Worn; Significant Maintenance or Repair)
- 5 = REHAB/REPLACE (Requires Rehabilitation or Replacement)

50045G 00

2012 FACILITY ASSESSMENT

Coloma TSC

BUREAU/REGION		OWN/LEASE	
Southwest		Own	
REGION REPRESENTATIVE		Latham, Jason	
FACILITY A&O REPRESENTATIVE		Woodruff, Val	
ADDRESS	COUNTY	PHONE NO.	INSPECTION DATE
3880 Red Arrow Hwy., Benton Harbor MI 49022	Van Buren	(269) 849-1165	04/03/2012
FACILITY FUNCTION	SECONDARY FUNCTION	WORK FORCE	FACILITY ENERGY AUDIT
Transportation Service Center		7,650	06/16/2010
SITE ASSESSMENT		VENDOR	
SITE CAPACITY FOR DEVELOPMENT	ADEQUACY	American Electric Power (AEP, Ind Mich Power)	
Inadequate	Inadequate		
SITE REGULATORY COMPLIANCE	ADEQUACY	Michigan Gas Utilities	
Adequate	Adequate		
RATING		TYPE	
PARKING/PAVING	4	Electrical	American Electric Power (AEP, Ind Mich Power)
DRAINAGE	3	Natural Gas	Michigan Gas Utilities
		Well	
		Septic	

BLDG CODE	CONSTRUCTED PURPOSE	CURRENT USE	TOTAL SIZE (SQ FT)	OCCUPANCY YEAR	ESTIMATED REPLACEMENT VALUE	STRUCTURE	EXTERIOR FINISH	ROOF TYPE
TSC-1	Transportation Service Center	Transportation Service Center	7,650	1993	\$1,874,250	Wood.	Vinyl.	Asphalt shingles.
TST-1	Testing Lab	Heated Storage	500	1992	\$87,500	Wood.	Metal wall panels.	Asphalt shingles.
			TOTAL COMPLEX SQ FT		8,150			

BUILDING ASSESSMENT		5 YR ADEQUACY		ADA COMPLIANCE		Brief Scope of Work		Current Condition		Cost Estimate				
TSC-1	Adequate	Inadequate	Inadequate	2	3	3	2	2	2	2	\$86,200			
TST-1	Adequate	Adequate	Adequate	3	3	3	3	3	3	3	\$86,200			
		Structural	Exterior	Interior	Windows	Overhead/ Sliding Doors	Service Doors	HVAC	Engine Exhaust	Ventilation	Plumbing (Int)	Electrical	Lighting	Fire Protection
		2	3	2	2	0	2	2	0	2	2	2	2	1
		3	3	3	3	3	3	3	0	0	2	2	2	0

SPECIAL MAINTENANCE

Appn Year: 2018 Building Code: STE-1

Brief Scope of Work: Replace bituminous pavement.

Current Condition: Pavement is in poor condition with excessive cracking.

Special Maintenance Total: \$86,200

2012 FACILITY ASSESSMENT

Fennville Garage

ADDRESS		COUNTY		PHONE NO.		FAX NO.		INSPECTION DATE	
5252 East M-89, Fennville MI 49408		Allegan		(269) 561-6701		(269) 561-5489		04/05/2012	
FACILITY FUNCTION		SECONDARY FUNCTION		WORK FORCE		ADMIN/EMPLOYEE AREA		UTILIZATION RATE	
Garage				8,516		SQ. FT.		Fully Utilized	
BUREAU/REGION		OWN/LEASE		SITE ACREAGE		VENDOR		ADEQUACY	
Southwest		Own		3.00		Consumers Energy		Adequate	
REGION REPRESENTATIVE		ELECTRICAL UTILITY		NATURAL GAS		MICHIGAN GAS UTILITIES		ADEQUATE	
Latham, Jason		GAS UTILITY (if present)		WELL				ADEQUATE	
FACILITY A&O REPRESENTATIVE		WATER UTILITY		SEPTIC				ADEQUATE	
Woodruff, Val		SEWAGE UTILITY						INADEQUATE	

SITE ASSESSMENT		RATING		ADEQUACY	
SITE CAPACITY FOR DEVELOPMENT		SIDEWALKS		Adequate	
SITE REGULATORY COMPLIANCE		FENCING		Inadequate	
PARKING/PAVING		SECURITY		4	
DRAINAGE		LIGHTING		3	
		IRRIG SYS		3	

BUILDINGS		ESTIMATED REPLACEMENT VALUE		TOTAL SIZE (SQ FT)		OCCUPANCY YEAR		STRUCTURE		EXTERIOR FINISH		ROOF TYPE	
GAR-1	Garage	\$2,624,966	14,747	1966	Rigid steel frame.	Masonry and metal panels.	Metal roof panels.						
HSB-1	Heated Storage	\$436,800	4,800	1968	Rigid steel frame.	Prefinished insulated metal panels.	Prefinished metal panels.						
SSB-1	Salt/Sand Storage	\$433,160	4,760	1968	Timber frame.	Wood (painted).	Shingle.						
SSB-2	Salt/Sand Storage	\$714,714	7,854	1982	Concrete and wood.	Concrete and Shingle.	Shingle (new).						
SSB-3	Salt/Sand Storage	\$1,310,400	14,400	2013	Concrete and wood.	Wood.	Shingled.						
CSB-1	Cold Storage	\$1,132,313	12,443	2013	Steel.	Steel.	Metal panel.						
		TOTAL COMPLEX SQ FT		59,004									

BUILDING ASSESSMENT		5 YRADEQUACY		ADA COMPLIANCE		Structural		Exterior		Interior		Windows		Overhead/Sliding Doors		Service Doors		Hvac		Engine Exhaust		Ventilation		Plumbing (Int)		Electrical		Fire Protection	
GAR-1	Inadequate	Inadequate	Inadequate	3	3	3	3	3	3	3	3	2	2	2	2	3	3	4	4	3	3	3	3	3	3	2	2	0	
HSB-1	Adequate	Adequate	Adequate	4	4	4	4	4	4	4	4	0	2	2	4	4	4	2	2	0	0	3	0	2	2	2	0	0	
SSB-1	Inadequate	Adequate	Adequate	5	5	4	4	0	0	4	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
SSB-2	Inadequate	Adequate	Adequate	3	3	3	3	0	0	3	0	0	0	0	0	0	0	0	0	0	0	5	0	3	5	5	0	0	

**SPECIAL MAINTENANCE
Southwest - Fennville Garage**

Appn Year	Building Code	Brief Scope of Work	Current Condition	Cost Estimate
2017	GAR-1	Install exhaust hose and reels.	There are no exhaust hoses at this facility. The existing fans were not intended for this type of facility and only remove a limited amount of exhaust fumes, posing a safety concern.	\$86,800
2017	CSB-1	Repair metal panel. Blast and paint exterior wall and metal roof trim.	Metal structure is starting to rust with approximately 75% of the bottom 2 ft. of structure showing severe rust.	\$89,500
Special Maintenance Total:				\$176,300

Assessment Rating:

- 0 = NOT APPLICABLE (N/A)
- 1 = EXCELLENT (Annual Maintenance per Schedule)
- 2 = GOOD (Annual and Preventive Maintenance)
- 3 = AVERAGE (Showing Wear; Preventive Maintenance and Occasional Repair)
- 4 = POOR (Worn; Significant Maintenance or Repair)
- 5 = REHAB/REPLACE (Requires Rehabilitation or Replacement)

2012 FACILITY ASSESSMENT

Hastings Garage

ADDRESS 1300 East Quimby Rd., Hastings MI 49058		COUNTY Barry	PHONE NO. (269) 945-3493	FAX NO. (269) 945-9394	SITE ACREAGE 10.00	INSPECTION DATE 04/12/2012
FACILITY FUNCTION Garage		SECONDARY FUNCTION	WORK FORCE 3,431	ADMIN/EMPLOYEE AREA SQ FT	UTILIZATION RATE Fully Utilized	FACILITY ENERGY AUDIT 01/19/2010
SITE ASSESSMENT						
SITE CAPACITY FOR DEVELOPMENT		ADEQUACY	TYPE			
SITE REGULATORY COMPLIANCE		Inadequate	Electrical	Consumers Energy		
RATING		Adequate	Natural Gas	Consumers Energy		
PARKING/PAVING		4	Well	Adequate		
DRAINAGE		3	Septic	Adequate		
SIDEWALKS		3	ELECTRICAL UTILITY	Adequate		
FENCING		3	GAS UTILITY (if present)	Adequate		
SECURITY		0	WATER UTILITY	Adequate		
LIGHTING		3	SEWAGE UTILITY	Adequate		
IRRIG SYS		3				

BUILDINGS		TOTAL SIZE (SQ FT)	OCCUPANCY YEAR	ESTIMATED REPLACEMENT VALUE	STRUCTURE	EXTERIOR FINISH	ROOF TYPE
BLDG CODE	CONSTRUCTED PURPOSE						
GAR-1	Garage	33,300	1985	\$5,927,400	Concrete and steel.	Concrete and steel.	Steel standing seam.
SSB-1	Salt/Sand Storage	6,000	1985	\$546,000	Concrete and timber.	T1-11 (painted).	Shingle.
TOTAL COMPLEX SQ FT		39,300					

BUILDING ASSESSMENT		Current Condition										Cost Estimate			
BLDG CODE	5 YR ADEQUACY	ADA COMPLIANCE	Structural	Exterior	Interior	Windows	Overhead/ Sliding Doors	Service Doors	HVAC	Engine Exhaust	Ventilation	Plumbing (Int)	Electrical	Lighting	Fire Protection
GAR-1	Adequate	Inadequate	2	4	3	3	3	3	5	3	3	3	3	4	0
SSB-1	Inadequate	Adequate	4	5	4	0	5	0	0	0	5	0	4	4	0

MAJOR CAPITAL
Southwest-Hastings Garage
Major Capital
 Appn Year: 2020 Building Code: SSB-2
 Brief Scope of Work: Design and construct 4,600 ton salt/sand storage building with secondary containment.
 Current Condition: The current salt concrete has a capacity of 3,000 tons which is inadequate since the 5-year average for salt usage at this garage is 4,070 tons. Existing structure does not have a covered loading area (secondary containment).
 Cost Estimate: Formal scope and cost estimation in progress.

Assessment Rating: 0 = NOT APPLICABLE (N/A)
 1 = EXCELLENT (Annual Maintenance per Schedule)
 2 = GOOD (Annual and Preventive Maintenance)
 3 = AVERAGE (Showing Wear; Preventive Maintenance and Occasional Repair)
 4 = POOR (Worn; Significant Maintenance or Repair)
 5 = REHAB/REPLACE (Requires Rehabilitation or Replacement)

50016G 00 Page 1 of 2

SPECIAL MAINTENANCE
Southwest - Hastings Garage

Appn Year	Building Code	Brief Scope of Work	Current Condition	Cost Estimate
2017	GAR-1	Upgrade electrical system and install new energy efficient lighting system.	Lighting is not sufficient for operations and is not energy efficient. Upgraded electrical system required for modern lighting fixtures.	\$191,400
2018	STE-1	Replace bituminous pavement.	Pavement is in poor condition with excessive cracking.	\$380,500
Special Maintenance Total:				\$571,900

Assessment Rating:

50016G 00

- 0 = NOT APPLICABLE (N/A)
- 1 = EXCELLENT (Annual Maintenance per Schedule)
- 2 = GOOD (Annual and Preventive Maintenance)

- 3 = AVERAGE (Showing Wear; Preventive Maintenance and Occasional Repair)
- 4 = POOR (Worn; Significant Maintenance or Repair)
- 5 = REHAB/REPLACE (Requires Rehabilitation or Replacement)

2012 FACILITY ASSESSMENT

Jones Garage

BUREAU/REGION Southwest		OWN/LEASE Own	
REGION REPRESENTATIVE Latham, Jason		FACILITY A&O REPRESENTATIVE Maiberger, Kurt	
ADDRESS 61535 M-40, Jones MI 49061	COUNTY Cass	PHONE NO. (269) 244-5808	FAX NO. (269) 244-8331
FACILITY FUNCTION Garage	SECONDARY FUNCTION	WORK FORCE 2,940	ADMIN/EMPLOYEE AREA 2,940
UTILIZATION RATE Fully Utilized		SITING DATE 04/04/2012	
FACILITY ENERGY AUDIT		SITING DATE 06/18/2010	

SITE ASSESSMENT		RATING		ADEQUACY		TYPE		VENDOR		ADEQUACY	
SITE CAPACITY FOR DEVELOPMENT		4		Adequate		Electrical		American Electric Power (AEP, Ind Mich Power)		Adequate	
SITE REGULATORY COMPLIANCE		3		Adequate		Propane		Amerigas		Adequate	
PARKING/PAVING		5				Well				Adequate	
DRAINAGE		3				Septic				Adequate	

BUILDINGS		TOTAL		ESTIMATED		EXTERIOR FINISH		ROOF TYPE	
BLDG CODE	CONSTRUCTED PURPOSE	SIZE (SQ FT)	OCCUPANCY YEAR	REPLACEMENT VALUE	STRUCTURE	EXTERIOR FINISH	ROOF TYPE	EXTERIOR FINISH	ROOF TYPE
GAR-1	Garage	7,626	1957	\$1,357,428	CMU and steel.	CMU (painted).	Metal with fiberglass skylights.	CMU (painted).	Metal with fiberglass skylights.
GAR-2	Garage	18,080	1968	\$3,218,240	CMU and steel frame.	CMU (painted), EIFS and Brick.	Standing seam metal.	CMU (painted), EIFS and Brick.	Standing seam metal.
SSB-1	Salt/Sand Storage	3,930	1957	\$357,630	Wood plank.	Plank (painted).	Shingle.	Plank (painted).	Shingle.
SSB-2	Salt/Sand Storage	5,000	1982	\$455,000	Wood plank.	Plank (painted) and T1-11.	Shingle.	Plank (painted) and T1-11.	Shingle.
SSB-3	Salt/Sand Storage	9,936	1996	\$904,176	Concrete and wood.	Painted T1-11 and concrete.	Shingle.	Painted T1-11 and concrete.	Shingle.
CSB-1	Cold Storage	3,930	1957	\$357,630	Steel frame.	Metal (painted).	Metal.	Metal (painted).	Metal.
CSB-2	Cold Storage	400	0	\$36,400	Wood.	Metal.	Shingle.	Metal.	Shingle.
CSB-3	Cold Storage	500	0	\$45,500	Steel.	Metal.	Shingle.	Metal.	Shingle.
TOTAL COMPLEX SQ FT		49,402							

BUILDING ASSESSMENT

	5 YR ADEQUACY	ADA COMPLIANCE	Structural	Exterior	Interior	Windows	Insulation	Roof	Overhead/ Sliding Doors	Service Doors	HVAC	Engine Exhaust	Ventilation	Plumbing (Int)	Electrical	Lighting	Fire Protection
GAR-1	Adequate	Inadequate	3	4	3	3	3	3	3	3	3	3	0	3	3	4	0
GAR-2	Adequate	Inadequate	3	4	3	3	4	3	3	3	4	3	3	3	4	4	3
SSB-1	Adequate	Adequate	3	4	3	0	0	3	3	0	0	0	0	0	3	3	0
SSB-2	Adequate	Adequate	3	4	3	0	0	3	3	0	0	0	0	0	3	3	0
SSB-3	Adequate	Adequate	3	4	3	0	0	5	3	0	0	0	3	0	3	3	0
CSB-1	Adequate	Adequate	3	3	3	0	0	3	3	3	0	0	0	0	3	4	0
CSB-3	Adequate	Adequate	3	3	3	0	3	3	0	3	0	0	0	0	3	3	0

**MAJOR CAPITAL
Southwest-Jones Garage**

Major Capital

Appn Year 2018 Building Code WSH-1

Brief Scope of Work

Design and construct 2,400 sq. ft. external wash bay.

Current Condition

Equipment is washed within the main building. Moisture from washing activity is deteriorating structural integrity, as well as tools and equipment stored in same location.

Cost Estimate

Formal scope and cost estimation in progress.

Assessment Rating:

- 0 = NOT APPLICABLE (N/A)
- 1 = EXCELLENT (Annual Maintenance per Schedule)
- 2 = GOOD (Annual and Preventive Maintenance)
- 3 = AVERAGE (Showing Wear; Preventive Maintenance and Occasional Repair)
- 4 = POOR (Worn; Significant Maintenance or Repair)
- 5 = REHAB/REPLACE (Requires Rehabilitation or Replacement)

**SPECIAL MAINTENANCE
Southwest - Jones Garage**

Appn Year	Building Code	Brief Scope of Work	Current Condition	Cost Estimate
2017	SSB-2	Paint exterior.	Paint is peeling. Sait has leached through wood so paint will not stick.	\$38,800
2017	SSB-3	Paint exterior.	Stain showing extreme wear and is no longer protecting wood.	\$20,100
2017	GAR-2	Core-fill all Concrete Masonry Unit (CMU) block walls.	Hollow CMU block walls have low thermal resistance and require core-fill to increase thermal properties. Cold drafts come through block and interior paint has deteriorated.	\$32,200
2017	GAR-2	Tuck point and paint entire exterior.	Paint is chipping, fading, and peeling.	\$46,600
2017	SSB-1	Paint/stain exterior.	Paint is chipping, fading and peeling.	\$19,300
2017	CSB-1	Replace metal wall and roof panels.	Metal roof and siding are showing visible signs of deterioration and no longer provide protection to structure.	\$75,200
2018	GAR-2	Upgrade electrical system and install new energy efficient lighting system.	Lighting is not sufficient for operations and is not energy efficient. Upgraded electrical system required for modern lighting fixtures.	\$46,600
2018	STE-1	Cold mill and resurface asphalt.	Existing pavement 1-2" deteriorated with large cracks and potholes. To reduce storm water influent into lagoon, site survey info will be used to determine if catch basins can be connected to ditch. This facility supports road maintenance operations and ha	\$308,900
Special Maintenance Total:				\$587,700

Assessment Rating: 0 = NOT APPLICABLE (N/A)
 1 = EXCELLENT (Annual Maintenance per Schedule)
 2 = GOOD (Annual and Preventive Maintenance)
 3 = AVERAGE (Showing Wear; Preventive Maintenance and Occasional Repair)
 4 = POOR (Worn; Significant Maintenance or Repair)
 5 = REHAB/REPLACE (Requires Rehabilitation or Replacement)

2012 FACILITY ASSESSMENT

Kalamazoo Garage

BUREAU/REGION Southwest		OWN/LEASE Own	
REGION REPRESENTATIVE Latham, Jason		FACILITY A&O REPRESENTATIVE Maiberger, Kurt	
ADDRESS 5673 W. Main St., Kalamazoo MI 49009	COUNTY Kalamazoo	PHONE NO. (269) 337-3981	FAX NO. (269) 337-3980
FACILITY FUNCTION Garage	SECONDARY FUNCTION	WORK FORCE 3,120	ADMIN/EMPLOYEE AREA SQ FT Fully Utilized
SITING DATE 04/10/2012		INSPECTION DATE 03/02/2010	
SITE CAPACITY FOR DEVELOPMENT Adequate		SITING DATE 04/10/2012	
SITE REGULATORY COMPLIANCE Adequate		UTILIZATION RATE 18.00	
RATING 4		FACILITY ENERGY AUDIT	
PARKING/PAVING 3		Fully Utilized	
DRAINAGE 3		VENDOR	
SIDEWALKS 3		Consumers Energy	
FENCING 3		Consumers Energy	
SECURITY 3		Kalamazoo, City of	
LIGHTING 3		Kalamazoo, City of	
IRRIG SYS 3		Kalamazoo, City of	

BUILDINGS		TOTAL	OCCUPANCY	ESTIMATED	STRUCTURE	EXTERIOR FINISH	ROOF TYPE
BLDG CODE	CONSTRUCTED PURPOSE	SIZE (SQ.FT)	YEAR	REPLACEMENT VALUE			
GAR-1	Garage	20,500	1967	\$3,649,000	CMU block and steel frame.	Block and EIFS (painted)	Shingle.
HSB-1	Heated Storage	4,800	1967	\$436,800	Steel beam.	Metal (painted).	Metal.
SSB-1	Salt/Sand Storage	3,106	1967	\$282,646	Wood plank.	Metal (painted).	Shingle.
SSB-2	Salt/Sand Storage	3,000	1984	\$273,000	Concrete.	Concrete (painted).	Concrete.
SSB-3	Salt/Sand Storage	2,400	1997	\$218,400	Wood plank.	Wood plank (painted).	Shingle.
SSB-4	Salt/Sand Storage	3,000	2007	\$273,000	Aluminum tube frame with 6' concrete walls.	Concrete.	Canvas.
CSB-1	Cold Storage	960	2008	\$87,360	Wood	Metal	Metal
		TOTAL COMPLEX SQ FT		37,766			

BUILDING ASSESSMENT		Structural	Exterior	Interior	Windows	Overhead/Sliding Doors	Service Doors	HVAC	Engine Exhaust	Ventilation	Plumbing (Int)	Electrical	Lighting	Fire Protection
5 YR ADEQUACY	ADA COMPLIANCE													
GAR-1	Adequate	Inadequate	3	4	3	4	4	4	5	4	3	3	4	3
HSB-1	Adequate	Adequate	3	2	3	3	3	3	0	0	0	3	4	0
SSB-1	Adequate	Adequate	3	4	3	0	0	0	0	0	0	3	4	0
SSB-2	Adequate	Adequate	3	4	3	0	0	0	0	3	0	3	3	0
SSB-4	Adequate	Adequate	3	3	3	0	0	0	0	3	0	3	3	0
CSB-1	Adequate	Adequate	3	3	3	0	0	0	0	0	0	0	3	0

Assessment Rating: 0 = NOT APPLICABLE (N/A) 3 = AVERAGE (Showing Wear; Preventive Maintenance and Occasional Repair)
 1 = EXCELLENT (Annual Maintenance per Schedule) 4 = POOR (Worn; Significant Maintenance or Repair)
 2 = GOOD (Annual and Preventive Maintenance) 5 = REHAB/REPLACE (Requires Rehabilitation or Replacement)

50015G 00 Page 1 of 2

**SPECIAL MAINTENANCE
Southwest - Kalamazoo Garage**

Appn Year	Building Code	Brief Scope of Work	Current Condition	Cost Estimate
2016	GAR-1	Replace windows with energy efficient product.	Windows are impaired and inefficient.	\$39,700
2017	SSB-2	Paint exterior and repair masonry at entrance of dome.	Paint is chipping, fading, and peeling. The masonry has cracks, and chips at the entrance.	\$60,200
2018	STE-1	Repave entire area.	Pavement is in poor condition with excessive cracking.	\$1,133,100
2018	GAR-1	Upgrade electrical system and install new energy efficient lighting system.	Lighting is not sufficient for operations and is not energy efficient. Upgraded electrical system required for modern lighting fixtures.	\$166,400
2020	CSB-1	Design and construct new 20,000 sq. ft. cold storage building.	Materials and equipment are exposed to the elements. Exposed materials and equipment have increased rate of corrosion and reduced service life.	\$500,500
Special Maintenance Total:				\$1,899,900

Assessment Rating:

- 0 = NOT APPLICABLE (N/A)
- 1 = EXCELLENT (Annual Maintenance per Schedule)
- 2 = GOOD (Annual and Preventive Maintenance)

- 3 = AVERAGE (Showing Wear; Preventive Maintenance and Occasional Repair)
- 4 = POOR (Worn; Significant Maintenance or Repair)
- 5 = REHAB/REPLACE (Requires Rehabilitation or Replacement)

2012 FACILITY ASSESSMENT

Kalamazoo TSC

BUREAU/REGION Southwest		OWN/LEASE Own	
REGION REPRESENTATIVE Latham, Jason		FACILITY A&O REPRESENTATIVE Maibeger, Kurt	
ADDRESS 5372 South 9th Street, Kalamazoo MI 49009		COUNTY Kalamazoo	PHONE NO. (269) 375-8900
FACILITY FUNCTION Transportation Service Center		ADMIN/EMPLOYEE AREA 6,550	SQ. FT. Fully Utilized
SITE ASSESSMENT		INSPECTION DATE 04/02/2012	
SITE CAPACITY FOR DEVELOPMENT Adequate		SITING 3.00	
SITE REGULATORY COMPLIANCE Adequate		UTILIZATION RATE Fully Utilized	
RATING		FACILITY ENERGY AUDIT	
PARKING/PAVING 3	SIDEWALKS 3	10/27/2009	
DRAINAGE 3	FENCING 0		
	SECURITY 3		
	LIGHTING 3		
	IRRIG SYS 3		
ELECTRICAL UTILITY 3		VENDOR Consumers Energy	
GAS UTILITY (if present) 0		Consumers Energy	
WATER UTILITY 3		Kalamazoo, City of	
SEWAGE UTILITY 3		Kalamazoo, City of	

BLDG CODE	CONSTRUCTED PURPOSE	CURRENT USE	TOTAL SIZE (SQ. FT.)	OCCUPANCY YEAR	ESTIMATED REPLACEMENT VALUE	STRUCTURE	EXTERIOR FINISH	ROOF TYPE
TSC-1	Transportation Service Center	Transportation Service Center	6,550	2003	\$1,604,750	Wood stick.	Brick and vinyl.	Shingle.
CSB-1	Cold Storage	Cold Storage	400	2005	\$36,400	Stick wood.	Vinyl.	Shingle.
CSB-2	Cold Storage	Cold Storage	960	2006	\$87,360	Stick wood.	Vinyl.	Shingle.
TOTAL COMPLEX SQ. FT.			7,910					

BUILDING ASSESSMENT		Structural	Exterior	Interior	Windows	Overhead/ Sliding Doors	Service Doors	HVAC	Engine Exhaust	Ventilation	Plumbing (Int)	Electrical	Lighting	Fire Protection
TSC-1	Adequate	2	2	2	2	0	2	2	0	2	2	2	2	2
CSB-1	Adequate	2	3	2	0	3	4	0	0	0	0	3	3	0
CSB-2	Adequate	2	3	2	0	3	4	0	0	0	0	3	3	0

2012 FACILITY ASSESSMENT

Marshall Garage

BUREAU/REGION: Southwestern
 REGION REPRESENTATIVE: Latham, Jason
 FACILITY A&O REPRESENTATIVE: Woodruff, Val
 OWN/LEASE: Own

ADDRESS: 1242 S. Kalamazoo Ave., Marshall MI 49068
 COUNTY: Calhoun
 PHONE NO.: (269) 781-2894
 FAX NO.: (269) 781-2989
 SITE ACREAGE: 6.00
 INSPECTION DATE: 04/17/2012
 FACILITY FUNCTION: Garage
 SECONDARY FUNCTION:
 WORK FORCE ADMIN/EMPLOYEE AREA: 5,000 SQ. FT. Fully Utilized
 UTILIZATION RATE: Fully Utilized
 FACILITY ENERGY AUDIT: 06/17/2010

SITE ASSESSMENT		RATING		ADEQUACY		TYPE		VENDOR		ADEQUACY	
SITE CAPACITY FOR DEVELOPMENT	Inadequate	SIDEWALKS	3	ELECTRICAL UTILITY	Electrical	Marshall, City of				Adequate	
SITE REGULATORY COMPLIANCE	Adequate	FENCING	3	GAS UTILITY (if present)	Natural Gas	Consumers Energy				Adequate	
		SECURITY	0	WATER UTILITY	Municipal	Marshall, City of				Adequate	
PARKING/PAVING	2	LIGHTING	2	SEWAGE UTILITY	Municipal	Marshall, City of				Adequate	
DRAINAGE	2	IRRIG SYS	2								

BUILDINGS		TOTAL		ESTIMATED		EXTERIOR FINISH		ROOF TYPE	
BLDG CODE	CONSTRUCTED PURPOSE	SIZE (SQ.FT)	OCCUPANCY YEAR	REPLACEMENT VALUE	STRUCTURE	BRICK AND CMU	METAL SIDING	ROOF TYPE	
GAR-1	Garage	17,600	1960	\$3,132,800	Steel frame and CMU.	Brick and CMU.	Metal siding on gable end.	Metal.	
HSB-1	Heated Storage	3,800	1960	\$345,800	Steel frame.	Metal siding.		Metal roof.	
SSB-2	Salt/Sand Storage	5,000	1983	\$455,000	Timber wood plank.	Wood plank.		Shingle roof.	
SSB-3	Salt/Sand Storage	8,496	2008	\$773,136	Concrete retaining walls, Wood structure above	Concrete, Wood Siding	Above	Asphalt shingles	
TOTAL COMPLEX SQ. FT.		34,896							

BUILDING ASSESSMENT		5 YR ADEQUACY ADA COMPLIANCE										
BLDG CODE	CONSTRUCTED PURPOSE	Structural	Interior	Windows	Overhead/ Sliding Doors	Service Doors	HVAC	Engine Exhaust	Plumbing (in)	Electrical	Lighting	Fire Protection
GAR-1	Adequate	3	3	2	3	4	4	3	3	3	2	0
HSB-1	Adequate	3	3	0	3	4	3	0	0	2	2	0
SSB-2	Adequate	4	3	0	3	0	0	0	0	3	4	0
SSB-3	Adequate	2	2	0	0	0	0	0	0	2	2	0

2012 FACILITY ASSESSMENT

Marshall TSC

BUREAU/REGION Southwest		OWN/LEASE Own	
REGION REPRESENTATIVE Latham, Jason		FACILITY A&O REPRESENTATIVE Reverman, Jim	
ADDRESS 15300 W. Michigan Ave., Marshall MI 49068	COUNTY Calhoun	PHONE NO. (269) 789-0592	FAX NO. (269) 789-0936
FACILITY FUNCTION Transportation Service Center		WORK FORCE 8,228	ADMIN/EMPLOYEE AREA SQ. FT. Fully Utilized
SITE ASSESSMENT		INSPECTION DATE 04/23/2012	
SITE CAPACITY FOR DEVELOPMENT Adequate	SIDEWALKS 3	UTILIZATION RATE Fully Utilized	
SITE REGULATORY COMPLIANCE Adequate	FENCING 0	FACILITY ENERGY AUDIT 06/17/2010	
RATING 4	SECURITY 3	VENDOR Marshall, City of	
PARKING/PAVING 3	LIGHTING 3	Consumers Energy	
DRAINAGE 3	IRRIG SYS 3	Marshall, City of	
	SEWAGE UTILITY 3	Marshall, City of	
	ELECTRICAL UTILITY 3	Marshall, City of	
	GAS UTILITY (if present) 0	Natural Gas	
	WATER UTILITY 3	Municipal	
	SEWAGE UTILITY 3	Municipal	

BLDG CODE	CONSTRUCTED	CURRENT USE	TOTAL SIZE (SQ. FT.)	OCCUPANCY YEAR	ESTIMATED REPLACEMENT VALUE	STRUCTURE	EXTERIOR FINISH	ROOF TYPE
TSC-1	Transportation Service Center	Transportation Service Center	8,228	2000	\$2,015,860	Wood frame.	Siding	Shingle.
TOTAL COMPLEX SQ. FT.			8,228					

BUILDING ASSESSMENT		CURRENT CONDITION	
5 YR ADEQUACY	ADA COMPLIANCE	Current Condition	Cost Estimate
Adequate	Adequate	Large areas of broken asphalt collect water which accelerates further deterioration. Heavy equipment and traffic patterns have degraded the asphalt, particularly in areas for employee vehicles and areas where there is heavy truck and vehicle traffic.	\$182,900
		Carpet is showing visible signs of wear.	\$30,600
Special Maintenance Total:			\$213,500

SPECIAL MAINTENANCE
Southwest - Marshall TSC

Appn Year	Building Code	Brief Scope of Work
2018	TSC-1	Repave parking lot
2020	TSC-1	Replace carpet in original part of building.

Assessment Rating: 0 = NOT APPLICABLE (N/A)
 1 = EXCELLENT (Annual Maintenance per Schedule)
 2 = GOOD (Annual and Preventive Maintenance)
 3 = AVERAGE (Showing Wear; Preventive Maintenance and Occasional Repair)
 4 = POOR (Worn; Significant Maintenance or Repair)
 5 = REHAB/REPLACE (Requires Rehabilitation or Replacement)

TSC502 00 Page 1 of 1

2012 FACILITY ASSESSMENT

Niles Garage

BUREAU/REGION Southwest		OWN/LEASE Own	
REGION REPRESENTATIVE Latham, Jason		FACILITY A&O REPRESENTATIVE Reverman, Jim	
ADDRESS 2200 East US-12, Niles MI 49120	COUNTY Cass	PHONE NO. (269) 683-2855	FAX NO. (269) 683-8076
FACILITY FUNCTION Garage	SECONDARY FUNCTION	WORK FORCE 2,100	ADMIN/EMPLOYEE AREA Fully Utilized
UTILIZATION RATE 12.00	INSPECTION DATE 04/16/2012	FACILITY ENERGY AUDIT 05/05/2009	

SITE ASSESSMENT		ADEQUACY		RATING		TYPE		VENDOR	
SITE CAPACITY FOR DEVELOPMENT	Adequate	SIDEWALKS	3	ELECTRICAL UTILITY	Electrical	American Electric Power (AEP, Ind Mich Power)		SEMCO	
SITE REGULATORY COMPLIANCE	Adequate	FENCING	4	GAS UTILITY (if present)	Natural Gas				
		SECURITY	0	WATER UTILITY	N/A				
		LIGHTING	4	SEWAGE UTILITY	N/A				
		IRRIG SYS	4						
PARKING/PAVING	3								
DRAINAGE	3								

BUILDINGS		TOTAL	OCCUPANCY	ESTIMATED	EXTERIOR FINISH	ROOF TYPE
BLDG CODE	CONSTRUCTED PURPOSE	SIZE (SQ FT)	YEAR	REPLACEMENT VALUE		
GAR-1	Garage	18,100	1970	\$3,221,800	Brick and block.	Metal.
SSB-1	Salt/Sand Storage	3,950	1970	\$359,450	Plank wood.	Shingle.
SSB-2	Salt/Sand Storage	8,100	1984	\$737,100	Wood frame and concrete wall.	Wood.
CSB-1	Cold Storage	4,860	1970	\$442,260	Steel frame.	Metal.
BSB-1	Bulk Storage	320	2004	\$0	Concrete wall.	Shingle.
		TOTAL COMPLEX SQ FT		35,330		

BUILDING ASSESSMENT		Structural	Exterior	Interior	Windows	Insulation	Roof	Overhead/Sliding Doors	Service Doors	HVAC	Engine Exhaust	Ventilation	Plumbing (Int)	Electrical	Lighting	Fire Protection
GAR-1	Adequate	3	3	2	3	3	5	3	3	4	5	3	3	3	4	0
SSB-1	Adequate	3	4	3	0	0	4	3	0	0	0	0	0	0	0	0
SSB-2	Adequate	3	4	3	0	0	0	0	0	0	0	3	0	3	4	0
CSB-1	Adequate	3	4	3	0	3	4	3	3	3	0	3	0	3	4	0
BSB-1	Adequate	3	3	3	0	0	3	3	0	0	0	0	0	0	0	0

Assessment Rating: 0 = NOT APPLICABLE (N/A)
 1 = EXCELLENT (Annual Maintenance per Schedule)
 2 = GOOD (Annual and Preventive Maintenance)
 3 = AVERAGE (Showing Wear; Preventive Maintenance and Occasional Repair)
 4 = POOR (Worn; Significant Maintenance or Repair)
 5 = REHAB/REPLACE (Requires Rehabilitation or Replacement)

50052G 00 Page 1 of 2

**SPECIAL MAINTENANCE
Southwest - Niles Garage**

Appn Year	Building Code	Brief Scope of Work	Current Condition	Cost Estimate
2017	GAR-1	Insulate walls.	Walls have low thermal resistance and require insulation to increase thermal properties.	\$22,300
2017	SSB-1	Install T1-11 siding.	Paint has difficulty adhering to the wood due to salt leaching. Paint has chipped away exposing raw wood.	\$70,900
2018	STE-1	Install bituminous pavement to/from building and create truck parking area.	No pavement to/from site areas. Lack of pavement creates environmental concern, no protection from spilled contaminants	\$226,600
2020	SSB-1	Convert salt/sand storage building to cold storage, including repairing asphalt floor.	Materials and equipment are exposed to the elements. Exposed materials and equipment have increased rate of corrosion and reduced service life.	\$38,800
2020	SSB-3	Design and construct 4,000 sq. ft. lean-to on SSB-3.	Materials and equipment are exposed to the elements. Exposed materials and equipment have increased rate of corrosion and reduced service life.	\$211,400
Special Maintenance Total:				\$570,000

Assessment Rating:

50052G 00

0 = NOT APPLICABLE (N/A)
 1 = EXCELLENT (Annual Maintenance per Schedule)
 2 = GOOD (Annual and Preventive Maintenance)

3 = AVERAGE (Showing Wear; Preventive Maintenance and Occasional Repair)
 4 = POOR (Worn; Significant Maintenance or Repair)
 5 = REHAB/REPLACE (Requires Rehabilitation or Replacement)

2012 FACILITY ASSESSMENT

Paw Paw Garage

BUREAU/REGION Southwest		OWN/LEASE Own	
REGION REPRESENTATIVE Latham, Jason		FACILITY A&O REPRESENTATIVE Reverman, Jim	
ADDRESS 1003 East Michigan, Paw Paw MI 49079	COUNTY Van Buren	PHONE NO. (269) 657-4980	FAX NO. (269) 657-7894
FACILITY FUNCTION Maintenance Operations		ADMIN/EMPLOYEE AREA 4,980	SQ FT Fully Utilized
SECONDARY FUNCTION		UTILIZATION RATE	FACILITY ENERGY AUDIT 03/02/2010
RATING		ADEQUACY	
SITE ASSESSMENT		VENDOR	
SITE CAPACITY FOR DEVELOPMENT Adequate		Paw Paw, Village of	
SITE REGULATORY COMPLIANCE Inadequate		Consumers Energy	
RATING		Paw Paw, Village of	
PARKING/PAVING	3	Paw Paw, Village of	
DRAINAGE	1	Paw Paw, Village of	
SIDEWALKS		ELECTRICAL UTILITY	
FENCING		GAS UTILITY (if present)	
SECURITY		WATER UTILITY	
LIGHTING		SEWAGE UTILITY	
IRRIG SYS			

BUILDINGS	CONSTRUCTED	TOTAL	OCCUPANCY	ESTIMATED	REPLACEMENT	STRUCTURE	EXTERIOR FINISH	ROOF TYPE
BLDG CODE	PURPOSE	SIZE (SQ.FT)	YEAR	VALUE	VALUE			
GAR-1	Garage	24,600	1958	\$4,378,800		Steel frame.	CMU block (painted).	Metal with ThermoTec coating.
HSB-1	Heated Storage	4,000	1976	\$364,000		Metal.	Metal panels (painted).	Metal
SSB-1	Salt/Sand Storage	3,200	1984	\$291,200		Concrete and wood.	T1-11 (painted).	Shingle.
		TOTAL COMPLEX SQ FT		31,800				

BUILDING ASSESSMENT															
5 YR ADEQUACY	ADA COMPLIANCE	Structural	Exterior	Interior	Windows	Roof	Overhead/ Sliding Doors	Service Doors	H/VAC	Engine Exhaust	Ventilation	Plumbing (Int)	Electrical	Lighting	Fire Protection
GAR-1	Adequate	2	2	2	5	2	2	2	2	2	2	2	2	1	0
HSB-1	Adequate	3	4	3	0	1	3	3	0	0	0	0	3	4	0
SSB-1	Adequate	3	3	3	0	4	3	3	0	0	3	0	3	3	0

**SPECIAL MAINTENANCE
Southwest - Paw Paw Garage**

Appn Year	Building Code	Brief Scope of Work	Current Condition	Cost Estimate
2016	GAR-1	Install radiant heat in main garage.	Existing system is antiquated and is inefficient to operate.	\$93,700
2017	GAR-1	Core-fill all Concrete Masonry Unit (CMU) block walls.	Hollow CMU block walls have low thermal resistance and require core-fill to increase thermal properties. Interior paint has deteriorated.	\$22,300
2019	STE-1	Cold mill and replace pavement.	Existing pavement has deteriorated to unacceptable conditions showing signs of large cracks and potholes.	\$219,800
2020	GAR-1	Paint interior walls of garage, parts room, washbay and boiler room. Repair source of leaks before painting.	Paint is showing signs of significant wear. The east wall of the boiler room and west wall of parts room have water damage due to leaking chimney.	\$65,700
Special Maintenance Total:				\$401,500

Assessment Rating:

50017G 00

0 = NOT APPLICABLE (N/A)
 1 = EXCELLENT (Annual Maintenance per Schedule)
 2 = GOOD (Annual and Preventive Maintenance)

3 = AVERAGE (Showing Wear; Preventive Maintenance and Occasional Repair)
 4 = POOR (Worn; Significant Maintenance or Repair)
 5 = REHAB/REPLACE (Requires Rehabilitation or Replacement)

2012 FACILITY ASSESSMENT

Plainwell Garage

ADDRESS		COUNTY		PHONE NO.		FAX NO.		BUREAU/REGION		OWN/LEASE	
596 North 11th Street, Plainwell MI 49080		Allegan		(269) 685-5350		(269) 685-1704		Southwest		Own	
FACILITY FUNCTION		SECONDARY FUNCTION		WORK FORCE ADMIN/EMPLOYEE AREA		UTILIZATION RATE		REGION REPRESENTATIVE		FACILITY A&O REPRESENTATIVE	
Garage				3,120		Fully Utilized		Latham, Jason		Reverman, Jim	
SITING		RATING		TYPE		VENDOR		INSPECTION DATE		ADEQUACY	
SITE CAPACITY FOR DEVELOPMENT		SIDEWALKS		ELECTRICAL UTILITY		Consumers Energy		04/11/2012		Adequate	
SITE REGULATORY COMPLIANCE		FENCING		GAS UTILITY (if present)		Michigan Gas Utilities				Adequate	
		SECURITY		WATER UTILITY						Adequate	
		LIGHTING		SEWAGE UTILITY						Adequate	
PARKING/PAVING		IRRIG SYS								Adequate	
5		3									
2											

BUILDINGS		ESTIMATED REPLACEMENT VALUE		STRUCTURE		EXTERIOR FINISH		ROOF TYPE	
BLDG CODE	CONSTRUCTED PURPOSE	TOTAL SIZE (SQ FT)	OCCUPANCY YEAR	ESTIMATED VALUE	STRUCTURE	EXTERIOR FINISH	ROOF TYPE	ESTIMATED VALUE	REPLACEMENT VALUE
GAR-1	Garage	20,000	1983	\$3,560,000	Steel and CMU.	CMU block (painted) and some metal panel.	Metal.		
SSB-2	Salt/Sand Storage	2,500	1985	\$227,500	Concrete.	Concrete (painted).	Concrete (painted).		
SSB-3	Salt/Sand Storage	5,040	2005	\$458,640	Concrete and wood.	Concrete and wood.	Shingle.		
CSB-1	Cold Storage	7,260	1983	\$660,660	Steel frame.	Metal.	Metal.		
		TOTAL COMPLEX SQ FT		34,800					

BUILDING ASSESSMENT		5 YR ADEQUACY ADA COMPLIANCE														
BLDG CODE	CONSTRUCTED PURPOSE	Structural	Exterior	Interior	Windows	Insulation	Roof	Overhead/Sliding Doors	Service Doors	HVAC	Engine Exhaust	Ventilation	Plumbing (Int)	Electrical	Lighting	Fire Protection
GAR-1	Adequate	3	4	3	3	4	4	3	3	4	3	5	3	3	1	0
SSB-2	Adequate	3	3	3	0	0	0	0	0	0	0	3	0	3	3	0
SSB-3	Adequate	3	3	3	0	0	3	3	0	0	0	3	0	0	3	0
CSB-1	Adequate	3	1	3	0	0	1	3	3	0	0	0	0	3	4	0

**SPECIAL MAINTENANCE
Southwest - Plainwell Garage**

Appn Year	Building Code	Brief Scope of Work	Current Condition	Cost Estimate
2016	GAR-1	Install radiant heat in main garage.	Existing system is antiquated and is inefficient to operate.	\$93,700
2017	STE-1	Mill and resurface parking lot and drives.	Existing pavement has deteriorated to unacceptable conditions showing signs of large cracks and potholes.	\$355,700
2017	GAR-1	Insulate ceiling and walls.	Ceiling and walls have low thermal resistance and require insulation to increase thermal properties.	\$91,500
Special Maintenance Total:				\$540,900

Assessment Rating:

- 0 = NOT APPLICABLE (N/A)
- 1 = EXCELLENT (Annual Maintenance per Schedule)
- 2 = GOOD (Annual and Preventive Maintenance)

- 3 = AVERAGE (Showing Wear; Preventive Maintenance and Occasional Repair)
- 4 = POOR (Worn; Significant Maintenance or Repair)
- 5 = REHAB/REPLACE (Requires Rehabilitation or Replacement)

MAJOR CAPITAL
Southwest-Sawyer Garage

Major Capital

Appn Year	Building Code	Brief Scope of Work	Current Condition	Cost Estimate
2018	WSH-1	Design and construct 2,400 sq. ft. wash bay.	Existing equipment is washed within the main building. Moisture from washing activity is deteriorating structural integrity, as well as tools and equipment stored in same location and increase risk of employee injury.	Formal scope and cost estimation in progress.
2020	GAR-1	Design and construct 4,800 sq. ft. addition to garage to accommodate the parking of tandem axle plow trucks.	For improved operations, MDOT has transitioned to use of large tandem trucks. Exposed equipment has increased rate of corrosion and reduced service life.	Formal scope and cost estimation in progress.

SPECIAL MAINTENANCE
Southwest - Sawyer Garage

Appn Year	Building Code	Brief Scope of Work	Current Condition	Cost Estimate
2017	GAR-1	Paint exterior.	Paint is chipping, fading, and peeling.	\$30,200
2017	SSB-3	Paint T1-11 siding.	Paint is chipping, fading, and peeling.	\$19,400
2019	SSB-2	Design and construct a 3,200 sq. ft. lean-to.	Materials and equipment are exposed to the elements. Exposed materials and equipment have increased rate of corrosion and reduced service life.	\$80,100
2019	STE-1	Pave areas to west and south of salt dome.	Areas to west and south of salt dome are gravel (unpaved).	\$275,300
2020	SSB-1	Convert salt dome to cold storage.	Materials and equipment are exposed to the elements. Exposed materials and equipment have increased rate of corrosion and reduced service life.	\$218,600
Special Maintenance Total:				\$623,600

Assessment Rating:

- 0 = NOT APPLICABLE (N/A)
- 1 = EXCELLENT (Annual Maintenance per Schedule)
- 2 = GOOD (Annual and Preventive Maintenance)
- 3 = AVERAGE (Showing Wear; Preventive Maintenance and Occasional Repair)
- 4 = POOR (Worn; Significant Maintenance or Repair)
- 5 = REHAB/REPLACE (Requires Rehabilitation or Replacement)

50055G 00

2012 FACILITY ASSESSMENT

South Haven Garage

ADDRESS		COUNTY		PHONE NO.		FAX NO.		BUREAU/REGION		OWN/LEASE	
09235 Blue Star Memorial Hwy, South Haven MI 49090		Van Buren		(269) 637-2408		(269) 637-9381		Southwest		Own	
FACILITY FUNCTION		SECONDARY FUNCTION		WORK FORCE		ADMIN/EMPLOYEE AREA		REGION REPRESENTATIVE		FACILITY A&O REPRESENTATIVE	
Garage		Garage		1,887		SQ. FT.		Latham, Jason		Reverman, Jim	
SITE ASSESSMENT		ADEQUACY		RATING		TYPE		SITE ACREAGE		INSPECTION DATE	
SITE CAPACITY FOR DEVELOPMENT		Adequate		3		Electrical		12.00		04/19/2012	
SITE REGULATORY COMPLIANCE		Inadequate		3		Natural Gas		UTILIZATION RATE		FACILITY ENERGY AUDIT	
RATING		3		0		Municipal		Fully Utilized		04/23/2009	
PARKING/PAVING		3		3		Municipal					
DRAINAGE		0		3							

BUILDINGS		ESTIMATED REPLACEMENT VALUE		STRUCTURE		EXTERIOR FINISH		ROOF TYPE	
BLDG CODE	CONSTRUCTED PURPOSE	CURRENT USE	TOTAL SIZE (SQ. FT.)	OCCUPANCY YEAR	ESTIMATED REPLACEMENT VALUE	STRUCTURE	EXTERIOR FINISH	ROOF TYPE	
GAR-1	Garage	Cold Storage	4,500	0	\$801,000	Steel and concrete.	Concrete.	Unknown.	
GAR-2	Garage	Garage	22,400	1972	\$3,987,200	CMU block.	CMU and split face block (painted)	Flat.	
SSB-1	Salt/Sand Storage	Cold Storage	2,400	1963	\$218,400	Wooden timber.	Wood timber (painted).	Shingle.	
SSB-2	Salt/Sand Storage	Salt/Sand Storage	7,000	1985	\$637,000	Concrete and wood.	T1-11 (painted).	Shingle.	
SSB-3	Salt/Sand Storage	Salt/Sand Storage	9,936	2000	\$904,176	Concrete and metal.	T1-11 (painted).	Shingle.	
CSB-1	Cold Storage	Cold Storage	2,400	1998	\$218,400	Wood pole barn.	Metal Siding.	Shingle.	
		TOTAL COMPLEX SQ. FT.		48,636					

BUILDING ASSESSMENT		5 YR ADEQUACY		ADA COMPLIANCE		Structural		Interior		Exterior		Roof		Overhead/Sliding Doors		Service Doors		H/VAC		Engine Exhaust		Ventilation		Plumbing (Int)		Electrical		Lighting		Fire Protection	
BLDG CODE	CONSTRUCTED PURPOSE	5 YR ADEQUACY	ADA COMPLIANCE	Structural	Interior	Exterior	Roof	Overhead/Sliding Doors	Service Doors	H/VAC	Engine Exhaust	Ventilation	Plumbing (Int)	Electrical	Lighting	Fire Protection															
GAR-1	Inadequate	Inadequate	3	3	3	3	2	2	3	0	0	0	0	3	3	0															
GAR-2	Adequate	Adequate	3	4	4	4	4	3	3	4	4	3	4	3	2	0															
SSB-1	Adequate	Adequate	3	4	4	4	5	3	0	0	0	3	0	3	2	0															
SSB-2	Adequate	Adequate	3	3	3	3	4	3	0	0	0	3	0	3	3	0															
SSB-3	Adequate	Adequate	3	4	4	4	4	3	0	0	0	3	0	3	3	0															
CSB-1	Adequate	Adequate	3	3	3	3	4	3	3	0	0	0	0	3	3	0															

Assessment Rating: 0 = NOT APPLICABLE (N/A)
 1 = EXCELLENT (Annual Maintenance per Schedule)
 2 = GOOD (Annual and Preventive Maintenance)
 3 = AVERAGE (Showing Wear; Preventive Maintenance and Occasional Repair)
 4 = POOR (Worn; Significant Maintenance or Repair)
 5 = REHAB/REPLACE (Requires Rehabilitation or Replacement)

**MAJOR CAPITAL
Southwest-South Haven Garage**

Major Capital

Appn Year	Building Code	Brief Scope of Work	Current Condition	Cost Estimate
2018	WSH-1	Design and construct 2,400 sq. ft. external wash bay.	Existing equipment is washed within the main building. Moisture from washing activity is deteriorating structural integrity, as well as tools and equipment stored in same location. Increase risk of employee injury.	Formal scope and cost estimation in progress.
2018	GAR-1	Enlarge garage by adding a 4,000 sq. ft. addition to accommodate the parking of tandem axle plow trucks.	For improved operations, MDOT has transitioned to use of tandem trucks which are longer than the single-axle trucks. This creates a logistic issue due to existing garage configuration for smaller trucks.	Formal scope and cost estimation in progress.
2019	CSB-2	Design and construct 800 sq. ft. cold storage building.	Many materials and equipment are stored outside and exposed to the elements thereby increasing the rate of corrosion and reducing the service life.	Formal scope and cost estimation in progress.
2019	GAR-2	Design and construct 224 sq. ft. addition and renovate existing office space.	Inadequate office and conference room space. There is no computer area. The mechanic and shop supply areas do not accommodate the necessity for emergency exits.	Formal scope and cost estimation in progress.

**SPECIAL MAINTENANCE
Southwest - South Haven Garage**

Appn Year	Building Code	Brief Scope of Work	Current Condition	Cost Estimate
2019	GAR-2	Tuck point, paint exterior, and paint interior.	Interior and exterior paint is peeling and worn.	\$154,000
Special Maintenance Total:				\$154,000

Assessment Rating:

- 0 = NOT APPLICABLE (N/A)
- 1 = EXCELLENT (Annual Maintenance per Schedule)
- 2 = GOOD (Annual and Preventive Maintenance)
- 3 = AVERAGE (Showing Wear; Preventive Maintenance and Occasional Repair)
- 4 = POOR (Worn; Significant Maintenance or Repair)
- 5 = REHAB/REPLACE (Requires Rehabilitation or Replacement)

2012 FACILITY ASSESSMENT

Southwest Region Maintenance Crews

BUREAU/REGION Southwest		OWN/LEASE Own	
REGION REPRESENTATIVE Latham, Jason		FACILITY A&O REPRESENTATIVE Maiberger, Kurt	
ADDRESS 6345 American Ave., Portage MI 49002	COUNTY Kalamazoo	PHONE NO. (269) 327-4499	FAX NO. (269) 327-6285
FACILITY FUNCTION Maintenance Crews	SECONDARY FUNCTION	WORK FORCE 5,385	ADMIN/EMPLOYEE AREA SQ FT
SITE ASSESSMENT		INSPECTION DATE 04/02/2012	
SITE CAPACITY FOR DEVELOPMENT Adequate	SIDEWALKS 3	UTILIZATION RATE Fully Utilized	
SITE REGULATORY COMPLIANCE Adequate	FENCING 3	VENDOR Consumers Energy	
	SECURITY 3	Consumers Energy	
	LIGHTING 3	Portage, City of	
	IRRIG SYS 3	Portage, City of	
PARKING/PAVING 5			
DRAINAGE 3			

BUILDINGS		ESTIMATED REPLACEMENT VALUE \$6,735,520		EXTERIOR FINISH Block (painted) and metal panels.		ROOF TYPE Slightly pitched steel corrugated.	
BLDG CODE SPC-1	CONSTRUCTED PURPOSE Maintenance Crews	TOTAL SIZE (SQ FT) 37,840	OCCUPANCY YEAR 1990	STRUCTURE Metal frame and CMU.			
		TOTAL COMPLEX SQ FT 37,840					

BUILDING ASSESSMENT		ESTIMATED REPLACEMENT VALUE \$6,735,520		EXTERIOR FINISH Block (painted) and metal panels.		ROOF TYPE Slightly pitched steel corrugated.	
5 YR ADEQUACY	ADA COMPLIANCE	Structural	Exterior	Interior	Windows	Insulation	Roof
Adequate	Inadequate	3	3	3	3	3	3
		Overhead/Sliding Doors	Service Doors	HVAC	Engine Exhaust	Ventilation	Plumbing (Int)
		3	3	4	0	3	3
		Electrical	Lighting	Fire Protection			
		3	4	3			

2012 FACILITY ASSESSMENT

Southwest Region Office

BUREAU/REGION Southwest		OWN/LEASE Own	
REGION REPRESENTATIVE Latham, Jason		FACILITY A&O REPRESENTATIVE Parsons, Chris	
ADDRESS 1501 Kilgore Rd., Kalamazoo MI 49001	COUNTY Kalamazoo	PHONE NO. (269) 337-3900	FAX NO. (269) 337-3909
FACILITY FUNCTION Region Administration		WORK FORCE 22,000	ADMIN/EMPLOYEE AREA SQ FT Fully Utilized
SECONDARY FUNCTION		UTILIZATION RATE Fully Utilized	
INSPECTION DATE 04/24/2012		FACILITY ENERGY AUDIT 03/04/2010	
SITE ASSESSMENT			
SITE CAPACITY FOR DEVELOPMENT	ADEQUACY	RATING	
Adequate	Adequate	SIDEWALKS	4
SITE REGULATORY COMPLIANCE	Adequate	FENCING	3
		SECURITY	3
		LIGHTING	3
		IRRIG SYS	3
PARKING/PAVING	4	ELECTRICAL UTILITY	Electrical
DRAINAGE	4	GAS UTILITY (if present)	Natural Gas
		WATER UTILITY	Municipal
		SEWAGE UTILITY	Municipal
ESTIMATED REPLACEMENT VALUE		ESTERIOR FINISH	
\$5,390,000		Brick.	
TOTAL COMPLEX SQ FT		ROOF TYPE	
22,000		Flat seamed with stone cover.	

BUILDINGS			
BLDG CODE	CONSTRUCTED	TOTAL SIZE (SQ FT)	OCCUPANCY YEAR
REG-1	Region Office	22,000	1985
CURRENT USE	Region Office	ESTIMATED REPLACEMENT VALUE	STRUCTURE
Region Office	Region Office	\$5,390,000	Steel and brick.
TOTAL COMPLEX SQ FT		22,000	

BUILDING ASSESSMENT																
5 YR ADEQUACY	ADA COMPLIANCE	Structural	Exterior	Interior	Windows	Insulation	Roof	Overhead/Sliding Doors	Service Doors	HVAC	Engine Exhaust	Ventilation	Plumbing (Int)	Electrical	Lighting	Fire Protection
REG-1	Adequate	Inadequate	3	4	3	4	3	3	4	4	0	0	3	3	4	3

**SPECIAL MAINTENANCE
Southwest - Southwest Region Office**

Appn Year	Building Code	Brief Scope of Work	Current Condition	Cost Estimate
2017	REG-1	Clean efflorescence on exterior brick and apply sealant.	Scale efflorescence on brick causing the brick to spall.	\$19,100
2019	STE-1	Mill and replace top course.	Pavement is in poor condition with excessive cracking.	\$412,900
2020	REG-1	Install T8 ballast and lights to replace T12 that have not yet been changed.	Lighting is not sufficient for operations and is not energy efficient.	\$73,800
2020	OFF-1	Replace ONAN backup generator.	The generator for this facility has failed multiple times in two years. This facility has an elevator and as a result a functional generator is required to supply power during an outage.	\$66,300
Special Maintenance Total:				\$572,100

Assessment Rating: 0 = NOT APPLICABLE (N/A)
 1 = EXCELLENT (Annual Maintenance per Schedule)
 2 = GOOD (Annual and Preventive Maintenance)
 3 = AVERAGE (Showing Wear; Preventive Maintenance and Occasional Repair)
 4 = POOR (Worn; Significant Maintenance or Repair)
 5 = REHAB/REPLACE (Requires Rehabilitation or Replacement)

2013 FACILITY ASSESSMENT

Adrian Garage

BUREAU/REGION	OWN/LEASE
University	Own
REGION REPRESENTATIVE	
Jersey, John	
FACILITY A&O REPRESENTATIVE	
Reverman, Jim	

ADDRESS	COUNTY	PHONE NO.	FAX NO.	SITE ACREAGE	INSPECTION DATE
2451 North Adrian Highway, Adrian MI 49221	Lenawee	(517) 263-0564	(517) 265-6328	10.00	05/28/2013
FACILITY FUNCTION	SECONDARY FUNCTION	WORKFORCE ADMIN/EMPLOYEE AREA	UTILIZATION RATE	FACILITY ENERGY AUDIT	
Garage		2,600	SQ. FT. Fully Utilized	08/08/2010	

SITE ASSESSMENT		VENDOR		ADEQUACY
SITE CAPACITY FOR DEVELOPMENT	ADEQUACY	TYPE	Consumers Energy	Adequate
SITE REGULATORY COMPLIANCE	Adequate	Electrical	Citizens Gas Fuel Company	Adequate
		Natural Gas	Adrian, City of	Adequate
		Municipal	Adrian, City of	Adequate
		Municipal		Adequate
PARKING/PAVING	RATING			
DRAINAGE	5			
	3			

BUILDINGS		TOTAL SIZE (SQ. FT.)	OCCUPANCY YEAR	ESTIMATED REPLACEMENT VALUE	STRUCTURE	EXTERIOR FINISH	ROOF TYPE
GAR-1	Garage	13,840	1962	\$2,463,520	Masonry and steel.	Masonry.	Metal.
HSB-1	Heated Storage	4,800	1963	\$436,800	Metal	Metal	Metal w/Thermtec Coating
SSB-1	Salt/Sand Storage	1,972	1965	\$179,452	Wood.	Wood.	Wood and Shingle
SSB-2	Salt/Sand Storage	3,200	1981	\$291,200	Wood polebarn with siding.	Wood.	Wood Shingle.
SSB-3	Salt/Sand Storage	8,064	1992	\$733,824	Concrete and wood.	Concrete and wood.	Wood Shingles
CSB-1	Cold Storage	6,000	1994	\$546,000	Masonry and steel.	Masonry.	Metal and membrane.
TOTAL COMPLEX SQ. FT.		37,876					

Assessment Rating: 0 = NOT APPLICABLE (N/A)
 1 = EXCELLENT (Annual Maintenance per Schedule)
 2 = GOOD (Annual and Preventive Maintenance)
 3 = AVERAGE (Showing Wear; Preventive Maintenance and Occasional Repair)
 4 = POOR (Worn; Significant Maintenance or Repair)
 5 = REHAB/REPLACE (Requires Rehabilitation or Replacement)

BUILDING ASSESSMENT

5 YR ADEQUACY ADA COMPLIANCE

	5 YR ADEQUACY	ADA COMPLIANCE	Structural	Exterior	Interior	Windows	Insulation	Roof	Overhead/ Sliding Doors	Service Doors	HVAC	Engine Exhaust	Ventilation	Plumbing (Int)	Electrical	Lighting	Fire Protection
GAR-1	Adequate	Adequate	3	1	3	3	3	4	3	3	5	3	3	3	3	1	3
HSB-1	Adequate	Adequate	3	4	3	0	0	3	3	3	3	0	3	3	3	2	0
SSB-1	Adequate	Adequate	3	3	3	0	0	2	0	0	0	0	0	0	0	0	0
SSB-2	Adequate	Adequate	3	2	2	0	0	2	0	0	0	0	3	0	3	3	0
SSB-3	Adequate	Adequate	3	2	3	0	0	2	0	0	0	0	3	0	3	3	0
CSB-1	Adequate	Adequate	3	5	3	0	0	3	3	3	0	0	3	0	3	4	0

**SPECIAL MAINTENANCE
University - Adrian Garage**

Appn Year	Building Code	Brief Scope of Work	Current Condition	Cost Estimate
2016	HSB-1	Paint exterior of building.	Exterior paint is peeling in many locations and is not providing proper protection to the steel building.	\$12,500
2017	CSB-1	Paint exterior of building.	Exterior paint is peeling in many locations and is not providing proper protection to the building's masonry.	\$18,100
Special Maintenance Total:				\$30,600

Assessment Rating: 0 = NOT APPLICABLE (N/A)
 1 = EXCELLENT (Annual Maintenance per Schedule)
 2 = GOOD (Annual and Preventive Maintenance)

3 = AVERAGE (Showing Wear; Preventive Maintenance and Occasional Repair)
 4 = POOR (Worn; Significant Maintenance or Repair)
 5 = REHAB/REPLACE (Requires Rehabilitation or Replacement)

2013 FACILITY ASSESSMENT

Brighton Garage

BUREAU/REGION University REGION REPRESENTATIVE		OWN/LEASE Own	
Thompson, Will FACILITY A&O REPRESENTATIVE		Woodruff, Val	
ADDRESS		PHONE NO.	FAX NO.
10102 East Grand River Ave., Brighton MI 48116		(810) 229-4250	
COUNTY		LIVINGSTON	
FACILITY FUNCTION		WORK FORCE	ADMIN/EMPLOYEE AREA
Garage			SQ FT
SECONDARY FUNCTION		Fully Utilized	
RATING		TYPE	
ADEQUACY		VENDOR	
SITE CAPACITY FOR DEVELOPMENT		DTE (includes MichCon)	
Inadequate		Consumers Energy	
SITE REGULATORY COMPLIANCE		Brighton, City of	
ADEQUATE			
RATING		INSPECTION DATE	
PARKING/PAVING 5		04/10/2013	
DRAINAGE 2		FACILITY ENERGY AUDIT	
		12/10/2009	
SITE ASSESSMENT		ADEQUACY	
SIDEWALKS 3		Adequate	
FENCING 3		Adequate	
SECURITY 3		Adequate	
LIGHTING 3		Adequate	
IRRIG SYS 3		Adequate	
ELECTRICAL UTILITY		Electrical	
GAS UTILITY (if present)		Natural Gas	
WATER UTILITY		Well	
SEWAGE UTILITY		Municipal	

BUILDINGS

BLDG CODE	CONSTRUCTED PURPOSE	CURRENT USE	TOTAL SIZE (SQ FT)	OCCUPANCY YEAR	ESTIMATED REPLACEMENT VALUE	STRUCTURE	EXTERIOR FINISH	ROOF TYPE
GAR-1	Garage	Garage	13,994	1940	\$2,490,932	Masonry and steel.	Masonry and EIFS.	Concrete with membrane.
HSB-1	Heated Storage	Heated Storage	6,000	1976	\$546,000	Masonry and steel.	Masonry.	Metal and membrane.
HSB-2	Heated Storage	Heated Storage	5,000	1987	\$455,000	Steel.	Metal.	Metal
HSB-3	Heated Storage	Heated Storage	7,200	2005	\$655,200	Wood	Metal	Wood and Shingle
SSB-1	Salt/Sand Storage	Cold Storage	6,300	1982	\$573,300	Wood.	Wood.	Wood and Shingle
SSB-2	Salt/Sand Storage	Salt/Sand Storage	9,500	1995	\$864,500	Concrete and Wood.	Concrete and Wood.	Wood and Shingles
CSB-2	Cold Storage	Cold Storage	320	0	\$29,120	3-Sided - Wood Pole Barn.	Metal	Wood and shingle.
TOTAL COMPLEX SQ FT			48,314					

Assessment Rating:

- 0 = NOT APPLICABLE (N/A)
- 1 = EXCELLENT (Annual Maintenance per Schedule)
- 2 = GOOD (Annual and Preventive Maintenance)
- 3 = AVERAGE (Showing Wear; Preventive Maintenance and Occasional Repair)
- 4 = POOR (Worn; Significant Maintenance or Repair)
- 5 = REHAB/REPLACE (Requires Rehabilitation or Replacement)

BUILDING ASSESSMENT

5 YR ADEQUACY ADA COMPLIANCE

	5 YR ADEQUACY	ADA COMPLIANCE	Structural	Exterior	Interior	Windows	Insulation	Roof	Overhead/ Sliding Doors	Service Doors	HVAC	Engine Exhaust	Ventilation	Plumbing (Int)	Electrical	Lighting	Fire Protection
GAR-1	Adequate	Inadequate	3	2	4	3	3	4	3	3	4	4	2	3	2	2	0
HSB-1	Adequate	Adequate	3	5	3	5	4	5	3	3	3	0	5	3	3	4	0
HSB-2	Adequate	Adequate	2	2	2	0	2	4	3	1	2	0	2	3	5	2	0
HSB-3	Adequate	Adequate	2	2	2	0	2	2	2	2	2	0	2	2	2	2	0
SSB-1	Adequate	Adequate	3	2	3	0	0	2	2	0	0	0	3	0	5	3	0
SSB-2	Adequate	Adequate	2	2	2	0	0	2	2	0	0	0	2	0	5	5	0
CSB-2	Adequate	Adequate	3	3	3	0	0	3	0	0	0	0	0	0	0	0	0

SPECIAL MAINTENANCE University - Brighton Garage

Appn Year	Building Code	Brief Scope of Work	Current Condition	Cost Estimate
2016	HSB-2	Apply roof coating.	The current metal roof is showing rust which indicates failure of the current coating system.	\$27,900
2017	STE-1	Mill and resurface existing parking lot and driveways.	The existing pavement is extremely deteriorated. Some areas around the new washbay and HSB3 are gravel and need to be upgraded to hard surface.	\$539,600
2019	STE-1	Install new electronic slide entry gate.	Currently there is an old swinging style gate to close off the garage area north of Grand River.	\$42,300
2019	STE-1	Replace fence along east side of property.	Along the east portion of property line, fencing is either deteriorated or completely missing.	\$24,800
2020	HSB-2	Replace floor drain.	Existing drain is falling.	\$28,300
2020	GAR-1	Concrete floor restoration.	The existing concrete floor has visible cracks and surface spalling. Because the surface is not sealed it is difficult to clean.	\$162,900
2020	HSB-1	Replace all single-pane windows with new energy-efficient windows.	Existing windows are in poor condition and not energy efficient (single pane).	\$65,200
Special Maintenance Total:				\$891,000

Assessment Rating:

- 0 = NOT APPLICABLE (N/A)
- 1 = EXCELLENT (Annual Maintenance per Schedule)
- 2 = GOOD (Annual and Preventive Maintenance)
- 3 = AVERAGE (Showing Wear; Preventive Maintenance and Occasional Repair)
- 4 = POOR (Worn; Significant Maintenance or Repair)
- 5 = REHAB/REPLACE (Requires Rehabilitation or Replacement)

2013 FACILITY ASSESSMENT

Brighton TSC

Leased Facility - Not Assessed

BUREAU/REGION University REGION REPRESENTATIVE		OWN/LEASE Lease-Private	
FACILITY A&O REPRESENTATIVE			
ADDRESS 10321 E. Grand River, Suite 500, Brighton MI 48116	COUNTY Livingston	PHONE NO. (810) 227-4681	FAX NO.
FACILITY FUNCTION Transportation Service Center	SECONDARY FUNCTION	WORK FORCE 10,867	SQ FT Fully Utilized
SITE ASSESSMENT		VENDOR	
SITE CAPACITY FOR DEVELOPMENT		ELECTRICAL UTILITY Electrical	
SITE REGULATORY COMPLIANCE		GAS UTILITY (if present) N/A	
RATING		WATER UTILITY N/A	
PARKING/PAVING 0		SEWAGE UTILITY N/A	
DRAINAGE 0		IRRIG SYS 0	

BUILDINGS	ESTIMATED REPLACEMENT VALUE	STRUCTURE	EXTERIOR FINISH	ROOF TYPE
BLDG CODE TSC-1	CONSTRUCTION PURPOSE Transportation Service Center	CURRENT USE Transportation Service Center	TOTAL SIZE (SQ FT) 10,867	OCCUPANCY YEAR 0
TOTAL COMPLEX SQ FT 10,867		ESTIMATED REPLACEMENT VALUE \$2,662,415		

BUILDING ASSESSMENT	5 YR ADEQUACY	ADA COMPLIANCE	Current Condition	Cost Estimate
Structural	Interior	Exterior	Windows	Roof
Overhead/Sliding Doors	Service Doors	HVAC	Engine Exhaust	Plumbing (Int)
Ventilation	Electrical	Lighting	Fire Protection	

MAJOR CAPITAL
University-Brighton TSC

Major Capital
Appn Year: 2017 Building Code: TSC-1

Brief Scope of Work: Design and construct new 9,890 sq. ft. TSC in Washtenaw County, on MDOT owned property.

Current Condition: MDOT currently leases office space in Livingston County. The TSC services Livingston, Washtenaw, and Monroe Counties and the current location is not optimal for customer services.

Cost Estimate: Formal scope and cost estimation in progress.

2013 FACILITY ASSESSMENT

Charlotte Garage

BUREAU/REGION University		OWN/LEASE Own	
REGION REPRESENTATIVE Thompson, Will		FACILITY A&O REPRESENTATIVE Parsons, Chris	
ADDRESS 905 Paine Drive, Charlotte MI 48813		COUNTY Eaton	PHONE NO. (517) 543-7642
FACILITY FUNCTION Garage		SECONDARY FUNCTION	FAX NO. (517) 543-6821
RATING 4		WORK FORCE 2,875	INSPECTION DATE 04/03/2013
ADEQUACY Adequate		ADMIN/EMPLOYEE AREA 2,875 SQ FT	UTILIZATION RATE Fully Utilized
ADEQUACY Adequate		FACILITY ENERGY AUDIT 08/10/2010	

SITE ASSESSMENT		RATING		ADEQUACY		VENDOR	
SITE CAPACITY FOR DEVELOPMENT	3	SIDEWALKS	3	ELECTRICAL UTILITY	Electrical	Consumers Energy	Adequate
SITE REGULATORY COMPLIANCE	3	FENCING	3	GAS UTILITY (if present)	Natural Gas	Consumers Energy	Adequate
		SECURITY	0	WATER UTILITY	Municipal	Charlotte, City of	Adequate
		LIGHTING	3	SEWAGE UTILITY	Municipal	Charlotte, City of	Adequate
PARKING/PAVING	4	IRRIG SYS	3				
DRAINAGE	3						

BUILDINGS		TOTAL	OCCUPANCY	ESTIMATED	STRUCTURE	EXTERIOR FINISH	ROOF TYPE
BLDG CODE	CONSTRUCTED PURPOSE	SIZE (SQ FT)	YEAR	REPLACEMENT VALUE			
GAR-1	Garage	14,400	1978	\$2,563,200	Masonry block walls.	Brick and metal.	Metal with membrane coating.
HSB-1	Heated Storage	6,000	1985	\$546,000	Masonry and steel.	Masonry and metal.	Rolled membrane coating.
SSB-1	Salt/Sand Storage	5,650	1978	\$514,150	Wood pole barn.	Metal siding.	Asphalt shingles.
SSB-2	Salt/Sand Storage	9,250	1998	\$841,750	Concrete with wood truss.	Concrete and wood siding.	Asphalt shingles.
		TOTAL COMPLEX SQ FT		35,300			

BUILDING ASSESSMENT		5 YR ADEQUACY															
BLDG CODE	CONSTRUCTED PURPOSE	ADA COMPLIANCE	Structural	Exterior	Interior	Windows	Insulation	Roof	Overhead/Sliding Doors	Service Doors	HVAC	Engine Exhaust	Ventilation	Plumbing (Int)	Electrical	Lighting	Fire Protection
GAR-1	Adequate	Adequate	3	3	4	4	3	3	3	3	5	3	3	3	3	4	0
HSB-1	Adequate	Adequate	3	2	3	3	4	4	3	3	3	0	0	3	3	3	0
SSB-1	Adequate	Adequate	3	2	3	0	0	2	3	3	0	0	0	0	3	3	0
SSB-2	Adequate	Adequate	3	2	3	0	0	4	3	0	0	0	3	0	3	3	0

**MAJOR CAPITAL
University-Charlotte Garage**

Major Capital

Appn Year	Building Code	Brief Scope of Work	Current Condition	Cost Estimate
2019	WSH-1	Design and construct 2,400 sq. ft. external wash bay.	Equipment is washed within the main building. Moisture from washing activity is deteriorating structural integrity, as well as tools and equipment stored in same location.	Formal scope and cost estimation in progress.

**SPECIAL MAINTENANCE
University - Charlotte Garage**

Appn Year	Building Code	Brief Scope of Work	Current Condition	Cost Estimate
2017	GAR-1	Insulate mechanic's bay area roof (spray foam).	Inadequate insulation resulting in heat loss.	\$35,300
2017	GAR-1	Replace windows in mechanic's bay area and main garage.	Existing windows are in poor condition and not energy efficient (single pane).	\$40,200
2018	STE-1	Mill and replace existing bituminous pavement.	Existing 0.3' to 0.4' of HMA over gravel. Recommended fix is to reconstruct with 5" of HMA and place ultra thin over the rest of the lot. Mill and fill 1.5" in the car parking area.	\$534,200
2019	GAR-1	Replace lighting system.	Lighting is not sufficient for operations and is not energy efficient.	\$43,100
2020	GAR-1	Paint the interior ceiling of garage.	Paint is peeling in the interior washbay area and throughout the garage. Of particular concern is the fact that trucks are washed inside the building so the ceiling is exposed to very high levels of moisture.	\$39,000
Special Maintenance Total:				\$691,800

Assessment Rating:

- 0 = NOT APPLICABLE (N/A)
- 1 = EXCELLENT (Annual Maintenance per Schedule)
- 2 = GOOD (Annual and Preventive Maintenance)
- 3 = AVERAGE (Showing Wear; Preventive Maintenance and Occasional Repair)
- 4 = POOR (Worn; Significant Maintenance or Repair)
- 5 = REHAB/REPLACE (Requires Rehabilitation or Replacement)

**MAJOR CAPITAL
University-Grand Ledge Garage**

Major Capital

Appn Year	Building Code	Brief Scope of Work	Current Condition	Cost Estimate
2018	GAR-1	Design and construct 2,400 sq. ft. wash bay.	Equipment is washed within the main building. Moisture from washing activity is deteriorating structural integrity, as well as tools and equipment stored in same location.	Formal scope and cost estimation in progress.
2019	GAR-1	Design and construct 46,000 sq. ft. Garage, 2,000 sq. ft. wash bay, and 7,500 sq. ft. heated storage building on existing MDOT owned property.	The current facility exceeds 50 years in service, is operating at more than twice the intended capacity, is not centrally located to the geographic area of responsibility.	Formal scope and cost estimation in progress.

Assessment Rating:

- 0 = NOT APPLICABLE (N/A)
- 1 = EXCELLENT (Annual Maintenance per Schedule)
- 2 = GOOD (Annual and Preventive Maintenance)
- 3 = AVERAGE (Showing Wear; Preventive Maintenance and Occasional Repair)
- 4 = POOR (Worn; Significant Maintenance or Repair)
- 5 = REHAB/REPLACE (Requires Rehabilitation or Replacement)

**SPECIAL MAINTENANCE
University - Grand Ledge Garage**

Appn Year	Building Code	Brief Scope of Work	Current Condition	Cost Estimate
2016	SSB-2	Install new ventilation system.	Current ventilation system is no longer operational.	\$12,000
2016	CSB-1	Replace existing roof membrane.	Membrane has deteriorated and no longer provides adequate structural protection. The warranty has expired.	\$41,800
2016	GAR-1	Apply roof coating.	Roof coating is showing signs of deterioration and needs to be recoated so the warranty can be extended.	\$50,200
2016	HSB-1	Apply roof coating.	Roof coating has deteriorated and no longer provides adequate structural protection. The warranty has expired.	\$19,300
2017	STE-1	Rehabilitate HMA parking lot.	Current parking lot has alligator cracking which demonstrates total pavement failure. If this is addressed soon, the base will be salvageable.	\$570,000
2017	GAR-1	Replace windows with energy efficient product.	Existing windows are in poor condition and not energy efficient (single pane).	\$20,400
2017	GAR-1	Paint exterior.	Paint is deteriorating and no longer providing structural protection.	\$79,200
2017	CSB-1	Install heating system.	Cold storage building is currently being used as an expanded garage operation due to insufficient space in the existing maintenance garage building.	\$71,400
2019	STE-1	Install new electronic slide gate.	The existing gate is manually operated and is near the end of its service life. Security consists of a chain and simple lock that is easily defeated by a thief.	\$53,300
2019	GAR-1	Install drains in mechanic's area.	Water is pooling resulting in accelerated deterioration of the concrete floor.	\$71,400
2019	SSB-3	Replace two (2) existing single-wall brine tanks.	Current single-wall brine tanks are old and do not have proper containment as required by code.	\$164,400
2019	GAR-1	Replace lighting system.	Lighting is not sufficient for operations and is not energy efficient.	\$45,000
2020	GAR-1	Install in-ground hoist for tandem-axle trucks.	Need hoist to lift tandem trucks. Currently the garage is equipped with 2 sets of portable hoists.	\$257,900
Special Maintenance Total:				\$1,456,300

Assessment Rating:
 0 = NOT APPLICABLE (N/A)
 1 = EXCELLENT (Annual Maintenance per Schedule)
 2 = GOOD (Annual and Preventive Maintenance)

3 = AVERAGE (Showing Wear; Preventive Maintenance and Occasional Repair)
 4 = POOR (Worn; Significant Maintenance or Repair)
 5 = REHAB/REPLACE (Requires Rehabilitation or Replacement)

2013 FACILITY ASSESSMENT

Jackson Testing Lab

BUREAU/REGION	OWN/LEASE
University	Own
REGION REPRESENTATIVE	
Thompson, Will	
FACILITY A&O REPRESENTATIVE	
Maiberger, Kurt	

ADDRESS	COUNTY	PHONE NO.	FAX NO.	SITE ACREAGE	INSPECTION DATE								
2800 N. Elm Rd, Jackson MI 49201	Jackson	(517) 780-7894	(517) 780-7892	2.00	04/09/2013								
FACILITY FUNCTION	SECONDARY FUNCTION	WORK FORCE	ADMIN/EMPLOYEE AREA	UTILIZATION RATE	FACILITY ENERGY AUDIT								
Materials Testing	Survey Operations		2,000	Fully Utilized	12/14/2009								
SITE ASSESSMENT													
SITE CAPACITY FOR DEVELOPMENT	ADEQUACY	RATING	VENDOR										
SIDEWALKS	Adequate	3	Electrical	Consumers Energy	Adequate								
FENCING	Adequate	3	Natural Gas	Consumers Energy	Adequate								
SECURITY		3	Well		Adequate								
LIGHTING		3	Municipal	Blackman Township	Adequate								
IRRIG SYS		3											
<table style="width: 100%;"> <tr> <td style="width: 50%;">PARKING/PAVING</td> <td style="width: 50%;">RATING</td> </tr> <tr> <td>DRAINAGE</td> <td></td> </tr> <tr> <td></td> <td>5</td> </tr> <tr> <td></td> <td>4</td> </tr> </table>						PARKING/PAVING	RATING	DRAINAGE			5		4
PARKING/PAVING	RATING												
DRAINAGE													
	5												
	4												

BUILDINGS					
BLDG CODE	CONSTRUCTED	TOTAL	OCCUPANCY	ESTIMATED	REPLACEMENT
GAR-1	Garage	6,087	1974	\$1,083,486	VALUE
CURRENT USE	Testing Lab	SIZE (SQ FT)	STRUCTURE	EXTERIOR FINISH	ROOF TYPE
		6,087	Steel frame.	Block mason and metal siding.	Metal, coated.
TOTAL COMPLEX SQ FT		6,087			

BUILDING ASSESSMENT														
5 YR ADEQUACY	ADA COMPLIANCE	Structural	Exterior	Interior	Windows	Overhead/ Sliding Doors	Service Doors	HVAC	Engine Exhaust	Ventilation	Plumbing (Int)	Electrical	Lighting	Fire Protection
Adequate	Inadequate	3	3	3	4	3	3	3	0	3	3	3	4	3

SPECIAL MAINTENANCE

University - Jackson Testing Lab

Appn Year	Building Code	Brief Scope of Work	Current Condition	Cost Estimate
2016	STE-1	Fill in loading area and pave. Add new fencing and rail. Rework canopy.	Loading dock is unsafe, inefficient, and does not drain well.	\$90,700
2020	GAR-1	Replace all T12 lighting with energy efficient T8 lighting.	The existing lighting is insufficient for operations, is nearing the end of its life and is not energy efficient.	\$66,500
Special Maintenance Total:				\$157,200

2013 FACILITY ASSESSMENT

Jackson TSC

ADDRESS 2750 N. Elm Rd., Jackson MI 49201		COUNTY Jackson	PHONE NO. (517) 780-7540	FAX NO. (517) 783-5454	SITE/ACREAGE 2.00	INSPECTION DATE 04/09/2013
FACILITY FUNCTION Transportation Service Center		WORK FORCE ADMIN/EMPLOYEE AREA 8,474		UTILIZATION RATE Fully Utilized		FACILITY ENERGY AUDIT 08/09/2010
BUREAU/REGION University		REGION REPRESENTATIVE Thompson, Will		FACILITY A&O REPRESENTATIVE Maiberger, Kurt		OWN/LEASE Own

SITE ASSESSMENT	
SITE CAPACITY FOR DEVELOPMENT	Adequate
SITE REGULATORY COMPLIANCE	Adequate
RATING	
PARKING/PAVING	4
DRAINAGE	3
SIDEWALKS	3
FENCING	0
SECURITY	3
LIGHTING	3
IRRIG SYS	3
ELECTRICAL UTILITY	Electrical
GAS UTILITY (if present)	Natural Gas
WATER UTILITY	Well
SEWAGE UTILITY	Municipal
ESTIMATED REPLACEMENT VALUE	\$2,076,130
ESTERIOR FINISH	Vinyl and brick.
ROOF TYPE	Shingle.

BUILDINGS							
BLDG CODE	CONSTRUCTED PURPOSE	TOTAL SIZE (SQ.FT)	OCCUPANCY YEAR	ESTIMATED REPLACEMENT VALUE	STRUCTURE	EXTERIOR FINISH	ROOF TYPE
TSC-1	Transportation Service Center	8,474	1998	\$2,076,130	Wood frame.	Vinyl and brick.	Shingle.
TOTAL COMPLEX SQ FT		8,474					

BUILDING ASSESSMENT														
5 YR ADEQUACY	ADA COMPLIANCE	Structural	Exterior	Interior	Windows	Overhead/ Sliding Doors	Service Doors	HVAC	Engine Exhaust	Ventilation	Plumbing (Int)	Electrical	Lighting	Fire Protection
Adequate	Inadequate	3	3	3	3	0	3	3	0	3	3	3	3	3

SPECIAL MAINTENANCE
University - Jackson TSC

Appn Year	Building Code	Brief Scope of Work	Current Condition	Cost Estimate
2019	STE-1	Reconstruct drive back to administration building with 5" of HMA. Mill and fill 1.5" in the car parking area.	Existing 0.3' to 0.4' of HMA over gravel.	\$183,200
Special Maintenance Total:				\$183,200

Shared facility. See Lansing - Aeronautics for building and assessment information. TSC occupies 5,125 sq. ft. of Aeronautics (AER-1) building.

2013 FACILITY ASSESSMENT Lansing TSC

BUREAU/REGION	OWN/LEASE
University	Own
REGION REPRESENTATIVE	
Misiak, Pauline	
FACILITY A&O REPRESENTATIVE	
Townsend, Julie	

ADDRESS	COUNTY	PHONE NO.	FAX NO.	SITE ACREAGE	INSPECTION DATE
2700 Port Lansing Rd., Lansing MI 48906	Clinton	(517) 335-3754	(517) 335-3755	0.00	03/31/2014
FACILITY FUNCTION	SECONDARY FUNCTION	WORK FORCE	ADMIN/EMPLOYEE AREA	UTILIZATION RATE	FACILITY ENERGY AUDIT
Transportation Service Center	Aeronautics		5,125	SQ FT Fully Utilized	
SITE ASSESSMENT					
SITE CAPACITY FOR DEVELOPMENT		ELECTRICAL UTILITY			
SITE REGULATORY COMPLIANCE		GAS UTILITY (if present)			
RATING		WATER UTILITY			
PARKING/PAVING		SEWAGE UTILITY			
DRAINAGE		TYPE			
		VENDOR			
		ADEQUACY			

BLDG CODE	CONSTRUCTED PURPOSE	CURRENT USE	TOTAL SIZE (SQ FT)	OCCUPANCY YEAR	ESTIMATED REPLACEMENT VALUE	STRUCTURE	EXTERIOR FINISH	ROOF TYPE
					\$0			
TOTAL COMPLEX SQ FT								

BUILDING ASSESSMENT	5 YR ADEQUACY	ADA COMPLIANCE	Structural	Exterior	Interior	Windows	Insulation	Roof	Overhead/ Sliding Doors	Service Doors	HVAC	Engine Exhaust	Ventilation	Plumbing (Int)	Electrical	Lighting	Fire Protection
----------------------------	---------------	----------------	------------	----------	----------	---------	------------	------	-------------------------	---------------	------	----------------	-------------	----------------	------------	----------	-----------------

MAJOR CAPITAL
University-Lansing TSC
Major Capital

Appn Year	Building Code	Brief Scope of Work	Current Condition	Cost Estimate
2018	TSC-1	Design and construct new 14,000 sq. ft. Transportation Service Center (TSC).	The TSC is a tenant in a shared facility which is not conducive to long-term operations.	Formal scope and cost estimation in progress.

2013 FACILITY ASSESSMENT

Mason Garage

ADDRESS		COUNTY		PHONE NO.		FAX NO.		SITING DATE		BUREAU/REGION	
601 Jewett, Mason MI 48854		Ingham		(517) 676-1029		(517) 676-8755		04/11/2013		University Own	
FACILITY FUNCTION		SECONDARY FUNCTION		WORK FORCE		ADMIN/EMPLOYEE AREA		UTILIZATION RATE		FACILITY ENERGY AUDIT	
Maintenance Operations				120		120		Fully Utilized		08/10/2010	
SITE ASSESSMENT		ADEQUACY		RATING		TYPE		VENDOR		ADEQUACY	
SITE CAPACITY FOR DEVELOPMENT		Adequate		3		Electrical		Consumers Energy		Adequate	
SITE REGULATORY COMPLIANCE		Adequate		3		Natural Gas		Consumers Energy		Adequate	
RATING		RATING		RATING		RATING		RATING		RATING	
PARKING/PAVING		3		3		Well		Municipal		Adequate	
DRAINAGE		3		3		SEWAGE UTILITY		Mason, City of		Adequate	

BUILDINGS		TOTAL	OCCUPANCY	ESTIMATED	STRUCTURE	EXTERIOR FINISH	ROOF TYPE	
BLDG CODE	CONSTRUCTED PURPOSE	SIZE (SQ FT)	YEAR	REPLACEMENT VALUE				
GAR-1	Garage	11,484	1960	\$2,044,152	Masonry ridge frame.	Masonry and EIFS.	Metal with ThermTec membrane.	
HSB-1	Heated Storage	4,800	1965	\$436,800	Metal.	Metal.	Metal and ThermTec Membrane.	
SSB-1	Salt/Sand Storage	5,650	1980	\$514,150	Wood pole barn.	Metal.	Wood shingles.	
SSB-2	Salt/Sand Storage	9,936	2001	\$904,176	Concrete and wood.	Concrete and wood.	Wood and shingles.	
CSB-1	Cold Storage	6,000	1995	\$546,000	Masonry and metal.	Masonry.	Metal with membrane coating.	
		TOTAL COMPLEX SQ FT		37,870				

BUILDING ASSESSMENT		Structural	Exterior	Interior	Windows	Overhead/ Sliding Doors	Service Doors	HVAC	Engine Exhaust	Ventilation	Plumbing (Int)	Electrical	Lighting	Fire Protection
GAR-1	Adequate	3	2	3	4	3	3	4	3	3	3	3	4	3
HSB-1	Adequate	3	4	2	0	3	3	3	0	3	0	3	4	0
SSB-1	Adequate	3	2	3	0	3	3	0	0	3	0	3	4	0
SSB-2	Adequate	3	4	3	0	3	0	0	0	3	0	3	3	0
CSB-1	Adequate	3	4	3	3	3	3	0	0	3	0	3	4	0

**SPECIAL MAINTENANCE
University - Mason Garage**

<u>Appn Year</u>	<u>Building Code</u>	<u>Brief Scope of Work</u>	<u>Current Condition</u>	<u>Cost Estimate</u>
2016	SSB-2	Coat shingled roof.	Shingles showing signs of wear with missing granules, cupping, and curling. Some shingles have blown off.	\$53,900
2016	CSB-1	Paint exterior surfaces.	Exterior surface is peeling and needs replacement.	\$16,000
2017	SSB-2	Paint exterior.	Paint is deteriorating and no longer providing structural protection.	\$19,800
2017	SSB-2	Install metal siding.	Existing siding is in poor condition with peeling paint.	\$52,500
2019	GAR-1	Replace lighting system.	Lighting is not sufficient for operations and is not energy efficient.	\$33,800
2020	CSB-1	Install efficient fluorescent lighting in CSB-1.	Existing cold storage building lighting is inefficient metal halide.	\$17,000
2020	SSB-1	Install efficient fluorescent lighting in SSB-1.	Existing heated storage building lighting is inefficient metal halide.	\$35,500
2020	GAR-1	Install efficient fluorescent lighting.	Existing garage lighting is inefficient metal halide.	\$37,200
Special Maintenance Total:				\$265,700

Assessment Rating:

- 0 = NOT APPLICABLE (N/A)
- 1 = EXCELLENT (Annual Maintenance per Schedule)
- 2 = GOOD (Annual and Preventive Maintenance)
- 3 = AVERAGE (Showing Wear; Preventive Maintenance and Occasional Repair)
- 4 = POOR (Worn; Significant Maintenance or Repair)
- 5 = REHAB/REPLACE (Requires Rehabilitation or Replacement)

2013 FACILITY ASSESSMENT

University Region Maintenance Crews

ADDRESS		800 Chanter, Jackson MI 49201		COUNTY	Jackson	PHONE NO.	(517) 783-3852	FAX NO.	(517) 783-3671	SITE ACREAGE	4.00	INSPECTION DATE	04/09/2013
FACILITY FUNCTION		Maintenance Crews		SECONDARY FUNCTION		WORK FORCE ADMIN/EMPLOYEE AREA		UTILIZATION RATE		FACILITY ENERGY AUDIT		FACILITY ENERGY AUDIT	
Maintenance Crews		Adequacy		RATING		TYPE		VENDOR		ADEQUACY		ADEQUACY	
SITE CAPACITY FOR DEVELOPMENT		Adequate		SIDEWALKS		3		ELECTRICAL UTILITY		Consumers Energy		Adequate	
SITE REGULATORY COMPLIANCE		Adequate		FENCING		4		GAS UTILITY (if present)		Consumers Energy		Adequate	
RATING		5		SECURITY		3		WATER UTILITY		Well		Adequate	
PARKING/PAVING		4		LIGHTING		3		SEWAGE UTILITY		Municipal		Adequate	
DRAINAGE		3		IRRIG SYS		3						Adequate	

BUILDINGS		ESTIMATED REPLACEMENT VALUE	STRUCTURE	EXTERIOR FINISH	ROOF TYPE		
BLDG CODE	CONSTRUCTED PURPOSE	TOTAL SIZE (SQ FT)	OCCUPANCY YEAR	ESTIMATED REPLACEMENT VALUE	STRUCTURE	EXTERIOR FINISH	ROOF TYPE
SPC-1	Maintenance Crews	23,119	1995	\$4,115,182	Mason.	Mason and metal.	Membrane.
HSB-1	Heated Storage	6,000	1987	\$546,000	Mason.	Mason.	Membrane
CSB-1	Cold Storage	1,560	1992	\$141,960	Wood frame.	Metal.	Shingle.
		TOTAL COMPLEX SQ FT		30,679			

BUILDING ASSESSMENT		5 YR ADEQUACY	ADA COMPLIANCE	Structural	Exterior	Interior	Windows	Insulation	Roof	Overhead/ Sliding Doors	Service Doors	HVAC	Engine Exhaust	Ventilation	Plumbing (Int)	Electrical	Lighting	Fire Protection
SPC-1	Adequate	Inadequate	3	4	3	3	3	3	4	3	4	3	4	3	3	3	3	3
HSB-1	Adequate	Adequate	3	3	3	4	3	3	5	2	3	3	0	3	0	3	3	0
CSB-1	Adequate	Adequate	3	3	3	0	0	0	5	3	3	0	0	0	0	3	4	0

**SPECIAL MAINTENANCE
University - University Region Maintenance Crews**

Appn Year	Building Code	Brief Scope of Work	Current Condition	Cost Estimate
2016	SPC-1	Replace damaged service doors and frames.	Some of the service doors and frames around the building are badly rusted, deteriorated, and not locking properly.	\$34,600
2016	SPC-1	Install new engine exhaust system.	Current exhaust system is not functioning properly and can no longer be repaired.	\$44,000
2017	SPC-1	Paint exterior of building.	Exterior paint is peeling in many locations and is not providing proper protection of the masonry.	\$41,300
2018	STE-1	Remove and replace fencing.	Existing fence is in poor condition.	\$29,400
Special Maintenance Total:				\$149,300

Assessment Rating:

50089F 00

0 = NOT APPLICABLE (N/A)
 1 = EXCELLENT (Annual Maintenance per Schedule)
 2 = GOOD (Annual and Preventive Maintenance)

3 = AVERAGE (Showing Wear; Preventive Maintenance and Occasional Repair)
 4 = POOR (Worn; Significant Maintenance or Repair)
 5 = REHAB/REPLACE (Requires Rehabilitation or Replacement)

2013 FACILITY ASSESSMENT

University Region Office

BUREAU/REGION	OWN/LEASE
University	Own
REGION REPRESENTATIVE	
Thompson, Will	
FACILITY A&O REPRESENTATIVE	
Maiberger, Kurt	

ADDRESS	COUNTY	PHONE NO.	FAX NO.	INSPECTION DATE
4701 W. Michigan Ave., Jackson MI 49201	Jackson	(517) 750-0401	(517) 750-4397	04/09/2013
FACILITY FUNCTION	SECONDARY FUNCTION	WORK FORCE	ADMIN/EMPLOYEE AREA	UTILIZATION RATE
Region Administration			14,198	Fully Utilized
SITE ASSESSMENT		TYPE		VENDOR
SITE CAPACITY FOR DEVELOPMENT	ADEQUACY	ELECTRICAL UTILITY		Consumers Energy
Adequate	Adequate	GAS UTILITY (if present)		Consumers Energy
SITE REGULATORY COMPLIANCE		WATER UTILITY		Blackman Township
		SEWAGE UTILITY		
RATING		IRRIG SYS		
PARKING/PAVING 4				
DRAINAGE 3				

BUILDINGS	
BLDG CODE	CONSTRUCTED
REG-1	Region Office
CURRENT USE	TOTAL SIZE (SQ FT)
Region Office	14,198
ESTIMATED REPLACEMENT VALUE	STRUCTURE
\$3,478,510	Masonry.
OCCUPANCY YEAR	EXTERIOR FINISH
2002	Masonry.
ROOF TYPE	
Wood and shingle.	
TOTAL COMPLEX SQ FT	
14,198	

BUILDING ASSESSMENT	
REG-1	5 YR ADEQUACY
Adequate	Inadequate
Structural	3
Exterior	3
Interior	3
Windows	3
Overhead/Sliding Doors	0
Service Doors	3
HVAC	3
Engine Exhaust	0
Ventilation	3
Plumbing (Int)	3
Electrical	3
Lighting	3
Fire Protection	3

SPECIAL MAINTENANCE

University - University Region Office

Appn Year	Building Code	Brief Scope of Work	Current Condition	Cost Estimate
2016	STE-1	Crack seal all cracks and reseal entire surface.	Existing pavement has numerous cracks.	\$30,100
Special Maintenance Total:				\$30,100

2013 FACILITY ASSESSMENT

Williamston Garage

BUREAU/REGION	OWN/LEASE
University	Own
REGION REPRESENTATIVE	
Jersey, John	
FACILITY A&O REPRESENTATIVE	
Hoop, Bill	

ADDRESS	COUNTY	PHONE NO.	FAX NO.
3737 East Grand River Ave, Williamston MI 48895	Ingham	(517) 373-3913	(517) 521-1263
FACILITY FUNCTION	SECONDARY FUNCTION	WORK FORCE ADMIN/EMPLOYEE AREA	UTILIZATION RATE
Garage		SQ FT	Fully Utilized
			12/15/2009

SITE ASSESSMENT SITE CAPACITY FOR DEVELOPMENT Adequate SITE REGULATORY COMPLIANCE Adequate RATING PARKING/PAVING 5 DRAINAGE 3	ADEQUACY SIDEWALKS 4 FENCING 3 SECURITY 0 LIGHTING 3 IRRIG SYS 3
ELECTRICAL UTILITY Electrical GAS UTILITY (if present) Natural Gas WATER UTILITY Well SEWAGE UTILITY Septic	TYPE Electrical Natural Gas Well Septic
DTE (includes MichCon) Consumers Energy	VENDOR Adequate Adequate Adequate Adequate

BLDG CODE	CONSTRUCTED PURPOSE	CURRENT USE	TOTAL SIZE (SQ FT)	OCCUPANCY YEAR	ESTIMATED REPLACEMENT VALUE	STRUCTURE	EXTERIOR FINISH	ROOF TYPE
GAR-1	Garage	Garage	15,382	1984	\$2,737,996	Masonry and steel.	EIFS and masonry.	Metal with ThermTec Membrane Steel.
HSB-1	Heated Storage	Heated Storage	4,800	1984	\$436,800	Steel.	Metal.	Wood and shingles.
SSB-1	Salt/Sand Storage	Cold Storage	5,600	1980	\$509,600	Wood.	Wood.	Wood and shingles.
SSB-2	Salt/Sand Storage	Salt/Sand Storage	8,064	1994	\$733,824	Concrete and wood.	Concrete and wood.	Wood and shingles.
CSB-1	Cold Storage	Cold Storage	6,000	1988	\$546,000	Masonry and steel.	Masonry.	Metal with membrane.
TOTAL COMPLEX SQ FT			39,846					

BLDG CODE	5 YR ADEQUACY	ADA COMPLIANCE	BUILDING ASSESSMENT													
			Structural	Exterior	Interior	Windows	Insulation	Roof	Overhead/ Sliding Doors	Service Doors	HVAC	Engine Exhaust	Ventilation	Plumbing (Int)	Electrical	Lighting
GAR-1	Adequate	Inadequate	3	3	4	3	3	3	3	2	2	3	3	3	2	0
HSB-1	Adequate	Adequate	3	4	3	0	3	3	3	0	0	0	0	3	2	0
SSB-1	Adequate	Adequate	3	2	4	0	0	3	2	0	0	3	0	3	4	0
SSB-2	Adequate	Adequate	2	2	3	0	0	3	0	0	0	3	0	3	4	0
CSB-1	Adequate	Adequate	2	4	3	4	0	3	3	0	0	3	0	3	4	0

**SPECIAL MAINTENANCE
University - Williamston Garage**

Appn Year	Building Code	Brief Scope of Work	Current Condition	Cost Estimate
2017	CSB-1	Paint exterior and interior.	Paint is deteriorating and no longer providing structural protection.	\$15,900
2019	STE-1	Install new aluminum slide gate, replace 550 ft. of fence, including posts, fabric and 3 strand barbed wire top and arm supports. Replace 400 ft. of 3 strand barbed wire top and arm supports.	South side fencing and gate on the west side of building are in poor condition.	\$44,100
2020	SSB-2	Replace sodium lighting inside salt storage building.	Inefficient/dated lighting.	\$27,900
2020	GAR-1	Paint garage interior.	Paint peeling, scalling needs replacement.	\$66,700
Special Maintenance Total:				\$154,600

Assessment Rating: 0 = NOT APPLICABLE (N/A)
 1 = EXCELLENT (Annual Maintenance per Schedule)
 2 = GOOD (Annual and Preventive Maintenance)
 3 = AVERAGE (Showing Wear; Preventive Maintenance and Occasional Repair)
 4 = POOR (Worn; Significant Maintenance or Repair)
 5 = REHAB/REPLACE (Requires Rehabilitation or Replacement)

2013 FACILITY ASSESSMENT

Blue Water Bridge Plaza

ADDRESS		COUNTY		PHONE NO.		FAX NO.		SITE ACREAGE		INSPECTION DATE	
1410 Elmwood, Port Huron MI 48060		St. Clair		(810) 984-3131		(810) 984-1810		53.00		04/30/2013	
FACILITY FUNCTION		SECONDARY FUNCTION		WORK FORCE		ADMIN/EMPLOYEE AREA		UTILIZATION RATE		FACILITY ENERGY AUDIT	
Bridge Operations				22,208		SQ. FT		Fully Utilized		03/22/2010	
SITE ASSESSMENT											
SITE CAPACITY FOR DEVELOPMENT		ADEQUACY		RATING		TYPE		VENDOR		ADEQUACY	
ADEQUATE		Adequate		3		Electrical		DTE (includes MichCon)		Inadequate	
SITE REGULATORY COMPLIANCE		ADEQUACY		RATING		TYPE		VENDOR		ADEQUACY	
ADEQUATE		Adequate		2		Nat		SEMCO		Adequate	
RATING		ADEQUACY		RATING		TYPE		VENDOR		ADEQUACY	
4		Adequate		2		Municipal		Port Huron, City of		Adequate	
3		Adequate		3		Municipal		Port Huron, City of		Adequate	
PARKING/PAVING		ADEQUACY		RATING		TYPE		VENDOR		ADEQUACY	
4		Adequate		3		Municipal		Port Huron, City of		Adequate	
DRAINAGE		ADEQUACY		RATING		TYPE		VENDOR		ADEQUACY	
3		Adequate		3		Municipal		Port Huron, City of		Adequate	

BUILDINGS		ESTIMATED REPLACEMENT VALUE		STRUCTURE		EXTERIOR FINISH		ROOF TYPE	
BLDG CODE	CONSTRUCTED PURPOSE	TOTAL SIZE (SQ FT)	OCCUPANCY YEAR	ESTIMATED REPLACEMENT VALUE	STRUCTURE	EXTERIOR FINISH	ROOF TYPE	ESTIMATED REPLACEMENT VALUE	STRUCTURE
OFF-1	Office Building	22,208	1995	\$3,886,400	Concrete and steel.	Concrete.	Rubber membrane.	\$3,886,400	Concrete and steel.
GEN-1	Emergency Generator Containment	400	2001	\$36,400	Block.	Block.	Rubber membrane.	\$36,400	Block.
CSB-1	Cold Storage	896	2001	\$81,536	Wood.	Metal.	Wood and shingle.	\$81,536	Wood.
TLB-1	Toll Booth	1,687	0	\$153,517	Steel and concrete.	Concrete and metal.	Metal.	\$153,517	Steel and concrete.
INS-1	Inspection Facility	28,930	1995	\$2,632,630	Steel/Block	Brick/Concrete	Built-up	\$2,632,630	Steel/Block
INS-2	Inspection Facility	324	1995	\$29,484	Steel and concrete.	Metal and limestone.	Rubber membrane.	\$29,484	Steel and concrete.
		TOTAL COMPLEX SQ FT		54,445					

BUILDING ASSESSMENT		5 YR ADEQUACY		ADA COMPLIANCE		Structural		Exterior		Interior		Windows		Overhead/Sliding Doors		Service Doors		Hvac		Engine Exhaust		Ventilation		Plumbing (Int)		Electrical		Lighting		Fire Protection	
BLDG CODE	CONSTRUCTED PURPOSE	5 YR ADEQUACY	ADA COMPLIANCE	Structural	Exterior	Interior	Windows	Overhead/Sliding Doors	Service Doors	Hvac	Engine Exhaust	Ventilation	Plumbing (Int)	Electrical	Lighting	Fire Protection															
OFF-1	Office Building	Inadequate	Inadequate	3	3	4	3	0	4	5	0	3	2	3	3	5															
GEN-1	Emergency Generator Containment	Adequate	Adequate	2	2	3	0	0	2	3	2	3	3	2	2	0															
CSB-1	Cold Storage	Adequate	Adequate	2	3	2	0	3	3	0	0	0	0	2	2	0															
TLB-1	Toll Booth	Inadequate	Inadequate	5	5	3	3	0	5	3	0	0	0	3	4	0															
INS-1	Inspection Facility	Inadequate	Inadequate	3	3	3	2	3	4	5	0	4	2	4	2	5															
INS-2	Inspection Facility	Adequate	Adequate	4	4	4	3	0	4	5	0	0	3	4	4	0															

Assessment Rating: 0 = NOT APPLICABLE (N/A)
 1 = EXCELLENT (Annual Maintenance per Schedule)
 2 = GOOD (Annual and Preventive Maintenance)
 3 = AVERAGE (Showing Wear; Preventive Maintenance and Occasional Repair)
 4 = POOR (Worn; Significant Maintenance or Repair)
 5 = REHAB/REPLACE (Requires Rehabilitation or Replacement)

BWBARG 00 Page 1 of 2

2013 FACILITY ASSESSMENT

Brush Street Garage

BUREAU/REGION	OWN/LEASE
Metro	Own
REGION REPRESENTATIVE	
Silver, Mia	
FACILITY A&O REPRESENTATIVE	
Woodruff, Val	

ADDRESS	5811 Brush Street, Detroit MI 48208	COUNTY	Wayne	PHONE NO.	(313) 875-9066	FAX NO.	(313) 875-0752	SITING DATE	05/15/2013
FACILITY FUNCTION	Maintenance Operations	SECONDARY FUNCTION	Salt/Sand Storage	WORK FORCE ADMIN/EMPLOYEE AREA	600	SQ. FT.	Fully Utilized	UTILIZATION RATE	1.00
SITE ASSESSMENT		ADEQUACY		RATING		TYPE		VENDOR	
SITE CAPACITY FOR DEVELOPMENT	Inadequate	SIDEWALKS	3	ELECTRICAL UTILITY	Electrical	DTE (includes MichCon)		ADEQUACY	Adequate
SITE REGULATORY COMPLIANCE	Inadequate	FENCING	3	GAS UTILITY (if present)	Natural Gas	DTE (includes MichCon)		ADEQUACY	Adequate
RATING		SECURITY	4	WATER UTILITY	Municipal	Detroit Water and Sewage Department		ADEQUACY	Adequate
PARKING/PAVING	5	LIGHTING	4	SEWAGE UTILITY	Municipal	Detroit Water and Sewage Department		ADEQUACY	Adequate
DRAINAGE	3	IRRIG SYS	4					ADEQUACY	Adequate

BUILDINGS

BLDG CODE	CONSTRUCTED PURPOSE	CURRENT USE	TOTAL SIZE (SQ FT)	OCCUPANCY YEAR	ESTIMATED REPLACEMENT VALUE	STRUCTURE	EXTERIOR FINISH	ROOF TYPE
GAR-1	Garage	Garage	5,500	1976	\$979,000	Steel and Masonry	Masonry	Metal
SSB-1	Salt/Sand Storage	Salt/Sand Storage	1,800	1976	\$163,800	Concrete.	Masonry.	Metal.
CSB-1	Cold Storage	Cold Storage	420	2005	\$38,220	Wood.	Metal.	Metal.
			TOTAL COMPLEX SQ FT		7,720			

BUILDING ASSESSMENT

5 YR ADEQUACY	ADA COMPLIANCE	Structural	Exterior	Interior	Windows	Insulation	Roof	Overhead/ Sliding Doors	Service Doors	HVAC	Engine Exhaust	Ventilation	Plumbing (Int)	Electrical	Lighting	Fire Protection
GAR-1 Adequate	Inadequate	3	4	4	2	4	4	4	2	5	0	4	3	3	4	0
SSB-1 Adequate	Adequate	3	3	3	0	0	4	4	0	0	0	4	0	3	5	0
CSB-1 Adequate	Adequate	3	3	3	0	0	3	3	0	0	0	0	0	0	0	0

2013 FACILITY ASSESSMENT

Caniff-Greeley Salt Storage Building

ADDRESS 10200 Greeley Street, Detroit MI 48211		COUNTY Wayne	PHONE NO. (810) 650-5921	FAX NO. (313) 295-0844	SITE ACREAGE 0.69	INSPECTION DATE 05/07/2013
FACILITY FUNCTION Salt/Sand Storage		SECONDARY FUNCTION		WORK FORCE ADMIN/EMPLOYEE AREA 0	UTILIZATION RATE Fully Utilized	FACILITY ENERGY AUDIT
SITE ASSESSMENT		ADEQUACY	RATING	TYPE	VENDOR	ADEQUACY
SITE CAPACITY FOR DEVELOPMENT		Adequate	0	Electrical	DTE (includes MichCon)	Adequate
SITE REGULATORY COMPLIANCE		Inadequate	4	N/A		
RATING						
PARKING/PAVING			5	N/A		
DRAINAGE			3	N/A		
SIDEWALKS			0	ELECTRICAL UTILITY		
FENCING			4	GAS UTILITY (if present)		
SECURITY			0	WATER UTILITY		
LIGHTING			4	SEWAGE UTILITY		
IRRIG SYS			4			

BLDG CODE	CONSTRUCTED PURPOSE	CURRENT USE	TOTAL SIZE (SQ FT)	OCCUPANCY YEAR	ESTIMATED REPLACEMENT VALUE	STRUCTURE	EXTERIOR FINISH	ROOF TYPE
SSB-1	Salt/Sand Storage	Salt/Sand Storage	4,000	1980	\$364,000	Wood.	Wood.	Wood and shingles.
SSB-2	Salt/Sand Storage	Salt/Sand Storage	4,500	1980	\$409,500	Wood.	Wood.	Wood Shingles.
			TOTAL COMPLEX SQ FT		8,500			

BUILDING ASSESSMENT		Current Condition										Cost Estimate	
		The two existing salt/sand storage buildings are non-DEQ compliant and have ongoing structural deficiencies.										Formal scope and cost estimation in progress.	
5 YR ADEQUACY	ADA COMPLIANCE	Structural	Exterior	Interior	Windows	Overhead/Sliding Doors	Service Doors	Engine Exhaust	Ventilation	Plumbing (Int)	Electrical	Lighting	Fire Protection
SSB-1	Adequate	3	3	3	0	3	0	0	3	0	3	3	0
SSB-2	Adequate	3	3	3	0	3	0	0	3	0	3	3	0

MAJOR CAPITAL
Metro-Caniff-Greeley Salt Storage Building
Major Capital

Appn Year	Building Code	Brief Scope of Work	Current Condition	Cost Estimate
2018	SSB-3	Construct new Salt/Sand Storage Building (SSB-3). Demolish existing SSB-1 and SSB-2.	The two existing salt/sand storage buildings are non-DEQ compliant and have ongoing structural deficiencies.	Formal scope and cost estimation in progress.

Assessment Rating: 0 = NOT APPLICABLE (N/A)
1 = EXCELLENT (Annual Maintenance per Schedule)
2 = GOOD (Annual and Preventive Maintenance)
3 = AVERAGE (Showing Wear; Preventive Maintenance and Occasional Repair)
4 = POOR (Worn; Significant Maintenance or Repair)
5 = REHAB/REPLACE (Requires Rehabilitation or Replacement)

SSB700 00

2013 FACILITY ASSESSMENT

Detroit Garage

ADDRESS		1500 E. Ferry Street, Detroit MI 48211		COUNTY		Wayne		PHONE NO.		(313) 874-2140		FAX NO.		(313) 874-2173		SITE ACREAGE		10.00		INSPECTION DATE		05/22/2013	
FACILITY FUNCTION		Garage		SECONDARY FUNCTION				WORK FORCE		2,000		SQ. FT.		Fully Utilized		UTILIZATION RATE		Fully Utilized		FACILITY ENERGY AUDIT		03/05/2010	
BUREAU/REGION		Metro		OWN/LEASE		Own		REGION REPRESENTATIVE		Bartus, Joe		FACILITY A&O REPRESENTATIVE		Hoop, Bill									

SITE ASSESSMENT		ADEQUACY		RATING	
SITE CAPACITY FOR DEVELOPMENT	Adequate	SIDEWALKS	3	ELECTRICAL UTILITY	Electrical
SITE REGULATORY COMPLIANCE	Adequate	FENCING	3	GAS UTILITY (if present)	Natural Gas
		SECURITY	3	WATER UTILITY	Municipal
		LIGHTING	2	SEWAGE UTILITY	Municipal
		IRRIG SYS	2		
PARKING/PAVING	2				
DRAINAGE	4				
		DTE (includes MichCon)		Adequate	
		DTE (includes MichCon)		Adequate	
		Detroit Water and Sewage Department		Adequate	
		Detroit Water and Sewage Department		Adequate	

BUILDINGS		TOTAL		OCCUPANCY		ESTIMATED		REPLACEMENT		STRUCTURE		EXTERIOR FINISH		ROOF TYPE	
BLDG CODE	CONSTRUCTED PURPOSE	SIZE (SQ. FT.)	YEAR	YEAR	VALUE	STRUCTURE	EXTERIOR FINISH	ROOF TYPE	ESTIMATED	REPLACEMENT	STRUCTURE	EXTERIOR FINISH	ROOF TYPE	ESTIMATED	REPLACEMENT
GAR-1	Garage	24,146	2007	2007	\$4,297,988	Steel and masonry.	Masonry and metal.	Metal.							
SSB-1	Salt/Sand Storage	10,638	2004	2004	\$968,058	Concrete and wood.	Concrete and wood.	Wood shingle.							
CSB-1	Cold Storage	30,000	0	0	\$2,730,000	Steel.	Metal.	Metal.							
		TOTAL COMPLEX SQ. FT.		64,784											

BUILDING ASSESSMENT		5 YR ADEQUACY		ADA COMPLIANCE		Structural		Exterior		Interior		Windows		Overhead/ Sliding Doors		Service Doors		Hvac		Engine Exhaust		Ventilation		Plumbing (Int)		Electrical		Lighting		Fire Protection	
BLDG CODE	CONSTRUCTED PURPOSE	SIZE (SQ. FT.)	YEAR	YEAR	VALUE	STRUCTURE	EXTERIOR FINISH	ROOF TYPE	ESTIMATED	REPLACEMENT	STRUCTURE	EXTERIOR FINISH	ROOF TYPE	ESTIMATED	REPLACEMENT	STRUCTURE	EXTERIOR FINISH	ROOF TYPE	ESTIMATED	REPLACEMENT	STRUCTURE	EXTERIOR FINISH	ROOF TYPE	ESTIMATED	REPLACEMENT	STRUCTURE	EXTERIOR FINISH	ROOF TYPE	ESTIMATED	REPLACEMENT	
GAR-1	Adequate	24,146	2007	2007	\$4,297,988	Steel and masonry.	Masonry and metal.	Metal.																							
SSB-1	Adequate	10,638	2004	2004	\$968,058	Concrete and wood.	Concrete and wood.	Wood shingle.																							
CSB-1	Inadequate	30,000	0	0	\$2,730,000	Steel.	Metal.	Metal.																							

**SPECIAL MAINTENANCE
Metro - Detroit Garage**

Appn Year	Building Code	Brief Scope of Work	Current Condition	Cost Estimate
2017	STE-1	Correct poor drainage in the parking lot, on both south and west sides of the site.	The existing site has poor drainage which ponds and floods.	\$158,400
2017	STE-1	Add additional exterior lighting on the south and east side of site.	There is poor lighting along the south and east sides of site.	\$244,300
2020	GAR-1	Replace the existing metal halide lighting fixtures inside the garage with electronic fluorescent fixtures.	The existing lights are inefficient.	\$39,000
Special Maintenance Total:				\$441,700

Assessment Rating:

- 0 = NOT APPLICABLE (N/A)
- 1 = EXCELLENT (Annual Maintenance per Schedule)
- 2 = GOOD (Annual and Preventive Maintenance)

- 3 = AVERAGE (Showing Wear; Preventive Maintenance and Occasional Repair)
- 4 = POOR (Worn; Significant Maintenance or Repair)
- 5 = REHAB/REPLACE (Requires Rehabilitation or Replacement)

2013 FACILITY ASSESSMENT

Ford/Wyoming Salt Storage Building

BUREAU/REGION	OWN/LEASE	OWN
Metro	Region Representative	Own
REGION REPRESENTATIVE		
Bartus, Joe		
FACILITY A&O REPRESENTATIVE		
Reverman, Jim		

ADDRESS	COUNTY	PHONE NO.	FAX NO.
10017 Ford Rd, Dearborn MI 48216	Wayne		
FACILITY FUNCTION	SECONDARY FUNCTION		
Salt/Sand Storage			
WORK FORCE	ADMIN/EMPLOYEE AREA	SQ FT	UTILIZATION RATE
	0	Fully Utilized	1.00
INSPECTION DATE		SITE ACREAGE	
05/09/2013		1.00	
FACILITY ENERGY AUDIT		VENDOR	
		DTE (includes MichCon)	

SITE ASSESSMENT		ADEQUACY	
SITE CAPACITY FOR DEVELOPMENT	Adequate	ADEQUACY	
SITE REGULATORY COMPLIANCE	Inadequate	ADEQUACY	
RATING		ADEQUACY	
PARKING/PAVING	5	ADEQUACY	
DRAINAGE	3	ADEQUACY	
RATING		ADEQUACY	
SIDEWALKS	0	ADEQUACY	
FENCING	4	ADEQUACY	
SECURITY	0	ADEQUACY	
LIGHTING	0	ADEQUACY	
IRRIG SYS	0	ADEQUACY	
ELECTRICAL UTILITY		ELECTRICAL	
GAS UTILITY (if present)		N/A	
WATER UTILITY		N/A	
SEWAGE UTILITY		N/A	
TYPE		TYPE	
Electrical		Electrical	
DTE (includes MichCon)		DTE (includes MichCon)	

BUILDINGS		ESTIMATED REPLACEMENT VALUE	
BLDG CODE	CONSTRUCTED PURPOSE	ESTIMATED REPLACEMENT VALUE	ESTIMATED REPLACEMENT VALUE
SSB-1	Salt/Sand Storage	\$364,000	\$364,000
SSB-2	Salt/Sand Storage	\$291,200	\$291,200
TOTAL COMPLEX SQ FT		TOTAL COMPLEX SQ FT	
7,200		7,200	
TOTAL SIZE (SQ FT)		TOTAL SIZE (SQ FT)	
4,000		4,000	
OCCUPANCY YEAR		OCCUPANCY YEAR	
1976		1976	
STRUCTURE		STRUCTURE	
Wood.		Wood.	
EXTERIOR FINISH		EXTERIOR FINISH	
Metal and wood.		Metal and wood.	
ROOF TYPE		ROOF TYPE	
Asphalt shingle.		Asphalt shingle.	

BUILDING ASSESSMENT		5 YR ADEQUACY		ADA COMPLIANCE	
SSB-1	Adequate	Adequate	Adequate	Adequate	Adequate
SSB-2	Adequate	Adequate	Adequate	Adequate	Adequate
Structural		Structural		Structural	
3		3		3	
Exterior		Exterior		Exterior	
3		3		3	
Interior		Interior		Interior	
4		4		4	
Windows		Windows		Windows	
0		0		0	
Insulation		Insulation		Insulation	
5		5		5	
Roof		Roof		Roof	
3		3		3	
Overhead/Sliding Doors		Overhead/Sliding Doors		Overhead/Sliding Doors	
4		4		4	
Service Doors		Service Doors		Service Doors	
0		0		0	
HVAC		HVAC		HVAC	
0		0		0	
Engine Exhaust		Engine Exhaust		Engine Exhaust	
0		0		0	
Ventilation		Ventilation		Ventilation	
4		4		4	
Plumbing (Int)		Plumbing (Int)		Plumbing (Int)	
0		0		0	
Electrical		Electrical		Electrical	
3		3		3	
Lighting		Lighting		Lighting	
4		4		4	
Fire Protection		Fire Protection		Fire Protection	
0		0		0	

SPECIAL MAINTENANCE
Metro - Ford/Wyoming Salt Storage Building

Appn Year	Building Code	Brief Scope of Work	Current Condition	Cost Estimate
2020	STE-1	Remove remaining pavement, perform necessary earthwork, and install new pavement (6" HMA) with 6" aggregate base and 10" subbase.	Existing pavement has deteriorated to unacceptable conditions with large cracks and potholes. This facility supports road maintenance operations and has frequent heavy equipment traffic.	\$151,900
2020	STE-1	Replace fence and gates.	Fence and gates are deteriorating.	\$64,500
Special Maintenance Total:				\$216,400

Assessment Rating:
 SSB701 00

0 = NOT APPLICABLE (N/A)
 1 = EXCELLENT (Annual Maintenance per Schedule)
 2 = GOOD (Annual and Preventive Maintenance)
 3 = AVERAGE (Showing Wear; Preventive Maintenance and Occasional Repair)
 4 = POOR (Worn; Significant Maintenance or Repair)
 5 = REHAB/REPLACE (Requires Rehabilitation or Replacement)

2013 FACILITY ASSESSMENT

M-102 - US-24 Salt Storage Building

BUREAU/REGION	OWN/LEASE
Metro	Own
REGION REPRESENTATIVE	
Bartus, Joe	
FACILITY A&O REPRESENTATIVE	
Reverman, Jim	

ADDRESS	COUNTY	PHONE NO.	FAX NO.	INSPECTION DATE
24031 W. 8 Mile Road, Detroit MI 48219	Wayne			05/09/2013
FACILITY FUNCTION	WORK FORCE		ADMIN/EMPLOYEE AREA	UTILIZATION RATE
Salt/Sand Storage	0		0	Fully Utilized
SECONDARY FUNCTION	SQ FT		VENDOR	
			DTE (includes MichCon)	

SITE ASSESSMENT		ADEQUACY		RATING		TYPE		ADEQUACY	
SITE CAPACITY FOR DEVELOPMENT	Adequate	SIDEWALKS	0	ELECTRICAL UTILITY	Electrical	DTE (includes MichCon)		Adequate	
SITE REGULATORY COMPLIANCE	Inadequate	FENCING	3	GAS UTILITY (if present)	N/A				
RATING		SECURITY	0	WATER UTILITY	N/A				
PARKING/PAVING	5	LIGHTING	0	SEWAGE UTILITY	N/A				
DRAINAGE	3	IRRIG SYS	0						

BUILDINGS		ESTIMATED REPLACEMENT VALUE		STRUCTURE		EXTERIOR FINISH		ROOF TYPE	
BLDG CODE	CONSTRUCTED PURPOSE	TOTAL SIZE (SQ FT)	OCCUPANCY YEAR	ESTIMATED VALUE	STRUCTURE	EXTERIOR FINISH	ROOF TYPE		
SSB-1	Salt/Sand Storage	4,500	1976	\$409,500	Wood.	Metal and wood.	Shingles.		
	TOTAL COMPLEX SQ FT	4,500							

BUILDING ASSESSMENT		CURRENT CONDITION		REPAIRS		COST ESTIMATE	
BLDG CODE	5 YR ADEQUACY	ADA COMPLIANCE	Current Condition	Existing metal panels are missing and/or rusting.	Cost Estimate		
SSB-1	Adequate	Adequate	Reskin entire building including soffit and fascia.	Remove remaining pavement, perform necessary earthwork and install new pavement (6" HMA) with 6" aggregate base and 10" subbase.	\$66,500	\$156,400	
						\$222,900	

SPECIAL MAINTENANCE
Metro - M-102 - US-24 Salt Storage Building

Appn Year	Building Code	Brief Scope of Work	Current Condition
2020	SSB-1	Reskin entire building including soffit and fascia.	Existing metal panels are missing and/or rusting.
2020	STE-1	Remove remaining pavement, perform necessary earthwork and install new pavement (6" HMA) with 6" aggregate base and 10" subbase.	Pavement has deteriorated beyond surface level repair, and there are several areas where no pavement remains. This facility supports road maintenance operations and has frequent heavy equipment traffic.

Special Maintenance Total: \$222,900

2013 FACILITY ASSESSMENT

Macomb-St. Clair TSC

Leased Facility - Not Assessed

BUREAU/REGION	OWN/LEASE
Metro REGION REPRESENTATIVE	Lease-Private
FACILITY A&O REPRESENTATIVE	

ADDRESS	COUNTY	PHONE NO.	FAX NO.	INSPECTION DATE
26170 21 Mile Road, Chesterfield Township MI 48310	Macomb			
FACILITY FUNCTION	SECONDARY FUNCTION			
Transportation Service Center	WORK FORCE	ADMIN/EMPLOYEE AREA	UTILIZATION RATE	FACILITY ENERGY AUDIT
		10,428	SQ FT Fully Utilized	
SITE ASSESSMENT		ADEQUACY		
SITE CAPACITY FOR DEVELOPMENT		ELECTRICAL UTILITY		
SITE REGULATORY COMPLIANCE		GAS UTILITY (if present)		
RATING		WATER UTILITY		
PARKING/PAVING		SEWAGE UTILITY		
DRAINAGE		IRRIG SYS		
		TYPE		
		VENDOR		
		ADEQUACY		

BLDG CODE	CONSTRUCTED PURPOSE	CURRENT USE	TOTAL SIZE (SQ FT)	OCCUPANCY YEAR	ESTIMATED REPLACEMENT VALUE	STRUCTURE	EXTERIOR FINISH	ROOF TYPE
TSC-1	Transportation Service Center	Transportation Service Center	10,428	0	\$2,554,860			
			TOTAL COMPLEX SQ FT	10,428				

BUILDING ASSESSMENT	
5 YR ADEQUACY	ADA COMPLIANCE
Structural	Interior
Exterior	Windows
Insulation	Roof
Overhead/ Sliding Doors	Service Doors
HVAC	Engine Exhaust
Ventilation	Plumbing (Int)
Electrical	Lighting
Fire Protection	

MAJOR CAPITAL Metro-Macomb-St. Clair TSC

Appn Year	Building Code	Brief Scope of Work	Current Condition
2020	TSC-1	Design and construct new TSC and testing lab.	The TSC and testing lab currently operate from separate leased facilities in Macomb County with inadequate space to efficiently conduct daily operations.
		Cost Estimate	Formal scope and cost estimation in progress.

2013 FACILITY ASSESSMENT

Metro Region Maintenance Crews

BUREAU/REGION	OWN/LEASE
Metro	Own
REGION REPRESENTATIVE	
Silver, Mia	
FACILITY A&O REPRESENTATIVE	
Woodruff, Val	

ADDRESS	COUNTY	PHONE NO.	FAX NO.	SITE ACREAGE	INSPECTION DATE
2945 Lapeer Road, Auburn Hills MI 48326	Oakland	(248) 373-4900	(248) 373-2322	22.00	05/07/2013
FACILITY FUNCTION	SECONDARY FUNCTION	WORK FORCE	ADMIN/EMPLOYEE AREA	UTILIZATION RATE	FACILITY ENERGY AUDIT
Maintenance Crews		7,735	7,735	Fully Utilized	11/23/2009

SITE ASSESSMENT		VENDOR		ADEQUACY
SITE CAPACITY FOR DEVELOPMENT	ADEQUACY	DTE (includes MichCon)		Inadequate
SITE REGULATORY COMPLIANCE	Adequate	Consumers Energy		Adequate
	Adequate	Auburn Hills, City of		Adequate
	Adequate	Auburn Hills, City of		Adequate
RATING				
PARKING/PAVING	4			
DRAINAGE	4			
SIDEWALKS	1	Electrical		
FENCING	4	Natural Gas		
SECURITY	0	Municipal		
LIGHTING	3	Municipal		
IRRIG SYS	3	Municipal		
ELECTRICAL UTILITY		Electrical		
GAS UTILITY (if present)		Natural Gas		
WATER UTILITY		Municipal		
SEWAGE UTILITY		Municipal		

BLDG CODE	CONSTRUCTED PURPOSE	CURRENT USE	TOTAL SIZE (SQ.FT)	OCCUPANCY YEAR	ESTIMATED REPLACEMENT VALUE	STRUCTURE	EXTERIOR FINISH	ROOF TYPE
OFF-1	Office Building	Office Building	7,735	1985	\$1,353,625	Masonry.	Masonry and metal.	Rubber membrane.
GAR-1	Garage	Maintenance Crews	12,450	1985	\$2,216,100	Masonry.	Masonry and metal.	Rubber membrane.
HSB-1	Heated Storage	Heated Storage	10,000	1991	\$910,000	Masonry.	Masonry.	Rubber membrane.
CSB-1	Cold Storage	Cold Storage	14,336	2000	\$1,304,576	Steel.	Metal.	Metal.
TOTAL COMPLEX SQ.FT								44,521

BLDG CODE	5 YR ADEQUACY	ADA COMPLIANCE	Structural	Exterior	Interior	Windows	Overhead/ Sliding Doors	Service Doors	Hvac	Engine Exhaust	Ventilation	Plumbing (Int)	Electrical	Lighting	Fire Protection
OFF-1	Adequate	Inadequate	3	3	3	3	3	3	3	0	3	3	5	2	0
GAR-1	Adequate	Inadequate	3	2	3	5	3	3	3	2	3	3	3	2	0
HSB-1	Adequate	Adequate	2	2	2	5	3	3	5	0	3	3	3	3	0
CSB-1	Adequate	Adequate	2	2	2	0	2	2	0	0	2	0	2	2	0

**SPECIAL MAINTENANCE
Metro - Metro Region Maintenance Crews**

Appn Year	Building Code	Brief Scope of Work	Current Condition	Cost Estimate
2019	STE-1	1.5" HMA mill and resurface of existing pavement on site.	Pavement has been patched to a point where it feasibly makes sense to complete an overall surface repair to the entire site in order to extend the life of the existing pavement.	\$129,400
2020	OFF-1	Paint all exterior surfaces including masonry joint repointing, caulking/sealing, and patching masonry holes as needed.	The exterior surface is showing signs of wear.	\$34,200
Special Maintenance Total:				\$163,600

Assessment Rating:

50059G 00

- 0 = NOT APPLICABLE (N/A)
- 1 = EXCELLENT (Annual Maintenance per Schedule)
- 2 = GOOD (Annual and Preventive Maintenance)

- 3 = AVERAGE (Showing Wear; Preventive Maintenance and Occasional Repair)
- 4 = POOR (Worn; Significant Maintenance or Repair)
- 5 = REHAB/REPLACE (Requires Rehabilitation or Replacement)

2013 FACILITY ASSESSMENT

Metro Region Office

BUREAU/REGION	OWN/LEASE
Metro	Own
REGION REPRESENTATIVE	
Silver, Mia	
FACILITY A&O REPRESENTATIVE	
Parsons, Chris	

ADDRESS	COUNTY	PHONE NO.	FAX NO.	INSPECTION DATE
18101 W. Nine Mile Rd., Southfield MI 48075	Oakland	(248) 483-5100	(248) 569-3103	05/08/2013
FACILITY FUNCTION	SECONDARY FUNCTION	WORK FORCE	ADMIN/EMPLOYEE AREA	UTILIZATION RATE
Region Administration		24,000	SQ FT	Fully Utilized
SITE ASSESSMENT				
SITE CAPACITY FOR DEVELOPMENT	ADEQUACY	RATING	TYPE	VENDOR
SITE REGULATORY COMPLIANCE	Adequate	4	Electrical	DTE (includes MichCon)
	Adequate	2	Natural Gas	Consumers Energy
		4	Municipal	Southfield, City of
		2	Municipal	Southfield, City of
PARKING/PAVING		4		
DRAINAGE		3		

BUILDINGS				
BLDG CODE	CONSTRUCTED	TOTAL SIZE (SQ.FT)	OCCUPANCY YEAR	ESTIMATED REPLACEMENT VALUE
REG-1	Region Office	24,000	2002	\$5,880,000
	CURRENT USE		STRUCTURE	EXTERIOR FINISH
	Region Office		Steel, Masonry	Masonry
		TOTAL COMPLEX SQ FT		
		24,000		

BUILDING ASSESSMENT																	
REG-1	5 YR ADEQUACY	ADA COMPLIANCE	Structural	Exterior	Interior	Windows	Insulation	Roof	Overhead/ Sliding Doors	Service Doors	HVAC	Engine Exhaust	Ventilation	Plumbing (Int)	Electrical	Lighting	Fire Protection
	Adequate	Adequate	3	3	3	4	3	3	0	3	4	0	3	3	3	3	3

2013 FACILITY ASSESSMENT

Metro Testing Lab

Leased Facility - Not Assessed

BUREAU/REGION	OWN/LEASE
Metro	Lease-Private
REGION REPRESENTATIVE	
FACILITY A&O REPRESENTATIVE	

ADDRESS	COUNTY	PHONE NO.	FAX NO.	SITE ACREAGE	INSPECTION DATE
35414 Mound Road, Sterling Heights MI 48310	Macomb	(586) 826-8992	(586) 826-8996		
FACILITY FUNCTION	WORK FORCE		ADMIN/EMPLOYEE AREA	UTILIZATION RATE	FACILITY ENERGY AUDIT
Materials Testing	5,662		Fully Utilized		

SITE ASSESSMENT		ADEQUACY	RATING	TYPE	VENDOR	ADEQUACY
SITE CAPACITY FOR DEVELOPMENT	SIDEWALKS	0	0	ELECTRICAL UTILITY	Electrical	
SITE REGULATORY COMPLIANCE	FENCING	0	0	GAS UTILITY (if present)	N/A	
	SECURITY	0	0	WATER UTILITY	N/A	
	LIGHTING	0	0	SEWAGE UTILITY	N/A	
	IRRIIG SYS	0	0			
PARKING/PAVING		0				
DRAINAGE		0				

BUILDINGS		TOTAL	OCCUPANCY	ESTIMATED	STRUCTURE	EXTERIOR FINISH	ROOF TYPE
BLDG CODE	CONSTRUCTED PURPOSE	SIZE (SQ FT)	YEAR	REPLACEMENT VALUE			
TST-1	Testing Lab	5,662	0	\$990,850			
		TOTAL COMPLEX SQ FT					
				5,662			

BUILDING ASSESSMENT		5 YR ADEQUACY	ADA COMPLIANCE	Structural	Exterior	Interior	Windows	Insulation	Roof	Overhead/ Sliding Doors	Service Doors	HVAC	Engine Exhaust	Ventilation	Plumbing (Int)	Electrical	Lighting	Fire Protection	

2013 FACILITY ASSESSMENT

Oakland TSC

BUREAU/REGION	OWN/LEASE
Metro	Own
REGION REPRESENTATIVE	
Silver, Mia	
FACILITY A&O REPRESENTATIVE	
Maiberger, Kurt	

ADDRESS	CITY	PHONE NO.	FAX NO.	SITE ACREAGE	INSPECTION DATE
800 Vanguard Drive, Pontiac MI 48341	Oakland	(248) 451-0001	(248) 451-0108	5.00	05/06/2013
FACILITY FUNCTION	SECONDARY FUNCTION	WORK FORCE	ADMIN/EMPLOYEE AREA	UTILIZATION RATE	FACILITY ENERGY AUDIT
Transportation Service Center		16,700	SQ FT	Fully Utilized	07/01/2009
SITE ASSESSMENT					
SITE CAPACITY FOR DEVELOPMENT		ADEQUACY		RATING	
Adequate		Adequate		3	
SITE REGULATORY COMPLIANCE		ADEQUACY		RATING	
Adequate		Adequate		3	
PARKING/PAVING		ADEQUACY		RATING	
Adequate		Adequate		3	
DRAINAGE		ADEQUACY		RATING	
Adequate		Adequate		4	
TYPE		VENDOR		ADEQUACY	
Electrical		DTE (includes MichCon)		Adequate	
Natural Gas		Consumers Energy		Adequate	
Municipal		Oakland County Water Resource Commission		Adequate	
Municipal		Oakland County Water Resource Commission		Adequate	

BUILDINGS		ESTIMATED REPLACEMENT VALUE	STRUCTURE	EXTERIOR FINISH	ROOF TYPE
BLDG CODE	CONSTRUCTED PURPOSE				
TSC-1	Transportation Service Center	\$4,091,500	Wood.	Brick and vinyl.	Shingle.
TST-1	Testing Lab	\$105,000	Wood	Vinyl siding	Asphalt shingles
TOTAL COMPLEX SQ FT		17,300			

BUILDING ASSESSMENT		5 YR ADEQUACY	ADA COMPLIANCE	Structural	Exterior	Interior	Windows	Insulation	Roof	Overhead/Sliding Doors	Service Doors	HVAC	Engine Exhaust	Ventilation	Plumbing (Int)	Electrical	Lighting	Fire Protection
TSC-1	Adequate	Inadequate		2	2	2	3	2	2	0	2	3	0	2	2	2	2	2
TST-1	Adequate			2	2	2	2	2	2	2	2	2	0	2	2	2	2	2

Assessment Rating: 0 = NOT APPLICABLE (N/A)
 1 = EXCELLENT (Annual Maintenance per Schedule)
 2 = GOOD (Annual and Preventive Maintenance)
 3 = AVERAGE (Showing Wear; Preventive Maintenance and Occasional Repair)
 4 = POOR (Worn; Significant Maintenance or Repair)
 5 = REHAB/REPLACE (Requires Rehabilitation or Replacement)

2013 FACILITY ASSESSMENT

Pelham Yard Salt Storage Building

BUREAU/REGION	OWN/LEASE
Metro	Own
REGION REPRESENTATIVE	
Bartus, Joe	
FACILITY A&O REPRESENTATIVE	
Hoop, Bill	

ADDRESS	COUNTY	PHONE NO.	FAX NO.	INSPECTION DATE
6101 Pelham Rd., Allen Park MI 48101	Wayne			05/13/2013
FACILITY FUNCTION	SECONDARY FUNCTION		WORK FORCE	FACILITY ENERGY AUDIT
Salt/Sand Storage			0	Fully Utilized
SITE ASSESSMENT		ADEQUACY		VENDOR
SITE CAPACITY FOR DEVELOPMENT		ADEQUATE		DTE (includes MichCon)
SITE REGULATORY COMPLIANCE		ADEQUATE		
RATING		RATING		
PARKING/PAVING	4	SIDEWALKS	0	ELECTRICAL UTILITY
DRAINAGE	4	FENCING	4	GAS UTILITY (if present)
		SECURITY	0	WATER UTILITY
		LIGHTING	4	SEWAGE UTILITY
		IRRIG SYS	4	
		TYPE		
		Electrical		
		N/A		

BUILDINGS	
BLDG CODE	CONSTRUCTED
SSB-1	Salt/Sand Storage
CURRENT USE	Salt/Sand Storage
TOTAL SIZE (SQ FT)	8,064
TOTAL COMPLEX SQ FT	8,064
ESTIMATED REPLACEMENT VALUE	\$733,824
OCCUPANCY YEAR	1992
STRUCTURE	Concrete and wood.
EXTERIOR FINISH	Concrete and wood.
ROOF TYPE	Wood and shingles.

BUILDING ASSESSMENT	
5 YR ADEQUACY	Adequate
ADA COMPLIANCE	Adequate
Structural	4
Exterior	4
Interior	4
Windows	0
Insulation	0
Roof	3
Overhead/Sliding Doors	4
Service Doors	0
HVAC	0
Engine Exhaust	0
Ventilation	3
Plumbing (Int)	0
Electrical	4
Lighting	4
Fire Protection	0

SPECIAL MAINTENANCE

Metro - Pelham Yard Salt Storage Building

Appn Year	2020	Brief Scope of Work	Correct site drainage.	Current Condition	Southwest corner of site and area behind salt shed are retaining water.	Cost Estimate	\$49,900
Building Code	STE-1						
Special Maintenance Total:							\$49,900

Assessment Rating: 0 = NOT APPLICABLE (N/A)
 1 = EXCELLENT (Annual Maintenance per Schedule)
 2 = GOOD (Annual and Preventive Maintenance)
 3 = AVERAGE (Showing Wear; Preventive Maintenance and Occasional Repair)
 4 = POOR (Worn; Significant Maintenance or Repair)
 5 = REHAB/REPLACE (Requires Rehabilitation or Replacement)

2013 FACILITY ASSESSMENT

Port Huron Garage

BUREAU/REGION Metro		OWN/LEASE Own	
REGION REPRESENTATIVE Bartus, Joe		FACILITY A&O REPRESENTATIVE Hoop, Bill	
ADDRESS 2900 Lewis Drive, Port Huron MI 48060	COUNTY St. Clair	PHONE NO. (810) 984-4482	FAX NO. (810) 984-1091
FACILITY FUNCTION Garage	SECONDARY FUNCTION	WORK FORCE 2,500	ADMIN/EMPLOYEE AREA SQ FT
SITE ASSESSMENT		UTILIZATION RATE Fully Utilized	INSPECTION DATE 04/30/2013
SITE CAPACITY FOR DEVELOPMENT Adequate	SIDEWALKS 3	VENDOR DTE (includes MichCon)	
SITE REGULATORY COMPLIANCE Adequate	FENCING 2	SEMCO	
	SECURITY 2	Port Huron, City of	
	LIGHTING 3	Port Huron Township	
	IRRIG SYS 3		
PARKING/PAVING 5			
DRAINAGE 5			
ADEQUACY		ADEQUACY	
Adequate		Adequate	
Adequate		Adequate	

BLDG CODE	CONSTRUCTED PURPOSE	CURRENT USE	TOTAL SIZE (SQ FT)	OCCUPANCY YEAR	ESTIMATED REPLACEMENT VALUE	STRUCTURE	EXTERIOR FINISH	ROOF TYPE
GAR-1	Garage	Garage	34,848	2001	\$6,202,944	Steel	Metal	Rubber with stone ballast.
SSB-1	Salt/Sand Storage	Salt/Sand Storage	7,200	2001	\$655,200	Concrete and wood.	Concrete and metal.	Wood shingles.
			TOTAL COMPLEX SQ FT		42,048			

BUILDING ASSESSMENT													
5 YR ADEQUACY	ADA COMPLIANCE	Structural	Exterior	Interior	Windows	Overhead/ Sliding Doors	Service Doors	HVAC	Engine Exhaust	Ventilation	Electrical	Lighting	Fire Protection
Adequate	Inadequate	2	2	2	2	3	3	2	2	2	2	2	2
Adequate	Adequate	2	2	2	0	2	0	0	0	2	2	3	0

SPECIAL MAINTENANCE
Metro - Port Huron Garage

Appn Year	Building Code	Brief Scope of Work	Current Condition	Cost Estimate
2019	STE-1	1.5" HIMA mill and resurface of existing pavement on site. Replace concrete curbs around the office/garage parking area.	Multiple longitudinal and transverse cracks with several areas of fatigue cracking, saturated/undermined sub base adjacent to drain structures. This facility supports road maintenance operations and has frequent heavy equipment traffic.	\$186,600
2020	GAR-1	Construct a lean-to on the south side of the maintenance garage.	Insufficient equipment storage.	\$149,700
Special Maintenance Total:				\$336,300

Assessment Rating:

50085G 00

- 0 = NOT APPLICABLE (N/A)
- 1 = EXCELLENT (Annual Maintenance per Schedule)
- 2 = GOOD (Annual and Preventive Maintenance)

- 3 = AVERAGE (Showing Wear; Preventive Maintenance and Occasional Repair)
- 4 = POOR (Worn; Significant Maintenance or Repair)
- 5 = REHAB/REPLACE (Requires Rehabilitation or Replacement)

2013 FACILITY ASSESSMENT

Port Huron Project Office (Temporary)

BUREAU/REGION	OWN/LEASE
Metro	Own
REGION REPRESENTATIVE	
Bartus, Joe	
FACILITY A&O REPRESENTATIVE	
Hoop, Bill	

ADDRESS	2127 11th Avenue, Port Huron MI 48060		COUNTY	St. Clair	PHONE NO.	(810) 985-5011	FAX NO.	(810) 985-5042	SITE ACREAGE	1.00	INSPECTION DATE	05/24/2013
FACILITY FUNCTION	Project Office		SECONDARY FUNCTION		WORK FORCE	6,110	ADMIN/EMPLOYEE AREA	SQ FT	Fully Utilized	UTILIZATION RATE	FACILITY ENERGY AUDIT	

SITE ASSESSMENT		RATING		ADEQUACY		VENDOR		ADEQUACY	
SITE CAPACITY FOR DEVELOPMENT	Adequate	SIDEWALKS	3	ELECTRICAL UTILITY	Electrical	DTE (includes MichCon)		Adequate	
SITE REGULATORY COMPLIANCE	Adequate	FENCING	4	GAS UTILITY (if present)	Natural Gas	DTE (includes MichCon)		Adequate	
		SECURITY	2	WATER UTILITY	Municipal	Port Huron, City of		Adequate	
PARKING/PAVING	3	LIGHTING	3	SEWAGE UTILITY	Municipal	Port Huron, City of		Adequate	
DRAINAGE	3	IRRIG SYS	3						

BUILDINGS									
BLDG CODE	CONSTRUCTED PURPOSE	CURRENT USE	TOTAL SIZE (SQ FT)	OCCUPANCY YEAR	ESTIMATED REPLACEMENT VALUE	STRUCTURE	EXTERIOR FINISH	ROOF TYPE	
TSC-1	Transportation Service Center	Project Office	6,110	2000	\$1,496,950	Wood.	Masonry and vinyl.	Wood shingles.	
			TOTAL COMPLEX SQ FT						
			6,110						

BUILDING ASSESSMENT		5 YR ADEQUACY ADA COMPLIANCE																														
TSC-1	Adequate	Inadequate	Structural	3	Exterior	3	Interior	3	Windows	3	Insulation	3	Roof	3	Overhead/Sliding Doors	0	Service Doors	3	HVAC	3	Engine Exhaust	0	Ventilation	2	Plumbing (Int)	3	Electrical	2	Lighting	3	Fire Protection	0

2013 FACILITY ASSESSMENT

Taylor TSC

BUREAU/REGION	OWN/LEASE
Metro	Own
REGION REPRESENTATIVE	
Bartus, Joe	
FACILITY A&O REPRESENTATIVE	
Hoop, Bill	

ADDRESS	COUNTY	PHONE NO.	FAX NO.	SITE ACREAGE	INSPECTION DATE
6510 Telegraph, Taylor MI 48180	Wayne	(313) 375-2400	(313) 295-0822		05/13/2013
FACILITY FUNCTION	SECONDARY FUNCTION	WORK FORCE	ADMIN/EMPLOYEE AREA	UTILIZATION RATE	FACILITY ENERGY AUDIT
Transportation Service Center		11,832	SQ FT	Fully Utilized	07/01/2009

SITE ASSESSMENT		TYPE		VENDOR		ADEQUACY	
SITE CAPACITY FOR DEVELOPMENT	Adequate	ELECTRICAL UTILITY	Electrical	DTE (includes MichCon)	DTE	Adequate	Adequate
SITE REGULATORY COMPLIANCE	Adequate	GAS UTILITY (if present)	Natural Gas	DTE (includes MichCon)	DTE	Adequate	Adequate
RATING		WATER UTILITY	Municipal	Taylor, City of		Adequate	Adequate
PARKING/PAVING	2	SEWAGE UTILITY	Municipal	Taylor, City of		Adequate	Adequate
DRAINAGE	2	IRRIG SYS	2				

BUILDINGS		ESTIMATED REPLACEMENT VALUE		STRUCTURE		EXTERIOR FINISH		ROOF TYPE	
BLDG CODE	CONSTRUCTED PURPOSE	TOTAL SIZE (SQ FT)	OCCUPANCY YEAR	ESTIMATED REPLACEMENT VALUE	STRUCTURE	EXTERIOR FINISH	ROOF TYPE		
TSC-1	Transportation Service Center	11,832	2009	\$2,898,840	Wood.	Brick.	Shingle.		
HSB-1	Heated Storage	1,152	2010	\$104,832	Wood	Vinyl	Shingle		
		TOTAL COMPLEX SQ FT							

BUILDING ASSESSMENT		CURRENT CONDITION												
5 YR ADEQUACY	ADA COMPLIANCE	Structural	Exterior	Interior	Windows	Overhead/Sliding Doors	Service Doors	HVAC	Engine Exhaust	Ventilation	Plumbing (Int)	Electrical	Lighting	Fire Protection
TSC-1	Adequate	2	2	2	2	0	2	2	0	2	2	2	2	0
HSB-1	Adequate	2	2	2	2	2	2	2	0	2	2	2	2	0

SPECIAL MAINTENANCE

Metro - Taylor TSC

Appn Year	Building Code	Brief Scope of Work	Current Condition	Cost Estimate
2017	STE-1	Pave vehicle storage lot.	Existing lot is gravel and not operationally adequate for parking of vehicles and equipment.	\$100,000
Special Maintenance Total:				\$100,000

Assessment Rating: 0 = NOT APPLICABLE (N/A)
 1 = EXCELLENT (Annual Maintenance per Schedule)
 2 = GOOD (Annual and Preventive Maintenance)
 3 = AVERAGE (Showing Wear; Preventive Maintenance and Occasional Repair)
 4 = POOR (Worn; Significant Maintenance or Repair)
 5 = REHAB/REPLACE (Requires Rehabilitation or Replacement)

2014 FACILITY ASSESSMENT

Construction Field Services Leased Facility - Not Assessed

BUREAU/REGION	OWN/LEASE
Lansing	Lease-DTMB
REGION REPRESENTATIVE	
FACILITY A&O REPRESENTATIVE	

ADDRESS	8885 Ricks Rd., Dimondale MI 48909		
FACILITY FUNCTION	CONSTRUCTION TECHNOLOGY	SECONDARY FUNCTION	CONSTRUCTION TECHNOLOGY
Construction Administration	Construction Technology	Construction Technology	Construction Technology
SITE ASSESSMENT		SITE ASSESSMENT	
SITE CAPACITY FOR DEVELOPMENT	SIDEWALKS	0	ELECTRICAL UTILITY
SITE REGULATORY COMPLIANCE	FENCING	0	GAS UTILITY (if present)
	SECURITY	0	WATER UTILITY
	LIGHTING	0	SEWAGE UTILITY
	IRRIG SYS	0	
PARKING/PAVING		0	
DRAINAGE		0	
COUNTY		PHONE NO.	FAX NO.
Eaton		(517) 322-1087	(517) 322-1094
WORK FORCE		ADMIN/EMPLOYEE AREA	UTILIZATION RATE
			Fully Utilized
SQ FT		VENDOR	
ADEQUACY		ADEQUACY	

BUILDINGS			
BLDG CODE	CONSTRUCTED	TOTAL SIZE (SQ FT)	ESTIMATED REPLACEMENT VALUE
OFF-1	Office Building	115,986	\$20,297,550
CURRENT USE		OCCUPANCY YEAR	STRUCTURE
Office Building		1977	
TOTAL COMPLEX SQ FT		115,986	

BUILDING ASSESSMENT	
5 YR ADEQUACY	ADA COMPLIANCE
Structural	Exterior
Interior	Windows
Insulation	Roof
Overhead/ Sliding Doors	Service Doors
HVAC	Engine Exhaust
Ventilation	Plumbing (Int)
Electrical	Lighting
Fire Protection	

2014 FACILITY ASSESSMENT

Fleet Administration & Operations

BUREAU/REGION	OWN/LEASE
Lansing REGION REPRESENTATIVE	Own
Ratterree, Scott FACILITY A&O REPRESENTATIVE	
Hoop, Bill	

ADDRESS	COUNTY	PHONE NO.	FAX NO.
2522 West Main Street, Lansing MI 48917	Ingham	(517) 334-7758	(517) 334-7840
FACILITY FUNCTION	SECONDARY FUNCTION	WORK FORCE	ADMIN/EMPLOYEE AREA
Fleet Administration and Operations		5,396	SQ FT
UTILIZATION RATE		Fully Utilized	
FACILITY ENERGY AUDIT		05/06/2010	

SITE ASSESSMENT		VENDOR		ADEQUACY	
SITE CAPACITY FOR DEVELOPMENT	Adequate	Lansing Board of Water & Light Consumers Energy		Adequate	
SITE REGULATORY COMPLIANCE	Adequate	Lansing, Charter Township of Lansing, Charter Township of Lansing, Charter Township of Lansing		Adequate	
RATING		TYPE		ADEQUACY	
PARKING/PAVING	4	Electrical		Adequate	
DRAINAGE	3	Natural Gas		Adequate	
		Municipal		Adequate	
		Municipal		Adequate	

BUILDINGS		TOTAL SIZE (SQ FT)	OCCUPANCY YEAR	ESTIMATED REPLACEMENT VALUE	STRUCTURE	EXTERIOR FINISH	ROOF TYPE
GAR-1	Garage	26,504	1940	\$4,717,712	Mason	EIFS masonry.	Asphalt coated.
HSB-1	Heated Storage	5,400	1985	\$491,400	Wood, masonry and metal.	Metal.	Metal.
HSB-2	Heated Storage	500	1940	\$45,500	Wood and block foundation.	Metal.	Metal.
		TOTAL COMPLEX SQ FT					
		32,404					

BUILDING ASSESSMENT		Structural	Exterior	Interior	Windows	Insulation	Roof	Overhead/ Sliding Doors	Service Doors	HVAC	Engine Exhaust	Ventilation	Plumbing (in)	Electrical	Lighting	Fire Protection
GAR-1	Adequate	3	3	2	2	2	3	3	2	5	2	3	3	3	2	3
HSB-1	Adequate	2	4	3	3	3	3	2	3	3	0	3	3	3	2	0
HSB-2	Adequate	4	4	3	4	4	4	1	2	3	3	0	0	3	3	0

**SPECIAL MAINTENANCE
Lansing - Fleet Administration & Operations**

Appn Year	Building Code	Brief Scope of Work	Current Condition	Cost Estimate
2016	GAR-1	Repair External Insulation Finish System.	External Insulation Finish System has cracks throughout the east and west faces of the garage.	\$39,500
2017	HSB-1	Paint exterior, service doors, door frames, and awnings. Repair gutters.	Current paint is peeling on awnings, siding, doors, and door frames. Gutters are in poor condition.	\$20,000
2018	GAR-1	Repave parking lot from garage eastward. Pave gravel area.	Existing parking area is nearing the end of its useful life. The pavement is cracked extensively. The cracks were sealed with hot rubber in 2009 with low spots filled with AMZ material to help prolong the life. The gravel area is uneven.	\$595,700
2019	GAR-1	Replace all Fleet Administration and Operations Office fluorescent light fixtures with efficient fixtures and install night light timer in front office area.	Current four foot fluorescent light fixtures are T-12 and are very inefficient and half of the fixtures in front office remain on for night security due to the way they are wired to the switches.	\$39,700
Special Maintenance Total:				\$694,900

Assessment Rating:

50051G 00

0 = NOT APPLICABLE (N/A)
 1 = EXCELLENT (Annual Maintenance per Schedule)
 2 = GOOD (Annual and Preventive Maintenance)

3 = AVERAGE (Showing Wear; Preventive Maintenance and Occasional Repair)
 4 = POOR (Worn; Significant Maintenance or Repair)
 5 = REHAB/REPLACE (Requires Rehabilitation or Replacement)

2014 FACILITY ASSESSMENT

Nixon Warehouse

BUREAU/REGION Lansing REGION REPRESENTATIVE Hynes, Tom FACILITY A&O REPRESENTATIVE Hoop, Bill		OWN/LEASE Own	
ADDRESS 5219 Nixon Road, Dimondale MI 48821	COUNTY Eaton	PHONE NO. (517) 654-2450	FAX NO.
FACILITY FUNCTION Warehouse	SECONDARY FUNCTION	WORK FORCE 0	ADMIN/EMPLOYEE AREA SQ FT
SITE ASSESSMENT SITE CAPACITY FOR DEVELOPMENT Adequacy SITE REGULATORY COMPLIANCE Adequacy PARKING/PAVING 3 DRAINAGE 2		UTILIZATION RATE Fully Utilized VENDOR Consumers Energy CONSUMERS ENERGY Adequacy INSPECTION DATE 04/01/2014 FACILITY ENERGY AUDIT Adequacy	
SIDEWALKS 3 FENCING 2 SECURITY 0 LIGHTING 3 IRRIG SYS 3		TYPE Electrical ELECTRICAL UTILITY Natural Gas GAS UTILITY (if present) N/A WATER UTILITY N/A SEWAGE UTILITY N/A	

BUILDINGS

BLDG CODE WRH-1	CONSTRUCTED PURPOSE Warehouse	CURRENT USE Warehouse	TOTAL SIZE (SQ FT) 5,000	OCCUPANCY YEAR 0	ESTIMATED REPLACEMENT VALUE \$600,000	STRUCTURE Masonry and metal.	EXTERIOR FINISH Metal.	ROOF TYPE Metal.
TOTAL COMPLEX SQ FT		5,000						

BUILDING ASSESSMENT

5 YR ADEQUACY	ADA COMPLIANCE	Structural	Exterior	Interior	Windows	Overhead/ Sliding Doors	Service Doors	HVAC	Engine Exhaust	Ventilation	Plumbing (Int)	Electrical	Lighting	Tire Protection
Adequate	Inadequate	2	3	3	3	3	3	2	0	4	3	3	3	0

2014 FACILITY ASSESSMENT

Operations Field Services

BUREAU/REGION Lansing	OWN/LEASE Own
REGION REPRESENTATIVE Jones, Tim	
FACILITY A&O REPRESENTATIVE Hoop, Bill	

ADDRESS 6333 Lansing Road, Lansing MI 48917	COUNTY Eaton	PHONE NO. (517) 322-3300	FAX NO. (517) 322-3385	SITE ACREAGE 26.00	INSPECTION DATE 04/01/2014
FACILITY FUNCTION Maintenance Administration	SECONDARY FUNCTION Maintenance Operations	WORK FORCE 9,810	ADMIN/EMPLOYEE AREA 9,810	UTILIZATION RATE Fully Utilized	FACILITY ENERGY AUDIT 04/19/2010

SITE ASSESSMENT	ADEQUACY	RATING	TYPE
SITE CAPACITY FOR DEVELOPMENT	Adequate	2	Electrical
SITE REGULATORY COMPLIANCE	Adequate	2	Natural Gas
PARKING/PAVING		4	Municipal
DRAINAGE		3	Municipal
		3	Municipal

BLDG CODE	CONSTRUCTED	CURRENT USE	TOTAL SIZE (SQ FT)	OCCUPANCY YEAR	ESTIMATED REPLACEMENT VALUE	STRUCTURE	EXTERIOR FINISH	ROOF TYPE
GAR-1	Garage	Office Building	44,210	1984	\$7,869,380	Masonry and steel.	Masonry.	Metal with membrane.
CSB-1	Cold Storage	Cold Storage	7,500	1974	\$682,500	Block Steel	Steel	Metal
			TOTAL COMPLEX SQ FT					
			51,710					

BUILDING ASSESSMENT																			
5 YR ADEQUACY	Inadequate	ADA COMPLIANCE	Inadequate	Structural	Interior	Exterior	Windows	Insulation	Roof	Overhead/ Sliding Doors	Service Doors	HVAC	Engine Exhaust	Ventilation	Plumbing (Int)	Electrical	Lighting	Fire Protection	
GAR-1	Adequate	Inadequate	2	3	3	3	2	3	4	3	3	3	2	2	3	3	2	3	
CSB-1	Inadequate	Inadequate	5	5	5	5	5	5	5	5	5	5	0	0	0	0	5	5	0

SPECIAL MAINTENANCE	Lansing - Operations Field Services	Appn Year 2017	Building Code GAR-1	Brief Scope of Work Apply roof coating over entire building.	Current Condition The existing metal roof has numerous leaks and needs to be coated.	Cost Estimate \$227,200
Special Maintenance Total:						\$227,200

Assessment Rating: 0 = NOT APPLICABLE (N/A)
 1 = EXCELLENT (Annual Maintenance per Schedule)
 2 = GOOD (Annual and Preventive Maintenance)
 3 = AVERAGE (Showing Wear; Preventive Maintenance and Occasional Repair)
 4 = POOR (Worn; Significant Maintenance or Repair)
 5 = REHAB/REPLACE (Requires Rehabilitation or Replacement)

2014 FACILITY ASSESSMENT

Van Wagoner Building

Leased Facility - Not Assessed

BUREAU/REGION: OWN/LEASE
 Lansing Lease-DTMB
 REGION REPRESENTATIVE
 FACILITY A&O REPRESENTATIVE

ADDRESS 425 W. Ottawa, Lansing MI 48933		COUNTY Ingham	PHONE NO. (517) 241-4340	FAX NO. (517) 241-8675	SITE ACREAGE	INSPECTION DATE											
FACILITY FUNCTION MDOT Administration & Operations		SECONDARY FUNCTION		WORK FORCE 275,894	ADMIN/EMPLOYEE AREA 275,894	SQ FT Fully Utilized											
FACILITY ENERGY AUDIT		UTILIZATION RATE		FACILITY ENERGY AUDIT													
SITE ASSESSMENT																	
SITE CAPACITY FOR DEVELOPMENT		RATING		ADEQUACY													
SITE REGULATORY COMPLIANCE		RATING		ADEQUACY													
PARKING/PAVING		RATING		ADEQUACY													
DRAINAGE		RATING		ADEQUACY													
SIDEWALKS		RATING		ADEQUACY													
FENCING		RATING		ADEQUACY													
SECURITY		RATING		ADEQUACY													
LIGHTING		RATING		ADEQUACY													
IRRIG SYS		RATING		ADEQUACY													
ELECTRICAL UTILITY		RATING		ADEQUACY													
GAS UTILITY (if present)		RATING		ADEQUACY													
WATER UTILITY		RATING		ADEQUACY													
SEWAGE UTILITY		RATING		ADEQUACY													
BUILDINGS																	
BLDG CODE	CONSTRUCTED	TOTAL SIZE (SQ FT)	OCCUPANCY YEAR	ESTIMATED REPLACEMENT VALUE	STRUCTURE	EXTERIOR FINISH	ROOF TYPE										
OFF-1	Office Building	275,894	1968	\$48,281,450	Office Building												
		TOTAL COMPLEX SQ FT															
		275,894															
BUILDING ASSESSMENT																	
5 YR ADEQUACY		ADA COMPLIANCE	Structural	Exterior	Interior	Windows	Insulation	Roof	Overhead/ Sliding Doors	Service Doors	HVAC	Engine Exhaust	Ventilation	Plumbing (Int)	Electrical	Lighting	Fire Protection

2014 FACILITY ASSESSMENT

Benton Harbor Bus Terminal

BUREAU/REGION	OWN/LEASE
Pass Trans	Own
REGION REPRESENTATIVE	
Pearson, Rob	
FACILITY A&O REPRESENTATIVE	
Hoop, Bill	

ADDRESS	COUNTY	PHONE NO.	FAX NO.	INSPECTION DATE
2412 M-139, Benton Harbor MI 49022	Berrien	(269) 925-1121		04/16/2014
FACILITY FUNCTION	SECONDARY FUNCTION	WORK FORCE	ADMIN/EMPLOYEE AREA	UTILIZATION RATE
Bus Terminal		260	SQ FT	Fully Utilized
SITE ASSESSMENT		VENDOR		
SITE CAPACITY FOR DEVELOPMENT	ADEQUACY	American Electric Power (AEP, Ind Mich Power)		
Adequate				
SITE REGULATORY COMPLIANCE	ADEQUACY	Michigan Gas Utilities		
Adequate				
RATING		Benton Charter Township		
PARKING/PAVING	4	Benton Charter Township		
DRAINAGE	2			
ELECTRICAL UTILITY		Electrical		
GAS UTILITY (if present)		Natural Gas		
WATER UTILITY		Municipal		
SEWAGE UTILITY		Municipal		
SIDEWALKS		2		
FENCING		0		
SECURITY		2		
LIGHTING		2		
IRRIG SYS		2		

BUILDINGS	ESTIMATED REPLACEMENT VALUE	STRUCTURE	EXTERIOR FINISH	ROOF TYPE
BUS-1	\$280,000	Steel frame and block	Stone and glass	Metal/steel.
TOTAL (SQ FT)		TOTAL COMPLEX SQ FT		
1,400		1,400		
CONSTRUCTED	OCCUPANCY YEAR			
BUS-1	1991			

BUILDING ASSESSMENT		5 YR ADEQUACY	ADA COMPLIANCE	Structural	Exterior	Interior	Windows	Overhead/Sliding Doors	Service Doors	HVAC	Engine Exhaust	Ventilation	Plumbing (Int)	Electrical	Lighting	Fire Protection
BUS-1	Inadequate	Adequate		3	3	1	3	0	2	3	0	2	2	3	3	0

2014 FACILITY ASSESSMENT

Detroit Bus Terminal

BUREAU/REGION	OWN/LEASE
Pass Trans	Own
REGION REPRESENTATIVE	
Pearson, Rob	
FACILITY A&O REPRESENTATIVE	
Hoop, Bill	

ADDRESS	1001 Howard St, Detroit MI 48226	COUNTY	Wayne	PHONE NO.	(313) 961-8009	FAX NO.		SITE ACREAGE	2.20	INSPECTION DATE	04/09/2014
FACILITY FUNCTION	Bus Terminal	SECONDARY FUNCTION		WORK FORCE	5,000	ADMIN/EMPLOYEE AREA	SQ FT	UTILIZATION RATE	Fully Utilized	FACILITY ENERGY AUDIT	

SITE ASSESSMENT		ADEQUACY	RATING	TYPE	VENDOR	ADEQUACY
SITE CAPACITY FOR DEVELOPMENT	Adequate	SIDEWALKS	3	ELECTRICAL UTILITY	Electrical	DTE (includes MichCon)
SITE REGULATORY COMPLIANCE	Adequate	FENCING	2	GAS UTILITY (if present)	Natural Gas	DTE (includes MichCon)
		SECURITY	3	WATER UTILITY	Municipal	Detroit Water and Sewage Department
		LIGHTING	2	SEWAGE UTILITY	Municipal	Detroit Water and Sewage Department
PARKING/PAVING	4	IRRIG SYS	2			
DRAINAGE	2					

BUILDINGS	BLDG CODE	CONSTRUCTED PURPOSE	CURRENT USE	TOTAL SIZE (SQ FT)	OCCUPANCY YEAR	ESTIMATED REPLACEMENT VALUE	STRUCTURE	EXTERIOR FINISH	ROOF TYPE
	BUS-1	Bus Terminal	Bus Terminal	31,000	1991	\$6,200,000	Steel frame and block	Stone and glass	Built up with stone ballast
				TOTAL COMPLEX SQ FT					
				31,000					

BUILDING ASSESSMENT	BUS-1	5 YR ADEQUACY	ADA COMPLIANCE	Structural	Exterior	Interior	Windows	Insulation	Roof	Overhead/ Sliding Doors	Service Doors	HVAC	Engine Exhaust	Ventilation	Plumbing (Int)	Electrical	Lighting	Fire Protection
		Adequate	Adequate	3	4	2	3	4	3	0	3	4	0	3	3	3	2	0

2014 FACILITY ASSESSMENT

New Center Rail Terminal

BUREAU/REGION	OWN/LEASE
Pass Trans	Own
REGION REPRESENTATIVE	
Cody, Therese	
FACILITY A&O REPRESENTATIVE	
Hoop, Bill	

ADDRESS	COUNTY	PHONE NO.	FAX NO.	SITE ACREAGE	INSPECTION DATE
Amsterdam Street (Between Woodward and Cass), Detroit, MI	Wayne	(517) 373-8749	(517) 373-0856	3.10	04/09/2014
FACILITY FUNCTION	WORK FORCE ADMIN/EMPLOYEE AREA		UTILIZATION RATE	FACILITY ENERGY AUDIT	
Rail Terminal	0		SQ. FT.	Fully Utilized	
SITE ASSESSMENT					
SITE CAPACITY FOR DEVELOPMENT	ADEQUACY		RATING		TYPE
Adequate	Adequate		3		Electrical
SITE REGULATORY COMPLIANCE	ADEQUACY		RATING		TYPE
Adequate	Adequate		2		None
RATING					
PARKING/PAVING	3		3		None
DRAINAGE	3		3		None
ELECTRICAL UTILITY					
3					
GAS UTILITY (if present)					
2					
WATER UTILITY					
0					
SEWAGE UTILITY					
3					
IRRIG SYS					
3					
DTE (includes MichCon)					
Adequate					

BUILDINGS	BLDG CODE	CONSTRUCTED	PURPOSE	CURRENT USE	TOTAL SIZE (SQ. FT.)	OCCUPANCY YEAR	ESTIMATED REPLACEMENT VALUE	STRUCTURE	EXTERIOR FINISH	ROOF TYPE
							\$0			
TOTAL COMPLEX SQ. FT.										

BUILDING ASSESSMENT	5 YR ADEQUACY	ADA COMPLIANCE	Structural	Exterior	Interior	Windows	Insulation	Roof	Overhead/ Sliding Doors	Service Doors	HVAC	Engine Exhaust	Ventilation	Plumbing (Int)	Electrical	Lighting	Fire Protection
----------------------------	---------------	----------------	------------	----------	----------	---------	------------	------	-------------------------	---------------	------	----------------	-------------	----------------	------------	----------	-----------------

2014 FACILITY ASSESSMENT

Pontiac Bus/Rail Terminal

BUREAU/REGION	OWN/LEASE
Pass Trans	Own
REGION REPRESENTATIVE	
Pearson, Rob	
FACILITY A&O REPRESENTATIVE	
Hoop, Bill	

ADDRESS	51000 Woodward Ave, Pontiac MI 48341		PHONE NO.	FAX NO.	SITE ACREAGE	INSPECTION DATE
FACILITY FUNCTION	SECONDARY FUNCTION	COUNTY	Oakland	WORK FORCE	ADMIN/EMPLOYEE AREA	UTILIZATION RATE
Bus/Rail Terminal					1,064	SQ FT Fully Utilized

SITE ASSESSMENT		ADEQUACY	RATING	TYPE	VENDOR	ADEQUACY
SITE CAPACITY FOR DEVELOPMENT	Adequate			Electrical	DTE (includes MichCon)	Adequate
SITE REGULATORY COMPLIANCE	Adequate			Natural Gas	Consumers Energy	Adequate
RATING				Municipal	Pontiac, City of	Adequate
PARKING/PAVING	5			Municipal	Pontiac, City of	Adequate
DRAINAGE	2					

BUILDINGS	
BLDG CODE	CONSTRUCTED PURPOSE
BRT-2	Bus/Rail Terminal
CURRENT USE	Bus/Rail Terminal
TOTAL SIZE (SQ FT)	4,527
OCCUPANCY YEAR	2011
ESTIMATED REPLACEMENT VALUE	\$805,806
STRUCTURE	Steel
EXTERIOR FINISH	Brick
ROOF TYPE	Membrane, Metal
TOTAL COMPLEX SQ FT 4,527	

BUILDING ASSESSMENT																	
BRT-2	5 YR ADEQUACY	ADA COMPLIANCE	Structural	Exterior	Interior	Windows	Insulation	Roof	Overhead/Sliding Doors	Service Doors	HVAC	Engine Exhaust	Ventilation	Plumbing (Int)	Electrical	Lighting	Fire Protection
	Adequate	Adequate	2	2	2	2	2	2	0	2	2	0	2	2	2	3	0

2014 FACILITY ASSESSMENT

Clare Welcome Center

BUREAU/REGION	OWN/LEASE
Bay	Own
REGION REPRESENTATIVE	
Brunner, Gregg	
FACILITY A&O REPRESENTATIVE	
Hoop, Bill	

ADDRESS	COUNTY	PHONE NO.	FAX NO.	SITE ACREAGE	INSPECTION DATE
9599 US 27, Clare MI 48617	Clare	(989) 386-7634	(989) 386-3766	14.00	04/21/2014
FACILITY FUNCTION	WORK FORCE ADMIN/EMPLOYEE AREA		UTILIZATION RATE	FACILITY ENERGY AUDIT	
Welcome Center	720		Fully Utilized	02/03/2010	

SITE ASSESSMENT		ADEQUACY		RATING		TYPE		VENDOR		ADEQUACY	
SITE CAPACITY FOR DEVELOPMENT		Adequate		4		Electrical		Consumers Energy		Adequate	
SITE REGULATORY COMPLIANCE		Adequate		4		Natural Gas		DTE (includes MichCon)		Adequate	
PARKING/PAVING		3		0		Well		Clare, City of		Adequate	
DRAINAGE		2		4		Municipal				Adequate	
SIDEWALKS		4		ELECTRICAL UTILITY							
FENCING		4		GAS UTILITY (if present)							
SECURITY		0		WATER UTILITY							
LIGHTING		4		SEWAGE UTILITY							
IRRIG SYS		4									

BUILDINGS

BLDG CODE	CONSTRUCTED PURPOSE	CURRENT USE	TOTAL SIZE (SQ FT)	OCCUPANCY YEAR	ESTIMATED REPLACEMENT VALUE	STRUCTURE	EXTERIOR FINISH	ROOF TYPE
WCT-1	Welcome Center	Welcome Center	9,970	1994	\$2,442,650	Masonry	Brick	Steel and metal
HSB-1	Heated Storage	Cold Storage	576	0	\$52,416	Wood	Vinyl	Asphalt shingles
			TOTAL COMPLEX SQ FT	10,546				

BUILDING ASSESSMENT

5 YR ADEQUACY	ADA COMPLIANCE	Structural	Exterior	Interior	Windows	Overhead/Sliding Doors	Service Doors	HVAC	Engine Exhaust	Ventilation	Plumbing (Int)	Electrical	Lighting	Fire Protection
WCT-1 Adequate	Inadequate	3	3	3	4	0	3	3	0	3	4	3	3	3
HSB-1 Adequate	Inadequate	2	3	2	0	3	3	2	0	0	0	2	3	0

Assessment Rating:

- 0 = NOT APPLICABLE (N/A)
- 1 = EXCELLENT (Annual Maintenance per Schedule)
- 2 = GOOD (Annual and Preventive Maintenance)
- 3 = AVERAGE (Showing Wear; Preventive Maintenance and Occasional Repair)
- 4 = POOR (Worn; Significant Maintenance or Repair)
- 5 = REHAB/REPLACE (Requires Rehabilitation or Replacement)

SPECIAL MAINTENANCE

Bay - Clare Welcome Center

Appn Year	Building Code	Brief Scope of Work	Current Condition	Cost Estimate
2018	STE-1	Replace sidewalk on south bound ramp.	Sidewalk is in poor condition and is a trip hazard.	\$96,800
2019	STE-1	Mill and resurface ramps and parking area.	Parking lot and ramp pavement is beginning to deteriorate.	\$375,900
2019	STE-1	Remove existing lagoon.	Lagoon is no longer required and must be removed.	\$109,600
2020	WCT-1	Replace carpet.	Carpet in poor condition throughout brochure area.	\$19,600
2020	STE-1	Replace parking lot lighting including foundations and underground electric.	Parking lot lighting foundations are deteriorated and underground electric has numerous splices and is unreliable.	\$620,700
Special Maintenance Total:				\$1,222,600

Assessment Rating:

- 0 = NOT APPLICABLE (N/A)
- 1 = EXCELLENT (Annual Maintenance per Schedule)
- 2 = GOOD (Annual and Preventive Maintenance)

- 3 = AVERAGE (Showing Wear; Preventive Maintenance and Occasional Repair)
- 4 = POOR (Worn; Significant Maintenance or Repair)
- 5 = REHAB/REPLACE (Requires Rehabilitation or Replacement)

**SPECIAL MAINTENANCE
Southwest - Coldwater Welcome Center**

Appn Year	Building Code	Brief Scope of Work	Current Condition	Cost Estimate
2017	WCT-1	Drill additional well.	Currently there is not enough pressure at peak times. Current well will not support fire suppression system.	\$86,900
2017	WCT-1	Replace security gate.	The gate has deteriorated and requires frequent repair.	\$58,800
2017	WCT-1	Remove and replace water treatment system.	The pumps are antiquated, require frequent non-routine repair, and are costly to have serviced.	\$55,700
2018	STE-1	Resurface parking lot.	Pavement is in poor condition with excessive cracking.	\$327,200
2019	WCT-1	Replace lighting in the lobby and brochure area.	Lighting is not sufficient for operations and is not energy efficient.	\$37,700
Special Maintenance Total:				\$566,300

Assessment Rating:

- 0 = NOT APPLICABLE (N/A)
- 1 = EXCELLENT (Annual Maintenance per Schedule)
- 2 = GOOD (Annual and Preventive Maintenance)

- 3 = AVERAGE (Showing Wear; Preventive Maintenance and Occasional Repair)
- 4 = POOR (Worn; Significant Maintenance or Repair)
- 5 = REHAB/REPLACE (Requires Rehabilitation or Replacement)

2014 FACILITY ASSESSMENT

Detroit Welcome Center Leased Facility - Not Assessed

BUREAU/REGION	OWN/LEASE
Metro REGION REPRESENTATIVE	Lease-Private
FACILITY A&O REPRESENTATIVE	

ADDRESS	2835 Bagley Ave, Detroit MI 48216	COUNTY	Wayne	PHONE NO.	(313) 962-2360	FAX NO.	(313) 962-2326	SITE ACREAGE	INSPECTION DATE	
FACILITY FUNCTION	Welcome Center	SECONDARY FUNCTION		WORK FORCE	700	ADMIN/EMPLOYEE AREA	Fully Utilized	UTILIZATION RATE	FACILITY ENERGY AUDIT	
SITE ASSESSMENT										
SITE CAPACITY FOR DEVELOPMENT					ELECTRICAL UTILITY					Electrical
SITE REGULATORY COMPLIANCE					GAS UTILITY (if present)					N/A
RATING					WATER UTILITY					N/A
PARKING/PAVING					SEWAGE UTILITY					N/A
DRAINAGE					IRRIG SYS					0
ADEQUACY					RATING					0
ADEQUACY					TYPE					Electrical
ADEQUACY					VENDOR					
ADEQUACY					ADEQUACY					

BUILDINGS	CONSTRUCTED	CURRENT USE	TOTAL SIZE (SQ FT)	OCCUPANCY YEAR	ESTIMATED REPLACEMENT VALUE	STRUCTURE	EXTERIOR FINISH	ROOF TYPE
WCT-1	Welcome Center	Welcome Center	4,861	0	\$1,190,945			
			TOTAL COMPLEX SQ FT	4,861				

BUILDING ASSESSMENT	5 YR ADEQUACY	ADA COMPLIANCE	Structural	Exterior	Interior	Windows	Insulation	Roof	Overhead/ Sliding Doors	Service Doors	HVAC	Engine Exhaust	Ventilation	Plumbing (Int)	Electrical	Lighting	Fire Protection
----------------------------	---------------	----------------	------------	----------	----------	---------	------------	------	-------------------------	---------------	------	----------------	-------------	----------------	------------	----------	-----------------

2014 FACILITY ASSESSMENT

Dundee Welcome Center

BUREAU/REGION University	OWN/LEASE Own
REGION REPRESENTATIVE Thompson, Will	
FACILITY A&O REPRESENTATIVE Hoop, Bill	

ADDRESS 8001 Covert Rd., Petersburg MI 49270	COUNTY Monroe	PHONE NO. (734) 865-6980	FAX NO. (734) 886-1180	SITE ACREAGE 33.00	INSPECTION DATE 04/15/2014
FACILITY FUNCTION Welcome Center		WORK FORCE 540		ADMIN/EMPLOYEE AREA Fully Utilized	FACILITY ENERGY AUDIT 06/28/2010

SITE ASSESSMENT		RATING		TYPE		VENDOR		ADEQUACY	
SITE CAPACITY FOR DEVELOPMENT	Adequate	SIDEWALKS	2	ELECTRICAL UTILITY	Electrical	DTE (includes MichCon)		Adequate	
SITE REGULATORY COMPLIANCE	Adequate	FENCING	0	GAS UTILITY (if present)	None			Adequate	
		SECURITY	0	WATER UTILITY	Well			Adequate	
		LIGHTING	3	SEWAGE UTILITY	Lagoon			Adequate	
PARKING/PAVING	2	IRRIG SYS	3						
DRAINAGE	2								

BUILDINGS		TOTAL	OCCUPANCY	ESTIMATED	EXTERIOR FINISH	ROOF TYPE
BLDG CODE	CONSTRUCTED PURPOSE	SIZE (SQ FT)	YEAR	REPLACEMENT VALUE		
WCT-1	Welcome Center	4,439	1966	\$1,087,555	Brick and wood.	Shingle.
RRM-1	Restroom	3,000	1982	\$525,000	Brick.	Shingles with rubber coating.
TOTAL COMPLEX SQ FT		7,439				

BUILDING ASSESSMENT		5 YR ADEQUACY	ADA COMPLIANCE	Structural	Exterior	Interior	Windows	Overhead/Sliding Doors	Service Doors	HVAC	Engine Exhaust	Ventilation	Plumbing (Int)	Electrical	Lighting	Fire Protection
WCT-1	Adequate	Inadequate	Inadequate	3	4	3	3	0	3	3	0	3	3	3	3	0
RRM-1	Adequate	Inadequate	Inadequate	3	4	3	3	0	3	3	0	4	3	3	3	0

MAJOR CAPITAL		University-Dundee Welcome Center	
Major Capital	Appn Year	Building Code	Brief Scope of Work
	2019	WCT-1	Design and construct new 8,000 sq. ft. Welcome Center.
		Current Condition	Cost Estimate
		The existing facility is in need of costly repairs and is undersized for the volume of public served.	Formal scope and cost estimation in progress.

SPECIAL MAINTENANCE

University - Dundee Welcome Center

Appn Year 2019 Building Code STE-1 Brief Scope of Work Lagoon lift gates need to be replaced. Current Condition Lift gates are broken and inoperable. Cost Estimate \$73,300

Special Maintenance Total:

\$73,300

Assessment Rating:

- 0 = NOT APPLICABLE (N/A)
- 1 = EXCELLENT (Annual Maintenance per Schedule)
- 2 = GOOD (Annual and Preventive Maintenance)

- 3 = AVERAGE (Showing Wear; Preventive Maintenance and Occasional Repair)
- 4 = POOR (Worn; Significant Maintenance or Repair)
- 5 = REHAB/REPLACE (Requires Rehabilitation or Replacement)

2014 FACILITY ASSESSMENT

Iron Mountain Welcome Center Leased Facility - Not Assessed

BUREAU/REGION Superior REGION REPRESENTATIVE	OWN/LEASE Lease-Private
FACILITY A&O REPRESENTATIVE	

ADDRESS 618 N. Stephenson Ave., Iron Mountain MI 49801	COUNTY Dickinson	PHONE NO. (906) 774-4201	FAX NO.	SITE ACREAGE	INSPECTION DATE
FACILITY FUNCTION Welcome Center	SECONDARY FUNCTION	WORK FORCE	ADMIN/EMPLOYEE AREA	UTILIZATION RATE Fully Utilized	FACILITY ENERGY AUDIT
		3,600	SQ FT		

SITE ASSESSMENT		ADEQUACY	RATING	TYPE	VENDOR	ADEQUACY
SITE CAPACITY FOR DEVELOPMENT		SIDEWALKS	0	ELECTRICAL UTILITY	Electrical	WE Energies (Wisconsin Electric)
SITE REGULATORY COMPLIANCE		FENCING	0	GAS UTILITY (if present)	Natural Gas	DTE (includes MichCon)
RATING		SECURITY	0	WATER UTILITY	N/A	
PARKING/PAVING		LIGHTING	0	SEWAGE UTILITY	N/A	
DRAINAGE		IRRIG SYS	0			

BUILDINGS		TOTAL	OCCUPANCY	ESTIMATED	STRUCTURE	EXTERIOR FINISH	ROOF TYPE
BLDG CODE	CONSTRUCTED PURPOSE	SIZE (SQ FT)	YEAR	REPLACEMENT VALUE			
WCT-1	Welcome Center	1,625	0	\$398,125			
		TOTAL COMPLEX SQ FT					
		1,625					

BUILDING ASSESSMENT		5 YR ADEQUACY	ADA COMPLIANCE	Structural	Exterior	Interior	Windows	Insulation	Roof	Overhead/Sliding Doors	Service Doors	HVAC	Engine Exhaust	Ventilation	Plumbing (Int)	Electrical	Lighting	Fire Protection	

SPECIAL MAINTENANCE

Superior - Ironwood Welcome Center

<u>Appn Year</u>	<u>Building Code</u>	<u>Brief Scope of Work</u>	<u>Current Condition</u>	<u>Cost Estimate</u>
2019	WCT-1	Replace handrails at ramp and steps with aluminum railings.	Handrails do not meet current ADA guidelines and are deteriorating.	\$27,700

Special Maintenance Total: \$27,700

Assessment Rating:

- 0 = NOT APPLICABLE (N/A)
- 1 = EXCELLENT (Annual Maintenance per Schedule)
- 2 = GOOD (Annual and Preventive Maintenance)

- 3 = AVERAGE (Showing Wear; Preventive Maintenance and Occasional Repair)
- 4 = POOR (Worn; Significant Maintenance or Repair)
- 5 = REHAB/REPLACE (Requires Rehabilitation or Replacement)

SPECIAL MAINTENANCE
North - Mackinaw City Welcome Center

Appn Year	Building Code	Brief Scope of Work	Current Condition	Cost Estimate
2020	WCT-1	Make outside restrooms ADA accessible.	Not accessible to all customers.	\$19,300
2020	WCT-1	Replace floor tile in restrooms.	Floor tile is in poor condition.	\$30,300
2020	CSB-1	Demolish old sheds (2), design and construct new 1,280 sq. ft. storage building.	Existing storage buildings are in need of repair and do not provide adequate storage.	\$97,100
Special Maintenance Total:				\$146,700

Assessment Rating:

16071T 09

0 = NOT APPLICABLE (N/A)
 1 = EXCELLENT (Annual Maintenance per Schedule)
 2 = GOOD (Annual and Preventive Maintenance)

3 = AVERAGE (Showing Wear; Preventive Maintenance and Occasional Repair)
 4 = POOR (Worn; Significant Maintenance or Repair)
 5 = REHAB/REPLACE (Requires Rehabilitation or Replacement)

2014 FACILITY ASSESSMENT

Marquette Welcome Center

BUREAU/REGION	OWN/LEASE
Superior	Own
REGION REPRESENTATIVE	
Bedard, Jack	
FACILITY A&O REPRESENTATIVE	
Hoop, Bill	

ADDRESS	COUNTY	PHONE NO.	FAX NO.	SITE ACREAGE	INSPECTION DATE
2201 US 41 South, Chocolay Township MI 49855	Marquette	(906) 249-9066	(906) 249-9474	3.00	06/03/2014
FACILITY FUNCTION	WORK FORCE ADMIN/EMPLOYEE AREA		UTILIZATION RATE	FACILITY ENERGY AUDIT	
Welcome Center	SECONDARY FUNCTION		2,500	Fully Utilized	06/08/2010

SITE ASSESSMENT		TYPE		VENDOR		ADEQUACY	
SITE CAPACITY FOR DEVELOPMENT	Adequate	ELECTRICAL UTILITY	Electrical	Marquette Board of Light and Power	Adequate		
SITE REGULATORY COMPLIANCE	Adequate	GAS UTILITY (if present)	Natural Gas	SEMCO	Adequate		
		WATER UTILITY	Well		Adequate		
		SEWAGE UTILITY	Municipal	Chocolay Charter Township	Adequate		
PARKING/PAVING	3						
DRAINAGE	2						

BUILDINGS	
BLDG CODE	WCT-1
CONSTRUCTED PURPOSE	Welcome Center
CURRENT USE	Welcome Center
TOTAL SIZE (SQ FT)	2,500
OCCUPANCY YEAR	1982
ESTIMATED REPLACEMENT VALUE	\$612,500
STRUCTURE	Log.
EXTERIOR FINISH	Log.
ROOF TYPE	Asphalt shingles.
TOTAL COMPLEX SQ FT	2,500

BUILDING ASSESSMENT	
5 YR ADEQUACY	Adequate
ADA COMPLIANCE	Inadequate
Structural	2
Exterior	4
Interior	4
Windows	4
Insulation	2
Roof	2
Overhead/Sliding Doors	0
Service Doors	3
HVAC	4
Engine Exhaust	0
Ventilation	4
Plumbing (Int)	4
Electrical	3
Lighting	3
Fire Protection	0

**SPECIAL MAINTENANCE
Superior - Marquette Welcome Center**

Appn Year	Building Code	Brief Scope of Work	Current Condition	Cost Estimate
2017	WCT-1	Remove and replace exterior windows on first floor. Fill-in window openings with logs matching the facility on the second floor.	Windows are broken/in poor condition and no longer energy efficient. The seals are broken in several windows and the inert gas has escaped causing the windows to fog. Frames have deteriorated and leak.	\$58,300
2017	STE-1	Replace parking lot lighting including poles, foundation, and underground electric.	Lighting poles and foundations are deteriorated and it is expected the underground electric is in poor condition.	\$64,400
2019	STE-1	Replace sidewalk.	Sidewalk has cracking and heaving and is not safe for pedestrian passage.	\$80,300

Special Maintenance Total:

\$203,000

2014 FACILITY ASSESSMENT

Menominee Welcome Center

BUREAU/REGION	OWN/LEASE
Superior	Own
REGION REPRESENTATIVE	
Bedard, Jack	
FACILITY A&O REPRESENTATIVE	
Hoop, Bill	

ADDRESS	1343 10th Avenue, Menominee MI 49858	
FACILITY FUNCTION	COUNTY	Menominee
Welcome Center	PHONE NO.	(906) 863-6496
	FAX NO.	(906) 863-2155
	WORK FORCE	1,200
	ADMIN/EMPLOYEE AREA	1,200
	UTILIZATION RATE	Fully Utilized
	SQ FT	1,200
	SITE ACREAGE	1.00
	INSPECTION DATE	06/04/2014
	FACILITY ENERGY AUDIT	06/09/2010

SITE ASSESSMENT		RATING		ADEQUACY		TYPE		VENDOR		ADEQUACY	
SITE CAPACITY FOR DEVELOPMENT	Adequate	SIDEWALKS	2	ELECTRICAL UTILITY	Electrical	Wisconsin Public Service	Public Service	Adequate			Adequate
SITE REGULATORY COMPLIANCE	Adequate	FENCING	2	GAS UTILITY (if present)	Natural Gas	Wisconsin Public Service	Public Service	Adequate			Adequate
		SECURITY	3	WATER UTILITY	Municipal	Menominee, City of	City of	Adequate			Adequate
		LIGHTING	3	SEWAGE UTILITY	Municipal	Menominee, City of	City of	Adequate			Adequate
PARKING/PAVING	2	IRRIG SYS	3								
DRAINAGE	2										

BUILDINGS		TOTAL		ESTIMATED		STRUCTURE		EXTERIOR FINISH		ROOF TYPE	
BLDG CODE	CONSTRUCTED PURPOSE	TOTAL SIZE (SQ FT)	OCCUPANCY YEAR	REPLACEMENT VALUE	YEAR	Log.	Log.	Log.	Log.	Log.	Log.
WCT-1	Welcome Center	2,400	1937	\$588,000							Wood shingle.
		TOTAL COMPLEX SQ FT	2,400								

BUILDING ASSESSMENT		5 YR ADEQUACY																										
WCT-1	Adequate	Structural	3	Exterior	5	Interior	2	Windows	1	Overhead/Sliding Doors	0	Service Doors	3	HVAC	3	Engine Exhaust	0	Ventilation	3	Plumbing (Int)	3	Electrical	3	Lighting	3	Fire Protection	0	
		ADA COMPLIANCE	Adequate																									

2014 FACILITY ASSESSMENT

New Buffalo Welcome Center

ADDRESS		COUNTY		PHONE NO.		FAX NO.		INSPECTION DATE	
11630 Wilson Rd, New Buffalo MI 49117		Berrien		(269) 469-0011				04/16/2014	
FACILITY FUNCTION		SECONDARY FUNCTION		WORK FORCE		ADMIN/EMPLOYEE AREA		UTILIZATION RATE	
Welcome Center				1,300		Fully Utilized		11/19/2009	
BUREAU/REGION		OWN/LEASE		SITE ACREAGE		FACILITY ENERGY AUDIT			
Southwest		Own		65.00					
REGION REPRESENTATIVE		FACILITY A&O REPRESENTATIVE		VENDOR					
Hassenzahl, Rich		Hoop, Bill		American Electric Power (AEP, Ind Mich Power)				Adequate	
FACILITY A&O REPRESENTATIVE		ELECTRICAL UTILITY		GAS UTILITY (if present)		WATER UTILITY		SEWAGE UTILITY	
		Electrical		Natural Gas		Municipal		Municipal	
SITE ASSESSMENT		ADEQUACY		RATING		TYPE		ADEQUACY	
SITE CAPACITY FOR DEVELOPMENT		ADEQUATE		3		Electrical		Adequate	
SITE REGULATORY COMPLIANCE		ADEQUATE		3		Natural Gas		Adequate	
PARKING/PAVING		RATING		3		Municipal		Adequate	
DRAINAGE		RATING		3		Municipal		Adequate	

BUILDINGS		ESTIMATED REPLACEMENT VALUE	STRUCTURE	EXTERIOR FINISH	ROOF TYPE
BLDG CODE	CONSTRUCTED PURPOSE	YEAR	TYPE		
WCT-1	Welcome Center	1990	Masonry and steel.	Brick.	Metal and rolled.
HSB-1	Heated Storage	1991	Metal (pole barn style).	Metal.	Metal.
TOTAL COMPLEX SQ FT		16,200			

BUILDING ASSESSMENT		5 YR ADEQUACY	ADA COMPLIANCE	Structural	Exterior	Interior	Windows	Overhead/Sliding Doors	Service Doors	HVAC	Engine Exhaust	Ventilation	Plumbing (Int)	Electrical	Lighting	Fire Protection
WCT-1	Adequate	Inadequate	3	4	4	3	3	0	3	3	0	3	3	3	3	3
HSB-1	Adequate	Adequate	2	3	3	0	3	3	3	4	0	3	0	3	3	0

**SPECIAL MAINTENANCE
Southwest - New Buffalo Welcome Center**

Appn Year	Building Code	Brief Scope of Work	Current Condition	Cost Estimate
2018	STE-1	Crack seal parking lot and repair truck parking slab.	Existing pavement is in poor condition with large cracking.	\$408,900
2019	STE-1	Rework irrigation system with all new controls and wiring.	Irrigation system no longer works automatically. Wiring has deteriorated and is damaged.	\$86,700
2020	WCT-1	Modify three points of vestibule.	Excessive heat and moisture trapped in vestibule area.	\$80,600
2020	WCT-1	Recarpet floors in public area.	Carpet is showing visible signs of wear.	\$28,500
2020	WCT-1	Update ADA restroom stalls (family restroom).	Only the front restroom (men/women's) has a handicapped stall. Other men/women's restroom is not fully accessible.	\$27,500
Special Maintenance Total:				\$632,200

Assessment Rating:

- 0 = NOT APPLICABLE (N/A)
- 1 = EXCELLENT (Annual Maintenance per Schedule)
- 2 = GOOD (Annual and Preventive Maintenance)

- 3 = AVERAGE (Showing Wear; Preventive Maintenance and Occasional Repair)
- 4 = POOR (Worn; Significant Maintenance or Repair)
- 5 = REHAB/REPLACE (Requires Rehabilitation or Replacement)

2014 FACILITY ASSESSMENT

St. Ignace Welcome Center

BUREAU/REGION	OWN/LEASE
Superior	Own
REGION REPRESENTATIVE	
Bedard, Jack	
FACILITY A&O REPRESENTATIVE	
Hoop, Bill	

ADDRESS	1-75 N. Mackinac Bridge Plaza, St. Ignace MI 49781		COUNTY	Mackinac	PHONE NO.	(906) 643-6979	FAX NO.	(980) 663-9904	SITE ACREAGE	4.00	INSPECTION DATE	05/13/2014
FACILITY FUNCTION	Welcome Center		SECONDARY FUNCTION		WORK FORCE	912	ADMIN/EMPLOYEE AREA	Fully Utilized	UTILIZATION RATE		FACILITY ENERGY AUDIT	06/07/2010
SITE ASSESSMENT												
SITE CAPACITY FOR DEVELOPMENT	Adequate		SIDEWALKS	2	ELECTRICAL UTILITY	Electrical	Cloverland Electric		Adequate			
SITE REGULATORY COMPLIANCE	Adequate		FENCING	2	GAS UTILITY (if present)	Propane	Autore Oil, Inc.		Adequate			
	RATING		SECURITY	0	WATER UTILITY	Municipal	St Ignace, City of		Adequate			
PARKING/PAVING	3		LIGHTING	4	SEWAGE UTILITY	Municipal	St Ignace, City of		Adequate			
DRAINAGE	3		IRRIG SYS	4								

BUILDINGS	BLDG CODE	WCT-1	CONSTRUCTED PURPOSE	Welcome Center	CURRENT USE	Welcome Center	ESTIMATED REPLACEMENT VALUE	\$663,500	STRUCTURE	Wood frame.	EXTERIOR FINISH	Wood siding.	ROOF TYPE	Asphalt shingle.	
	TOTAL SIZE (SQ FT)	2,300		OCCUPANCY YEAR	1988		ESTIMATED REPLACEMENT VALUE	\$663,500		STRUCTURE	Wood frame.		ROOF TYPE	Asphalt shingle.	
	TOTAL COMPLEX SQ FT	2,300													

BUILDING ASSESSMENT																																		
WCT-1	Adequate	5 YR ADEQUACY	Inadequate	ADA COMPLIANCE	Structural	3	Exterior	2	Interior	3	Windows	3	Insulation	3	Roof	2	Overhead/Sliding Doors	4	Service Doors	3	HVAC	2	Engine Exhaust	0	Ventilation	3	Plumbing (Int)	3	Electrical	3	Lighting	2	Fire Protection	0

MAJOR CAPITAL
Superior-St. Ignace Welcome Center
Major Capital

Appn Year: 2020 Building Code: WCT-1

Brief Scope of Work: Design and construct new 6,000 sq. ft., Welcome Center.

Current Condition: The existing facility is in need of costly repairs and is undersized for the volume of public served.

Cost Estimate: Formal scope and cost estimation in progress.

2014 FACILITY ASSESSMENT

Sault Ste. Marie Welcome Center

BUREAU/REGION Superior		OWN/LEASE Own	
REGION REPRESENTATIVE Schoff, Brad		FACILITY A&O REPRESENTATIVE Hoop, Bill	
ADDRESS 943 Portage Avenue W, Sault Ste. Marie MI 49783		COUNTY Chippewa	PHONE NO. (906) 632-8242
FACILITY FUNCTION Welcome Center		SECONDARY FUNCTION	FAX NO. (906) 632-1171
SITE ASSESSMENT		WORK FORCE 800	SQ FT Fully Utilized
SITE CAPACITY FOR DEVELOPMENT Adequate		SITE ACREAGE 6.00	
SITE REGULATORY COMPLIANCE		UTILIZATION RATE Fully Utilized	
RATING		FACILITY ENERGY AUDIT	
PARKING/PAVING	3	06/07/2010	
DRAINAGE	3		
VEHICLE TYPE		VEHICLE ADEQUACY	
ELECTRICAL UTILITY		Electrical	
GAS UTILITY (if present)		Natural Gas	
WATER UTILITY		Municipal	
SEWAGE UTILITY		Municipal	
SIDEWALKS		2	
FENCING		3	
SECURITY		2	
LIGHTING		3	
IRRIG SYS		3	
ELECTRICAL UTILITY		Cloverland Electric	
GAS UTILITY (if present)		DTE (includes MichCon)	
WATER UTILITY		Sault Ste Marie, City of	
SEWAGE UTILITY		Sault Ste Marie, City of	

BLDG CODE	CONSTRUCTED PURPOSE	CURRENT USE	TOTAL SIZE (SQ FT)	OCCUPANCY YEAR	ESTIMATED REPLACEMENT VALUE	STRUCTURE	EXTERIOR FINISH	ROOF TYPE
WCT-1	Welcome Center	Welcome Center	2,000	1968	\$490,000	Block.	Block.	Wood and asphalt shingle.
RRM-1	Restroom	Restroom	2,100	1968	\$367,500	Block.	Block.	Membrane.
			TOTAL COMPLEX SQ FT		4,100			

BUILDING ASSESSMENT													
5 YR ADEQUACY	ADA COMPLIANCE	Structural	Exterior	Interior	Windows	Overhead/ Sliding Doors	Service Doors	HVAC	Engine Exhaust	Plumbing (Int)	Electrical	Lighting	Fire Protection
Adequate	Inadequate	3	4	2	5	0	3	3	0	3	3	3	0
Adequate	Inadequate	3	3	3	0	0	4	3	0	3	3	2	0

MAJOR CAPITAL
Superior-Sault Ste. Marie Welcome Center
Major Capital

Appn Year: 2020 Building Code: WCT-1

Brief Scope of Work: Design and construct new 6,000 sq. ft.. Welcome Center.

Current Condition: Current facility is inadequate in size to accommodate public need.

Cost Estimate: Formal scope and cost estimation in progress.

Assessment Rating: 0 = NOT APPLICABLE (N/A)
 1 = EXCELLENT (Annual Maintenance per Schedule)
 2 = GOOD (Annual and Preventive Maintenance)
 3 = AVERAGE (Showing Wear; Preventive Maintenance and Occasional Repair)
 4 = POOR (Worn; Significant Maintenance or Repair)
 5 = REHAB/REPLACE (Requires Rehabilitation or Replacement)

Page 1 of 2

SPECIAL MAINTENANCE
Superior - Sault Ste. Marie Welcome Center

Appn Year	Building Code	Brief Scope of Work	Current Condition	Cost Estimate
2017	WCT-1	Remove and replace exterior windows.	The window glazing leaks, (all windows), and there is no inert gas left causing fog within the perimeter of the window. The frames have deteriorated and leak.	\$63,000
Special Maintenance Total:				\$63,000

Assessment Rating:

17034T 37

- 0 = NOT APPLICABLE (N/A)
- 1 = EXCELLENT (Annual Maintenance per Schedule)
- 2 = GOOD (Annual and Preventive Maintenance)

- 3 = AVERAGE (Showing Wear; Preventive Maintenance and Occasional Repair)
- 4 = POOR (Worn; Significant Maintenance or Repair)
- 5 = REHAB/REPLACE (Requires Rehabilitation or Replacement)