



Fiscal Year 2021
5-Year Plan for the Airport
Safety, Protection, and
Improvement Program &
MDOT's Buildings and
Facilities Program

Airport Improvement Program

The Fiscal Year 2021 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**

11/1/2019

<u>AIRPORT</u>	<u>2021</u>	<u>2022</u>	<u>2023</u>	<u>2024</u>	<u>2025</u>	<u>TOTAL</u>
NON PRIMARY AIRPORTS						
ADRIAN						
Rehabilitate Runway 5/23 - CON; Rehabilitate Taxiway B - CON	4,640,000					
Acquire Land Rwy 23 (Parcels TBD)		166,667				
Remove Obstructions Rwy 23			190,000			
Airport Development TBD				166,667		
Airport Development TBD					166,667	
TOTAL						\$5,330,001
ALLEGAN						
Rehabilitate Taxiway - Hangar Taxilanes - Construction	309,000					
Install AWOS II		150,000				
Expand Fuel Farm - Add Jet A; Sealing & Marking			305,000			
Airport Development TBD				166,667		
Airport Development TBD					166,667	
TOTAL						\$1,097,334
ALMA						
CO funding year	0					
Acquire Snow Removal Equipment		250,000				
Airport Development TBD			166,667			
Airport Development TBD				166,667		
Airport Development TBD					166,667	
TOTAL						\$750,001
ANN ARBOR						
Extend Runway 6/24 incl. parallel taxiway (to 4300') - construction; Install Runway Lighting 6/24 extension & twy - construction	3,074,000					
CO funding year		0				
Rehabilitate Access Road - design			42,000			
Rehabilitate Access Road - construction				522,000		
Rehabilitate Non-Rev Parking Lot - design					38,000	
TOTAL						\$3,676,000

AIRPORT	2021	2022	2023	2024	2025	TOTAL
ATLANTA						
Remove Obstructions - Rwy 5 (Parcels TBD) - design	100,000					
Remove Obstructions - Rwy 5 (Parcels TBD) including relocate threshold - CON		1,000,000				
CO funding year			0			
Rehabilitate Runway 5/23 - design				85,000		
Rehabilitate Runway 5/23 - CON					1,200,000	
TOTAL						\$2,385,000
BAD AXE						
Conduct MP - ALP	200,000					
Install Misc NAVAIDS - Beacon -design; Install Taxiway Lighting A, B & E - design		70,000				
Install Misc NAVAIDS - Beacon -construction; Install Taxiway Lighting A, B & E - construction			807,000			
Acquire Snow Removal Equipment				150,000		
Airport Development TBD					166,667	
TOTAL						\$1,393,667
BATTLE CREEK						
Rehab Taxiway C Phase III & Twy E connector - construction; Install Taxiway Lighting - Twy C Phase III & E connector - construction	3,245,220					
Rehabilitate Taxiway A - design; Install Taxiway A lighting - design		329,200				
Rehabilitate Taxiway A - construction; Install Taxiway A lighting - construction			4,030,800			
Conduct MP - ALP update				250,000		
Airport Development TBD					166,667	
TOTAL						\$8,021,887

AIRPORT	2021	2022	2023	2024	2025	TOTAL
BAY CITY						
Rehabilitate Taxiway - A, B & C north - construction	1,457,000					
Rehabilitate Runway 18/36 - design		99,000				
Rehabilitate Runway 18/36 - construction			1,371,000			
CO funding year				0		
Rehabilitate Runway 5/23 - design; Install Runway Lighting 5/23 - design					156,000	
TOTAL						\$3,083,000
BEAVER ISLAND						
Remove Obstructions Rwy 27 (parcels 7, E8-E10)	280,000					
Rehabilitate Runway 9/27 including taxiway & apron - design; Install Runway Lighting 9/27 - design		265,000				
Rehabilitate Runway 9/27 including taxiway & apron - construction; Install Runway Lighting 9/27 - construction			3,395,000			
Airport Development TBD				166,667		
Airport Development TBD					166,667	
TOTAL						\$4,273,334
BELLAIRE						
Install Taxiway Lighting A & B	800,000					
Conduct MP - ALP update		250,000				
Acquire SRE			166,667			
Airport Development TBD				166,667		
Airport Development TBD					166,667	
TOTAL						\$1,550,001
BENTON HARBOR						
Rehabilitate Taxiway D - design; Install Taxiway Lighting D - design	90,000					
Rehabilitate Taxiway D - construction; Install Taxiway Lighting D - construction		1,195,800				
Airport Development TBD			166,667			
Airport Development TBD				166,667		
Airport Development TBD					166,667	
TOTAL						\$1,785,801

AIRPORT		2021	2022	2023	2024	2025	TOTAL
BIG RAPIDS							
	Rehabilitate Taxiway - Hangar Taxilanes incl. portion of taxiway from apron - design	25,000					
	Rehabilitate Taxiway - Hangar Taxilanes incl. portion of taxiway from apron - CON		158,000				
	Rehabilitate Access Road - construction; Rehabilitate Non-Rev Terminal Parking Lot			334,000			
	Airport Development TBD				166,667		
	Airport Development TBD					166,667	
	TOTAL						\$850,334
BOIS BLANC ISLAND							
	Install PAPI & REIL for Rwy 10 - design	24,500					
	Install PAPI & REIL for Rwy 10 - construction		192,000				
	Airport Development TBD			166,667			
	Airport Development TBD				166,667		
	Airport Development TBD					166,667	
	TOTAL						\$716,501
CADILLAC							
	Rehabilitate Non-Rev Terminal Parking Lot including Access Road - design; Rehabilitate Apron Terminal - Surface Treatment	175,000					
	Rehabilitate Non-Rev Terminal Parking Lot including Access Road - construction		215,000				
	Expand Apron Terminal - design			100,000			
	Expand Apron Terminal - construction				6,710,000		
	Airport Development TBD					166,667	
	TOTAL						\$7,366,667
CARO							
	Acquire Snow Removal Equipment	120,000					
	Rehabilitate Runway 6/24 - design		95,000				
	Rehabilitate Runway 6/24 - construction			1,500,000			
	Airport Development TBD				166,667		
	Airport Development TBD					166,667	
	TOTAL						\$2,048,334
CHARLEVOIX							
	Install Fencing - Gate access improvements	300,000					
	Acquire SRE		150,000				
	Conduct MP update - ALP			194,000			
	Acquire Misc Land - RR ROW				166,667		
	Airport Development TBD					166,667	
	TOTAL						\$977,334

AIRPORT		2021	2022	2023	2024	2025	TOTAL
CHARLOTTE							
	Rehabilitate Parking Lot & Access road - design	18,000					
	Rehabilitate Parking Lot & Access road - construction; Rehab Apron Terminal - design		284,000				
	Install Fencing - Entrance Area - design; Rehabilitate Apron Terminal - CON			187,000			
	Install Fencing - Entrance Area - CON CO funding year				109,500	0	
	TOTAL						\$598,500
CHEBOYGAN							
	Improve & Expand Terminal Building - design	40,000					
	Improve & Expand Terminal Building - construction		275,000				
	Rehabilitate Apron - Terminal - design			65,000			
	Rehabilitate Apron - Terminal - construction				615,000		
	Airport Development TBD					166,667	
	TOTAL						\$1,161,667
CLARE							
	CO funding year	0					
	Rehabilitate Apron Terminal - design; Rehabilitate Taxiway - West Hangar Area - design		51,000				
	Rehabilitate Apron Terminal - construction; Rehabilitate Taxiway - West Hangar Area - construction			606,400			
	Rehabilitate Runway 4/22 - design				125,000		
	Rehabilitate Runway 4/22 - construction					1,500,000	
	TOTAL						\$2,282,400
COLDWATER							
	Rehabilitate Taxiway F west - design; Expand Apron FBO - design	50,000					
	Rehabilitate Taxiway F west - construction; Expand Apron FBO - construction; Airfield Sealing & Marking CO funding year		724,000	0			
	Install Taxiway Lighting A, B & F - design				65,000		
	Install Taxiway Lighting A, B & F - construction					1,065,000	
	TOTAL						\$1,904,000

AIRPORT		2021	2022	2023	2024	2025	TOTAL
DETROIT CITY							
	Airport Development TBD	166,667					
	Airport Development TBD		166,667				
	Airport Development TBD			166,667			
	Airport Development TBD				166,667		
	Airport Development TBD					166,667	
	TOTAL						\$833,335
DOWAGIAC							
	Rehabilitate Runway Lighting 9/27 - construction; Rehabilitate Apron including Taxiway - design	200,000					
	Rehabilitate Runway 9/27 - design; Rehabilitate Apron & Taxiway - construction		119,000				
	Rehabilitate Runway 9/27 - construction			459,000			
	Airport Development TBD				166,667		
	Airport Development TBD					166,667	
	TOTAL						\$1,111,334
EVART							
	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

AIRPORT		2021	2022	2023	2024	2025	TOTAL
FRANKFORT							
	Acquire land for runway 15/33 approaches; Sealing & Marking	276,000					
	Acquire land for runway 15/33 approaches		303,000				
	Acquire land for runway 15/33 approaches			157,000			
	Remove obstructions - runway 15/33				166,667		
	Remove obstructions - runway 15/33 Phase 2					166,667	
	TOTAL						\$1,069,334
FREMONT							
	Install Runway Lighting 1/19- construction	1,380,000					
	CO funding year		0				
	CO funding year			0			
	Construct Building - 10-unit Hangar - design				30,000		
	Construct Building - 10-unit Hangar - construction					660,000	
	TOTAL						\$2,070,000
GAYLORD							
	Airfield Crack Sealing & Paint Marking	115,000					
	Rehabilitate Runway 9/27 - design		200,000				
	Rehabilitate Runway 9/27 - construction			5,650,000			
	Airport Development TBD				166,667		
	Airport Development TBD					166,667	
	TOTAL						\$6,298,334
GLADWIN							
	Airport Development - TBD	166,667					
	Airport Development - TBD		166,667				
	Airport Development - TBD			166,667			
	Install AWOS including site work				275,000		
	Airport Development - TBD					166,667	
	TOTAL						\$941,668

AIRPORT		2021	2022	2023	2024	2025	TOTAL
GRAND HAVEN							
	Acquire Land Rwy 27 (parcels E62 & E63); Remove Obstructions Rwy 27 (parcels E62 & E63)	180,000					
	Construct Building 10-unit Hangar - design		47,000				
	Construct Building - 10-unit Hangar - construction			709,950			
	Airport Development TBD				166,667		
	Airport Development TBD					166,667	
	TOTAL						\$1,270,284
GRAND LEDGE							
	Rehabilitate Taxiway Parallel incl. connectors - construction; Rehabilitate Apron - construction	1,895,000					
	Acquire Land Rwy 27 (Parcel TBD)		166,667				
	Remove Obstructions Rwy 27			300,000			
	Reconstruct Taxiway Lighting - design				50,000		
	Reconstruct Taxiway Lighting - construction					750,000	
	TOTAL						\$3,161,667
GRAYLING							
	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
GREENVILLE							
	Acquire Land for approaches or RPZ - Rwy 10 approach; Airfield Crack Sealing & Paint Marking	198,500					
	Remove Obstructions - Rwy 10 approach		60,000				
	Rehabilitate Runway 10/28 - design			40,000			
	Rehabilitate Runway 10/28 - construction				550,000		
	Airport Development - TBD					166,667	
	TOTAL						\$1,015,167

AIRPORT		2021	2022	2023	2024	2025	TOTAL
GROSSE ILE							
	Rehabilitate Taxiway A East; Reconstuct Taxiway A East Lighting - Design	260,000					
	Rehabilitate Taxiway A East; Reconstuct Taxiway A East Lighting - CON		3,148,000				
	Rehabilitate Taxiway C (conc joint sealing) - design			42,000			
	Rehabilitate Taxiway C (conc joint sealing) - CON				300,000		
	Airport Development - TBD					166,667	
	TOTAL						\$3,916,667
HART-SHELBY							
	Airfield Sealing & Marking	65,000					
	Acquire Snow Removal Equipment		160,000				
	Install Misc NAVAIDS - Windcone & Segmented Circle			80,000			
	Airfield Sealing & Marking				65,000		
	Airport Development TBD					166,667	
	TOTAL						\$536,667
HASTINGS							
	Acquire Snow Removal Equipment	165,000					
	Rehabilitate Non-Rev Terminal Parking Lot & Access Road - design; Install Fencing - Terminal area - design		34,900				
	Rehabilitate Non-Rev Terminal Parking Lot & Access Road - construction; Install Fencing - Terminal area - construction			330,000			
	Airport Development - TBD				166,667		
	Airport Development - TBD					166,667	
	TOTAL						\$863,234
HILLSDALE							
	Extend Taxiway - Parallal C Phase 2 construction	600,000					
	Construct Terminal Building - Phase 1		166,667				
	Construct Terminal Building - Phase 2			166,667			
	Construct Terminal Building - Phase 3				166,667		
	Construct Terminal Building - Phase 4					166,667	
	TOTAL						\$1,266,668

AIRPORT		2021	2022	2023	2024	2025	TOTAL
HOLLAND							
	Rehabilitate Runway 8/26 - design; Install Runway Lighting 8/26 - design	288,250					
	Rehabilitate Runway 8/26 - construction; Install Runway Lighting 8/26 - construction		3,582,000				
	Airport Development TBD			166,667			
	Airport Development TBD				166,667		
	Airport Development TBD					166,667	
	TOTAL						\$4,370,251
HOUGHTON LAKE (ROSC)							
	Rehabilitate Apron - GA - design	40,000					
	Rehabilitate Apron - GA - construction		368,000				
	Rehabilitate Non-Rev Parking Lot - design			29,000			
	Rehabilitate Non-Rev Parking Lot - construction				257,000		
	Expand Apron Terminal Tie-Down Area - design					54,000	
	TOTAL						\$748,000
HOWELL							
	Rehab Taxiway - Taxiways & Apron Crack Sealing; Rehab Apron Terminal - construction	385,000					
	Construct SRE Building - design		53,000				
	Construct SRE Building - construction			621,000			
	Rehabilitate Taxiways & Taxilane - design				76,000		
	Rehabilitate Taxiways & Taxilane - construction					897,000	
	TOTAL						\$2,032,000
IONIA							
	Improve Fuel Farm - Install Card Reader CO funding year	53,000	0				
	Rehabilitate Apron - Terminal - Design			50,000			
	Rehabilitate Apron - Terminal - Construction				600,000		
	Install Taxiway Lighting Parallel for Rwy 9/27 - design					446,000	
	TOTAL						\$1,149,000

AIRPORT		2021	2022	2023	2024	2025	TOTAL
IRONWOOD	Rehabilitate Taxiway - Midfield A - design; Rehabilitate Taxiway Lighting Midfield A & A2 - design	210,000					
	Rehabilitate Taxiway - Midfield A - construction; Rehabilitate Taxiway Lighting Midfield A & A2 - construction		2,920,000				
	Airfield Sealing & Marking; Conduct ALP			290,000			
	Acquire SRE (Broom) - design				15,000		
	Acquire SRE (Broom) - construction					800,000	
	TOTAL						\$4,235,000
JACKSON	CO funding year	0					
	CO funding year		0				
	Rehabilitate Apron - Corporate - design			40,000			
	Rehabilitate Apron - Corporate - construction				560,000		
	Rehabilitate Taxiway E, F and SW Hangar Area - design					39,000	
	TOTAL						\$639,000
LAKEVIEW	Acquire SRE	150,000					
	CO funding year		0				
	Construct Fuel Farm 100LL - design			40,000			
	Construct Fuel Farm 100LL - construction				404,000		
	Airport Development TBD					166,667	
	TOTAL						\$760,667
LAPEER	Rehabilitate Runway 18/36 - design	100,000					
	Rehabilitate Runway 18/36 - construction		1,700,000				
	Install Fuel Farm - design			40,000			
	Install Fuel Farm - CON				400,000		
	Airport Development TBD					166,667	
	TOTAL						\$2,406,667

AIRPORT		2021	2022	2023	2024	2025	TOTAL
LUDINGTON							
	CO funding year	0					
	Rehabilitate Runway 8/26 - design		100,000				
	Rehabilitate Runway 8/26 - construction			2,000,000			
	Acquire Snow Removal Equipment				160,000		
	Rehabilitate Runway 1/19 - design					40,000	
	Rehabilitate Runway 1/19 - construction						
	TOTAL						\$2,300,000
MACKINAC ISLAND							
	Construct Building - Box Hangar - design	47,000					
	Construct Building - Box Hangar - construction		640,000				
	CO funding year			0			
	Expand Apron - Grass Tie-down Area - design				40,000		
	Expand Apron - Grass Tie-down Area - construction					485,000	
	TOTAL						\$1,212,000
MANISTEE							
	Airfield Crack Sealing & Paint Marking	115,500					
	Reconstruct Runway Lighting 10/28 - Design;						
	Reconstruct Twy Lighting A, C & F - design;						
	Reconstruct Twy A and Connectors C & F - design;						
	Construct Twy Connector F - design		355,000				
	Reconstruct Runway Lighting 10/28 - CON;						
	Reconstruct Twy Lighting A, C & F - CON;						
	Reconstruct Twy A and Connectors C & F - CON;						
	Construct Twy Connector F - CON			5,942,750			
	Airport Development TBD				157,895		
	Airport Development TBD					157,895	
	TOTAL						\$6,729,040
MANISTIQUE							
	Airfield Crack Sealing & Paint Marking	35,000					
	Acquire Snow Removal Equipment		400,000				
	CO funding year			0			
	Rehabilitate Runway 10/28 - design				50,000		
	Rehabilitate Runway 10/28 - construction					600,000	
	TOTAL						\$1,085,000
MARLETTE							
	Rehabilitate Taxiway A & B including hangar taxilanes - design	77,000					
	Rehabilitate Taxiway A & B including hangar taxilanes - construction		962,000				
	Rehabilitate Rwy 1/19 & Apron - Sealing & Marking			151,000			
	Airport Development TBD				166,667		
	Airport Development TBD					166,667	
	TOTAL						\$1,523,334

AIRPORT		2021	2022	2023	2024	2025	TOTAL
MARSHALL							
	Conduct MP - ALP update	200,000					
	Airfield Crack Sealing & Paint Marking		40,000				
	Rehabilitate Apron North & West parallel Twy - design			60,000			
	Rehabilitate Apron North & West parallel Twy - CON				650,000		
	Acquire Land for approaches or RPZ - Rwy 28 approach					155,000	
	TOTAL						\$1,105,000
MASON							
	Install Runway Lighting 10/28 - design	72,150					
	Install Runway Lighting 10/28 - construction		665,500				
	Rehabilitate Runway 10/28 - surface treatment - design			44,000			
	Rehabilitate Runway 10/28 - surface treatment - construction				390,500		
	Airport Development TBD					166,667	
	TOTAL						\$1,338,817
MENOMINEE							
	Remove Obstructions - Rwys 3/21 & 14/32- construction	150,000					
	Rehabilitate Runway 3/21 & Reconstruct Runway Lighting 3/21 - design		302,000				
	Rehabilitate Runway 3/21 & Reconstruct Runway Lighting 3/21 - CON			4,758,000			
	Airport Development TBD				166,667		
	Airport Development TBD					166,667	
	TOTAL						\$5,543,334
MIDLAND							
	Construct Building - 5-unit T-Hangar - design	43,250					
	Construct Building - 5-unit T-Hangar - construction		538,750				
	Install Fencing - Entrance Area - design			29,250			
	Install Fencing - Entrance Area - construction				280,750		
	Rehabilitate Taxiway South Taxilanes - design					32,500	
	TOTAL						\$924,500

AIRPORT		2021	2022	2023	2024	2025	TOTAL
MIO							
	Construct Taxiway - Hangar taxilane - design	24,000					
	Construct Taxiway - Hangar taxilane - CON; Paint Marking		310,000				
	Acquire SRE			175,000			
	Construct SRE Building - design				50,000		
	Construct SRE Building - construction					325,000	
	TOTAL						\$884,000
MONROE							
	CO funding year	0					
	Rehabilitate Taxiway A - design		94,000				
	Rehabilitate Taxiway A - construction			1,436,000			
	CO funding year				0		
	CO funding year					0	
	TOTAL						\$1,530,000
MOUNT PLEASANT							
	Remove Obstructions Rwy 9 Approach Phase 2	300,000					
	Rehabilitate Taxiway A - design; Reconstruct Taxiway Lighting A - design		142,000				
	Rehabilitate Taxiway A - construction; Install Taxiway Lighting A - construction			1,800,000			
	Rehabilitate Runway 9/27 - design				200,000		
	Rehabilitate Runway 9/27 - construction					2,500,000	
	TOTAL						\$4,942,000
NEW HUDSON							
	Airport Development TBD	166,667					
	Airport Development TBD		166,667				
	Airport Development TBD			166,667			
	Airport Development TBD				166,667		
	Airport Development TBD					166,667	
	TOTAL						\$833,335

AIRPORT		2021	2022	2023	2024	2025	TOTAL
NEWBERRY							
	Airport Development TBD	166,667					
	Airport Development TBD		166,667				
	Construct Terminal Building - Terminal Study; Airfield Crack Sealing & Paint Marking			70,000			
	Construct Terminal Building - Design				90,000		
	Construct Terminal Building - Construction					600,000	
	TOTAL						\$1,093,334
NILES							
	Rehabilitate Runway 15/33 - design; Acquire Land - Rwy 33 Phase 3	455,000					
	Rehabilitate Runway 15/33 - construction		2,135,000				
	Acquire Land - Rwy 33 Phase 4; Remove Obstructions Rwy 33 Phase 2			255,000			
	CO funding year				0		
	Rehabilitate Taxiway - Hangar Area - design					40,000	
	TOTAL						\$2,885,000
ONTONAGON							
	Remove Obstructions - Part 77 Primary Surface	420,000					
	Remove Obstructions - Rwy 17 RPZ & Approach including wetland mitigation on-site - CON		600,000				
	Install AWOS II including site work			265,000			
	Rehabilitate Apron - design				32,000		
	Rehabilitate Apron - CON					468,000	
	TOTAL						\$1,785,000
OSCODA-WURTSMITH							
	Rehabilitate Taxiway - East GA Hangar Access - design	60,000					
	Rehabilitate Taxiway - East GA Hangar Access - construction		840,000				
	Rehabilitate Runway - Airfield Sealing & Marking			166,667			
	Rehabilitate Taxiway E - Phase 2 - design				200,000		
	Rehabilitate Taxiway E - Phase 2 - construction					4,200,000	
	TOTAL						\$5,466,667

AIRPORT		2021	2022	2023	2024	2025	TOTAL
OWOSSO							
	Install Guidance Signs	235,000					
	Remove Obstructions for Perimeter Fencing - construction		400,000				
	Install Fencing - perimeter - design			60,000			
	Install Fencing - perimeter phase 1 - construction				550,000		
	Install Fencing - perimeter phase 2 - construction					550,000	
	TOTAL						\$1,795,000
PLYMOUTH							
	Rehabilitate Runway 18/36; Rehabilitate Taxiway A	1,100,000					
	CO funding year		0				
	CO funding year			0			
	Construct Building - Hangar - Design				50,000		
	Construct Building - Hangar - Construction					616,667	
	TOTAL						\$1,766,667
PONTIAC							
	Rehabilitate Runway 9R/27L & Reconstruct Runway Lighting 9/27 - CON; Construct Taxiway J & L - CON	9,720,000					
	Rehabilitate Runway 9L/27R & Reconstruct Runway Lighting 9L/27R- design		270,000				
	Rehabilitate Runway 9L/27R & Reconstruct Runway Lighting 9L/27R- CON			4,400,000			
	Acquire ARFF vehicle				950,000		
	Acquire Land - Sponsor Reimbursement					240,000	
	TOTAL						\$15,580,000
PORT HURON							
	Rehabilitate Taxiway Lighting B - design	60,000					
	Rehabilitate Taxiway Lighting B - construction; Rehabilitate Taxiway Lighting C - design		940,000				
	Rehabilitate Taxiway Lighting C - construction; Rehabilitate Taxiway B - design			870,000			
	Rehabilitate Taxiway B - construction				1,460,000		
	Airport Development TBD					166,667	
	TOTAL						\$3,496,667
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

AIRPORT		2021	2022	2023	2024	2025	TOTAL
ROMEO							
	Airport Development - TBD	166,667					
	Airport Development - TBD		166,667				
	Airport Development - TBD			166,667			
	Airport Development - TBD				166,667		
	Airport Development - TBD					166,667	
	TOTAL						\$833,335
SAGINAW							
- HARRY W. BROWNE							
	Rehabilitate Taxiway C, D & E East - design; Reconstruct Taxiway Lighting C, D & E East - design	120,000					
	Rehabilitate Taxiway C, D & E East - construction; Install Taxiway Lighting C, D & E East - construction		1,700,000				
	Rehabilitate Taxiway A & E West - design; Reconstruct Taxiway Lighting A & E West - design; Airfield Sealing & Marking			160,000			
	Rehabilitate Taxiway A & E West - construction; Install Taxiway Lighting A & E West - construction				1,150,000		
	Airport Development TBD					166,667	
	TOTAL						\$3,296,667

AIRPORT		2021	2022	2023	2024	2025	TOTAL
ST. IGNACE							
	Construct Taxiway connector - construction; Rehab Runway & Taxiway Concrete Repairs	310,000					
	Remove Obstructions Rwy 7 (Parcel E17); Rehabilitate Apron - design; Install Fencing - partial perimeter - design		137,000				
	Rehabilitate Apron - construction			200,000			
	Install Fencing - partial perimeter - construction				141,000		
	Airport Development - TBD					166,667	
	TOTAL						\$954,667
SANDUSKY							
	Rehabilitate Runway 9/27 - construction	1,204,000					
	CO funding year		0				
	CO funding year			0			
	Construct Building - Hangar - design				58,000		
	Construct Building - Hangar - construction					722,000	
	TOTAL						\$1,984,000
SOUTH HAVEN							
	Construct Building - Hangar Site Work Only - design	18,000					
	Construct Building - Hangar Site Work Only - construction		216,000				
	CO funding year			0			
	Rehabilitate Taxiway B - design; Rehabilitate Access Road - design				52,000		
	Rehabilitate Taxiway B - construction; Rehabilitate Access Road - construction					708,000	
	TOTAL						\$994,000

AIRPORT		2021	2022	2023	2024	2025	TOTAL
SPARTA							
	CO funding year	0					
	Expand Apron - design		30,000				
	Expand Apron - construction			300,000			
	Install Weather Reporting Equipment - AWOS				175,000		
	Construct Terminal Building - Terminal Study					25,000	
	TOTAL						\$530,000
STATEWIDE							
	Crack sealing, Paint marking, AWOS upgrades	150,000					
	Crack sealing, Paint marking, AWOS upgrades		150,000				
	Crack sealing, Paint marking, AWOS upgrades			165,000			
	Crack sealing, Paint marking, AWOS upgrades				180,000		
	Crack sealing, Paint marking, AWOS upgrades					180,000	
	TOTAL						\$825,000
STATEWIDE							
	PCI Surveys	300,000					
	PCI Surveys		305,000				
	PCI Surveys			315,000			
	PCI Surveys				325,000		
	PCI Surveys					335,000	
	TOTAL						\$1,580,000
STATEWIDE							
	Misc. State/Local projects for airports in MASP	1,000,000					
	Misc. State/Local projects for airports in MASP		1,000,000				
	Misc. State/Local projects for airports in MASP			1,000,000			
	Misc. State/Local projects for airports in MASP				1,000,000		
	Misc. State/Local projects for airports in MASP					1,000,000	
	TOTAL						\$5,000,000
STURGIS							
	Rehabilitate Taxiway - Taxilanes #1 -4 Reimbursement - CON	96,000					
	Rehabilitate Taxiway - Taxilanes #5 - 6 - design		28,000				
	Rehabilitate Taxiway - Taxilanes #5 - 6 - CON			348,000			
	CO funding year				0		
	Conduct MP - ALP					250,000	
	TOTAL						\$722,000

AIRPORT		2021	2022	2023	2024	2025	TOTAL
THREE RIVERS							
	Install Taxiway Lighting - Twy C & B - construction	479,000					
	CO funding year		0				
	Rehabilitate Runway 5/23 - design			63,000			
	Rehabilitate Runway 5/23 - construction				783,000		
	Airport Development TBD					166,667	
	TOTAL						\$1,491,667
TROY							
	CO funding year	0					
	Rehabilitate Runway 9/27 - CON		662,100				
	Reconstruct Runway Lighting 9/27 - design			50,000			
	Reconstruct Runway Lighting 9/27 - CON				600,000		
	Rehabilitate Taxiway - Hangar Taxilanes - design					40,000	
	TOTAL						\$1,352,100
WEST BRANCH							
	Construct Building - 6-unit Hangar - construction;						
	Airfield Sealing & Marking	460,000					
	CO funding year		0				
	Install Fencing - Perimeter - design			0			
	Install Fencing - Perimeter - construction				70,000		
						1,060,000	
	TOTAL						\$1,590,000
WHITE CLOUD							
	CO funding year	50					
	CO funding year		0				
	Construct Taxiway - Hangar access - design			40,000			
	Construct Taxiway - Hangar access - construction				500,000		
	Airport Development TBD					166,667	
	TOTAL						\$706,667
	NON-PRIMARY AIRPORT TOTALS:	39,592,705	33,743,586	48,795,487	26,225,319	29,268,408	\$177,625,505

PRIMARY AIRPORTS

ALPENA COUNTY REGIONAL

AIRPORT		2021	2022	2023	2024	2025	TOTAL
APN	Rehab Taxiway Lighting C, E, G Construction	494,000					

**FY 2021 CAPITAL OUTLAY BUDGET REQUEST
AND
FIVE-YEAR FACILITIES STRATEGIC PLAN
FY 2021-2025**

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

Prepared by
Office of Operations Administrative Services
Operations Facilities Review Team
October 2019

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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 complement 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 adequate investment in facilities contributes to MDOT's strategic plan and comprehensive asset management approach. The infographic below illustrates how the foundation of MDOT is supported by its Mission, Vision, and Values, as well as the current Strategic Areas of Focus:

- Leadership
- Customer-centered
- System Focus
- Safety
- Partners
- Innovative and Efficient
- Workforce

The Strategic Plan

and Workforce Strategic Focus

Strategic Plan

MDOT Mission:

Providing the highest quality integrated transportation services for economic benefit and improved quality of life.

MDOT Vision:

MDOT will be recognized as a progressive and innovative agency with an exceptional workforce that inspires public confidence.

MDOT 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 | System Focus | Safety | Partners | Workforce

Customer-Centered | Innovative and Efficient

Workforce Strategic Focus

Our Strategic Focus is to ensure MDOT's workforce is inspired and enabled to function at a high level allowing MDOT to thrive well into the future.

Vision

Recruit:

- Leverage Passion
- Competitive Employment Offers
- Diverse Candidate Pools

Develop:

- Career Opportunities
- National Impact
- Future Leaders
- Mentoring and Coaching

Retain:

- Clarity and Trust
- Inspire and Empower Staff
- Pride in Public Service



We will accomplish this by executing specific actions to recruit, develop and retain exceptional and innovative employees.

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 per day, seven days per 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 adequate to meet their expanded service functions; sized to house equipment and materials; and support technological advancements. Timely and adequate 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 Condition 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 123,076 route miles (see Table 1). MDOT has jurisdiction over the state trunkline system, which includes 9,668 routes miles and all “I,” “US,” and “M” numbered highways.

Michigan local agencies comprised of counties, cities and villages, and federal and tribal have jurisdiction on 113,408 route miles.

- 90,277 route miles of county roads are under the jurisdiction of 83 counties
- 21,352 route miles of municipal streets are owned by 533 incorporated cities and villages
- 1,779 miles of federal and tribal roads are 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.

Route Miles in Michigan	
Regions*	
Bay	1765
Grand	1405
Metro	718
North	1749
Southwest	973
Superior	1819
University	1239
Subtotal	9668
Local Agencies	
Cities and Villages*	21,352
Counties*	90,277
Federal/Tribal**	1,779
Subtotal	113,408
STATEWIDE TOTAL:	123,076
*Source: 2017 Highway Performance Monitoring System (HPMS).	
** Source: 2018 Act 51 annual certification	

Table 1: 2019 Reported State of Michigan Route Mileage

Michigan travelers who use the freeway system have access to 63 rest areas, 14 welcome centers, and 83 roadside parks. Additionally, throughout northern Michigan, travelers will find 20 picnic table sites and 23 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 (TSCs). 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 resulting in 22 TSCs within the department's seven regions. In FY 2016, as part of the Governor's Regional Prosperity Initiative (RPI), MDOT implemented a change in its regional boundaries. One of the central themes of this organizational change was "One MDOT" - MDOT is one agency united in its purpose and vision. The goal is to break down boundaries and barriers, not only between MDOT's customers and the service outcomes desired, but also internally, between service groups within the organization. Under this structure, MDOT has continued to be more intentional about opportunities to provide services across boundaries where doing so will result in a more effective and efficient outcome. The goal is to become less focused on boundaries and more focused on the effective and efficient delivery of services with an emphasis on leveraging current talent and resources.

An overview of the updated region structure is as follows:

- **Bay:** The Bay Region includes fifteen (15) counties in the Saginaw Bay area serving 1,765 trunkline route miles. Four (4) TSCs serve the transportation needs of this region. The Bay City TSC serves Arenac, Bay, and Saginaw counties. The Davison TSC serves Genesee, Lapeer, and Shiawassee counties. The Huron TSC serves Huron, Sanilac, St. Clair, and Tuscola 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.
- **Grand:** The Grand Region serves thirteen (13) counties in the western part of Michigan serving 1,405 trunkline route miles. Three (3) TSCs serve this region. Grand Region is also home to the West Michigan Transportation Operations Center (WMTOC). The Cadillac TSC services Lake, Mecosta, Montcalm, Newago, and Osceola counties. The Grand Rapids TSC of Allegan, Barry, Ionia, and Kent. The Muskegon TSC serves Mason, Muskegon, Oceana, and Ottawa counties. Major state trunklines include I-96, I-196, US-31, US-131, and M-6.
- **Metro:** The Metro Region serves three (3) counties in southeastern Michigan supporting 718 trunkline route miles. Four (4) TSCs serve the transportation needs of this region. The Macomb TSC serves Macomb County, the Oakland TSC serves Oakland County, and both the Detroit TSC and the Taylor TSC jointly serve Wayne County. The three 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. 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 with strategically placed camera towers and electronic message boards located along the major trunklines.

- **North:** The North Region is comprised of the northernmost twenty-one (21) counties of the Lower Peninsula serving 1,749 trunkline route miles. Three (3) TSCs serve the transportation needs of this region. The Alpena TSC serves Alcona, Alpena, Iosco, Montmorency, Ogemaw, Oscoda, and Presque Isle counties. The Gaylord TSC (located in the North Region Office) serves Antrim, Charlevoix, Cheboygan, Crawford, Emmet, Otsego, and Roscommon counties. The Traverse City TSC serves Benzie, Grand Traverse, Kalkaska, Leelanau, Manistee, Missaukee, and Wexford counties. Major state trunklines include I-75, US-127, US-23, US-131, and US-31.
- **Southwest:** The Southwest Region covers seven (7) counties in the southwestern part of the state, which serve 973 trunkline route miles. Two (2) TSCs serve this region. The Kalamazoo TSC serves Berrien, Cass, Kalamazoo, and Van Buren counties, and the Marshall TSC serves Branch, Calhoun, and St. Joseph counties. Major state trunklines include I-69, I-94, I-196, US-12, US-31, and US-131.
- **Superior:** The Superior Region includes all fifteen (15) counties in the Upper Peninsula serving 1,819 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.
- **University:** The University Region serves nine (9) counties in the heart of south-central Michigan, serving 1,239 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, and Ingham 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.

Each region is responsible for 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 control and 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 Transportation Systems Management and Operations locations are MDOT-owned. MDOT also owns and maintains the Blue Water Bridge facilities. The Blue Water Bridge is home to a major international border crossing and includes the Blue Water Bridge Plaza, Port Huron Garage, Port Huron Project Office, and Port Huron Welcome Center. 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 Intelligent Transportation System (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 over 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 and 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 56,539 square miles and is home to just under 10 million 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 2020-2024 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 63 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 inadequate 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, to optimize efficiencies, MDOT moved from nine district offices to a seven-region concept and consolidated numerous project offices into TSCs and underwent additional reorganizations in FY 2012 and FY 2016.

MDOT has owned facilities for all of the department's region offices, and also has owned facilities for the following TSCs: Bay City, Cadillac, Crystal Falls, Davison, Detroit (located in the Detroit Operations and Service Center), Gaylord (located with the North Region Office),

Huron (located with the Bay Region Office), Ishpeming, Jackson, Kalamazoo, Lansing (located with the Aeronautics Building), Marshall, Mt. Pleasant (located with the Mt. Pleasant Garage), Muskegon, Newberry, 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, 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, are consistent with statewide attempts to enhance energy efficiency and conservation and are in alignment with the governor’s directive to implement more sustainable practices in state buildings and reduce energy usage where possible. 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, snowplow 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 last reorganization and facility closures/consolidations, some existing facilities will need to be adapted to accommodate workstations 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 has implemented a facility maintenance 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 facility's 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 2019:

- 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.
- Assessed the condition of facilities and related assets and reported on systemic findings and deficiencies through the Facilities Condition Index analysis.

During spring of 2018 and 2019, facility assessments were performed on all facilities within Superior and Southwest Regions. MDOT facilities are assessed on a triennial basis, and are planned in future years according to the following schedule:

- 2020 Metro and University Regions, Blue Water Bridge facilities, and Passenger transportation facilities.
- 2021 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.

In an effort to normalize condition assessments at the statewide level, MDOT is evaluating the establishment of a baseline for all department-owned facilities. The objective is to have a global view of the performance as it related to facilities, have comprehensive data on all assets, and determine their respective remaining useful life. This will enable the department to identify where potential opportunities for facility optimization exist, plan for future needs and expenditures, and develop a strategic preventive maintenance program.

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.

In the last quarter of FY 2016, MDOT initiated the acquisition and implementation of computerized Maintenance Management System (CMMS) to capture and maintain the inventory of facilities and associated components, plan and schedule preventive maintenance, manage work orders efficiently, eliminate paperwork, enhance productivity, reduce downtime

and repair costs, meet safety standards, ensure compliance with regulatory standards, and reduce overtime.

In FY 2017, MDOT completed the configuration of the components of the CMMS and initiated the rollout of the system.

MDOT continues to actively pursue the implementation of a comprehensive integrated facilities management system that encompasses functionality to support facilities maintenance activities as well as capital outlay projects to ensure alignment with MDOT's Strategic Plan and asset management approach.

In FY 2018, DTMB initiated the acquisition of a Facilities Management System. MDOT along with DNR are partnering with DTMB to explore the implementation of a comprehensive integrated Facilities Management System. The three agencies have been collaborating to identify, analyze, and document business requirements.

In FY 2019, MDOT and DNR continued the partnering effort with DTMB to normalize asset definitions, define the needs of facilities core functions, and determine the future integration between system modules.

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 facility prioritization is in alignment with MDOT's program strategies and goals.

FY 2007

- Developed a comprehensive inventory of MDOT facilities.
- Initiated the assessments effort 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.
- Performed condition assessments of 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 work assignments.

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 the MDOT document management system (ProjectWise) to improve accessibility of the resource material to internal customers in a more cost-effective manner. Current/future year documents are 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 2013

- Completed a risk assessment of the facilities maintenance process. This initiative covered the process that includes nature of the work, cost related to labor, material, and contractor; work assignment and work order completion time; insourced and outsourced work; and work performed on rest areas and welcome centers.

FY 2015

- Completed the assessment of the program/project management process. This effort included the analysis of the current project management environment, the identification of the state of Michigan Design and Construction regulations, the inventory of standard project-related templates, and the identification of the gaps by comparing current processes with desired level of project management process areas. The result of this effort translates to a process mapping that reflects a unified set of facilities project management processes.
- Developed a guide for managing MDOT facilities projects.

FY 2016

- Initiated the acquisition and implementation of a CMMS to keep a record of facilities assets, schedule and track maintenance tasks and work orders, and keep a historical record of work performed.

FY 2017

- Completed the following activities that pertain to the CMMS:
 - Requirements gathering and system configuration.
 - First round of training and soft rollout, focusing on Grand, Metro, and University Regions.The planned statewide rollout of the system is November 6, 2017.
- Completed the conversion of all legacy accounting codes to the SIGMA Chart of Accounts.
- Contracted facility assessments for the 2017 cycle.

FY 2018

- Completed implementation of the CMMS.
 - Completed second round of training for the remaining MDOT entities: Bay North, Southwest, and Superior Regions as well as the Lansing-based business entities (Bureau of Field Services, Office of Operations Administrative Services, Aeronautics, and the Office of Passenger Transportation).
 - Completed rollout of the system in November 2017.
- Engaged with Department of Natural Resources (DNR) to assist DTMB State Facilities Administration in performing due diligence for the acquisition of an enterprise solution to support the management of the state facilities.
- Initiated a paving program to address critical needs at MDOT-owned facilities.
 - Efficiencies and synergies are realized through:
 - Leveraging the expertise of the department design, construction, and operations engineers.
 - Establishing a unified set of procedures that are repeatable and consistent

for all paving projects.

- Established a formal process for the use of the state of Michigan Maintenance, Repair, and Operations (MRO) contracts.
 - Completed roll out for the facilities maintenance personnel and the administrative support staff.
- Continued to explore efficient contracting vehicles to address procurement of services that pertain to facilities maintenance.
 - Collaborated with the department Contracting Services Division and DTMB Central Procurement to add MDOT to a contract to furnish and install/upgrade security systems and fire and fume detection system.

FY 2019

- Used the CMMS to establish a preventive maintenance program for boiler maintenance inspection
 - Performed reconciliation and validation of the inventory of boilers located in all MDOT-owned facilities with the department of Licensing and Regulatory Affairs (LARA).
 - All maintenance work to comply with the “automatic fuel fired” boilers code (Controls and Safety Devices – CSD-1) is scheduled in the system.
 - Work orders are automatically generated, assigned, and work is tracked in the system.
- MDOT continued to partner with DNR to support the effort lead by DTMB Facilities Administration to implement an integrated system to support facilities core functions.
- In an effort to optimally execute facilities maintenance projects, MDOT continued to evaluate the use of existing contracts.
 - Leveraged the statewide cooperative contracts that have recently been renewed to include services.
 - Engaged DTMB Central Procurement and DTMB State Facilities Administration and performed due diligence to pursue the use of Maintenance Repair and Operations (MRO) contracts.
 - Collaborated with the department Contracting Services Division and DTMB Central Procurement to leverage a contract to install sound masking systems MDOT-owned facilities.
- Initiated a roofing program to address critical needs at MDOT-owned facilities.
 - Bundled multiple projects to take advantage of economy of scale as well as the use of an MRO contract.
- Engaged in the State of Michigan Environmental Sustainability Initiative sponsored by the governor’s office
 - Objective: develop best practices for facilities sustainability.
 - MDOT is part of a team composed of facilities energy representatives from DTMB, EGLE, MDOC, DNR, MDOT, and DHHS.
- MDOT initiated an as-needed contract for facility project management and construction management to supplement their workforce with contract personnel experienced in oversight and management of projects relating to buildings, structures, foundations,

electrical, HVAC, mechanical, and plumbing. This will assist the department in meeting the goal of the facility program and better meet the operational needs.

FY 2021 Implementation Plan

Implementation Plan – 2021 Major Capital Projects

It should be noted that due to projected revenue shortfalls and concerns with adequate transportation funding, the amount identified and requested for FY 2021 major capital projects is abbreviated and does not reflect all major capital outlay needs.

Salt/Sand Storage Buildings and Containment Control Systems FY 2021 Appropriation Request: \$2,500,000

A core and critical mission of the department is winter maintenance operations. MDOT is responsible and has jurisdiction of the State's Trunkline System, and partners with contract agencies (counties and municipalities) to perform maintenance on that system. MDOT has State Trunkline Maintenance contracts with over 214 local agencies with the purpose of performing maintenance on the State Trunkline System. Through the Chemical Storage Facility Program, MDOT also participates and has contracts with contract agencies for the replacement and construction of salt storage facilities including secondary containment. The use and functionality of contract agency salt storage facilities is essential in properly maintaining the State Trunkline System. It is imperative that contract agencies have the required salt and brine storage facilities needed to meet winter operational needs and the necessary level of service. Inability to utilize, access, or have the necessary storage for salt/brine negatively impacts the ability to respond to snowstorm and icing conditions. In addition, the inability to effectively and efficiently provide winter maintenance operations has a negative impact on the traveling and motoring public of Michigan as well as the economy and movement of goods and services.

Furthermore, in Michigan, primary and secondary chloride containment are required by the Department of Environment, Great Lakes, and Energy (EGLE) for all salt/brine storage and handling locations, through the Part 5 polluting materials administrative rules promulgated pursuant to Part 31, of the Water Resource Protection Act of 1994, as amended, effective August 2003. EGLE regulations require any storage of material containing a minimum amount of five tons of road solid salt or 1,000 gallons of liquid salt must include an adequate secondary containment system. This EGLE mandate also extends to salt/sand mixture (winter salt/sand) storage. MDOT and Contract Agencies are continuing efforts to ensure current operations are in alignment with EGLE regulations.

Implementation Plan – 2021 Special Maintenance Projects

In recognition of the transportation-funding crisis, the amount identified and requested for FY 2021 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 2021 Appropriation Request: \$3,001,500**

The statewide miscellaneous repairs, renovations, and upgrades to be performed with special maintenance funding in the following:

- Safety and security
- ADA remediation and upgrades
- Environmental remediation
- Structure and roof repairs
- Energy improvements including insulation and windows
- Interior/exterior repairs and painting
- Improvements/repairs including pavement, drainage, HVAC, and electrical/lighting
- Emergency and miscellaneous renovations, maintenance, and repairs

Total Special Maintenance Projects Request for FY 2021: \$ 3,001,500

Total Capital Outlay Budget Request for FY 2021: \$ 5,501,500

2021 Major Capital Plan

The outlook for adequate transportation funding is of great concern. Due to the transportation funding situation, all but one major facility capital improvement projects have been deferred. 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 2021 MAJOR CAPITAL PROJECTS**

	Bureau/ Region Location	Building/ Facility	Project Name	Current Condition	Performance Outcome	Alternatives	Benefit to Taxpayer	Project Cost/ Fund Source
2021	Salt Storage Buildings and Containment Control Systems - Contract Agencies	Statewide	Renovate Contract Agency Salt Storage Facilities	Salt Storage Facilities are in need of significant renovation. Several structures have reached, or are beyond their useful life.	Provide safe roads for traveling public on the state trunkline as well as a safe environment for MDOT and Contract Agency employees who access the facilities for delivery and pick up of salt for winter operations.	Continue to delay project and accept operational deficiencies and absorb long-term financial risk.	Enhance the safety of roadways for Michigan Cities and the traveling public on the state trunkline.	\$2,500,000

FY 2021 MAJOR CAPITAL TOTAL \$2,500,000

2021 Special Maintenance

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FY 2021 SPECIAL MAINTENANCE PROJECTS**

	Region/ Location	Building/ Facility	Project Name	Current Condition	Performance Outcome	Alternatives	Benefit to Taxpayer	Project Cost/ Fund Source
2021	BOBS Port Huron Project Office (Temporary) East Michigan Prosperity Region County: St. Clair	OFF-1 Office Building	10567 BWB Port Huron Project Office STE-1 Pave Parking Lot	Asphalt pavement has extensive cracking.	Restore pavement to full functionality and mitigate environmental concerns.	Consider 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.	\$ 43,335 2116-STF
2021	BOBS Port Huron Welcome Center East Michigan Prosperity Region County: St. Clair	WCT-1 Welcome Center	10623 BWB Port Huron Welcome Center WCT-1 Install Generator	No generator is installed.	Preserve and protect operational safety of site.	Defer project and absorb risk of becoming non-operational during power outages.	Better stewardship of facility assets through improved operational safety.	\$ 50,000 2116-STF

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FY 2021 SPECIAL MAINTENANCE PROJECTS**

	Region/ Location	Building/ Facility	Project Name	Current Condition	Performance Outcome	Alternatives	Benefit to Taxpayer	Project Cost/ Fund Source
2021	Southwest Region Niles Garage Southwest Prosperity Region County: Cass	SSB-1 Salt/Sand Storage	10206 Southwest Niles Garage SSB-1 Install 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.	 \$ 43,489 2116-STF
2021	Metro Region Oakland TSC Detroit Metro Prosperity Region County: Oakland	STE-1 Site	10598 Metro Oakland TSC STE-1 Pave Parking Lot	Parking lot has heaving, cracks, sunken manholes, and ponding at various locations.	Protective surface on which maintenance vehicles and equipment will operate.	Defer project and absorb risk of increased cost of repair at a later time.	Significant cost savings by replacing existing pavement in lieu of complete rehab and replacement.	 \$ 242,000 2116-STF

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FY 2021 SPECIAL MAINTENANCE PROJECTS**

	Region/ Location	Building/ Facility	Project Name	Current Condition	Performance Outcome	Alternatives	Benefit to Taxpayer	Project Cost/ Fund Source
2021	Southwest Region South Haven Garage Southwest Prosperity Region County: Van Buren	GAR-2 Garage	10301 Southwest South Haven Garage GAR-2 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.	\$ 90,898 2116-STF
2021	Southwest Region New Buffalo Welcome Center Southwest Prosperity Region County: Berrien	STE-1 Site	10553 Southwest New Buffalo Welcome Center STE-1 Repair Parking Pavement	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.	\$ 259,525 2116-STF

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FY 2021 SPECIAL MAINTENANCE PROJECTS**

	Region/ Location	Building/ Facility	Project Name	Current Condition	Performance Outcome	Alternatives	Benefit to Taxpayer	Project Cost/ Fund Source
2021	Grand Region Hastings Garage West Michigan Prosperity Region County: Barry	GAR-1 Garage	10095 Grand Hastings Garage GAR-1 Upgrade Electrical 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.	\$ 122,204 2116-STF
2021	University Region Grand Ledge Garage South Central Prosperity Region County: Eaton	CSB-1 Cold Storage	00115 University Grand Ledge Garage CSB-1 Install Heaters	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.	\$ 45,577 2116-STF

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FY 2021 SPECIAL MAINTENANCE PROJECTS**

	Region/ Location	Building/ Facility	Project Name	Current Condition	Performance Outcome	Alternatives	Benefit to Taxpayer	Project Cost/ Fund Source
2021	Bay Region Saginaw East Garage East Central Prosperity Region County: Saginaw	GAR-1 Garage	10514 Bay Saginaw East Garage GAR-1 Install Heaters	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.	\$ 110,000 2116-STF
2021	Bay Region Saginaw East Garage East Central Prosperity Region County: Saginaw	GAR-1 Garage	10517 Bay Saginaw East Garage GAR-1 Install Overhead Crane	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.	\$ 52,000 2116-STF

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FY 2021 SPECIAL MAINTENANCE PROJECTS**

	Region/ Location	Building/ Facility	Project Name	Current Condition	Performance Outcome	Alternatives	Benefit to Taxpayer	Project Cost/ Fund Source
2021	Metro Region Metro Region Office Detroit Metro Prosperity Region County: Oakland	STE-1 Site	10601 Metro Region Office STE-1 Pave North Parking Lot	North side parking lot HMA pavement is deteriorating and has shifted/depressed/settle catch basins.	Improve operational efficiency and provide structural protection to building due to improved drainage.	Defer project and absorb risk of increased cost of repair at a later time.	Significant savings by repairing existing pavement in lieu of complete rehab and replacement. Additional savings from protection of structural integrity of building due to improved drainage.	\$ 53,000 2116-STF
2021	Southwest Region Jones Garage Southwest Prosperity Region County: Cass	GAR-2 Garage	10681 Southwest Jones Garage GAR-2 Repair Concrete Floor	The garage area concrete floor is severely spalled and cracked at various locations.	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.	\$ 89,700 2116-STF

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FY 2021 SPECIAL MAINTENANCE PROJECTS**

	Region/ Location	Building/ Facility	Project Name	Current Condition	Performance Outcome	Alternatives	Benefit to Taxpayer	Project Cost/ Fund Source
2021	University Region Monroe Welcome Center Southeast Michigan Prosperity Region County: Monroe	STE-1 Site	10741 University Monroe Welcome Center STE-1 Repave Parking Lot	The parking lot bituminous pavement has moderate-to-severe cracking / rutting at various locations.	Protective surface on which visitor vehicles will operate.	Defer project and absorb risk of higher repair costs.	Significant savings realized in milling of pavement in lieu of complete rehab and replacement.	\$ 126,000 2116-STF
2021	University Region Charlotte Garage South Central Prosperity Region County: Eaton	STE-1 Site	10115 University Charlotte Garage STE-1 Repave Parking Lot	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.	\$ 330,000 2116-STF

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FY 2021 SPECIAL MAINTENANCE PROJECTS**

	Region/ Location	Building/ Facility	Project Name	Current Condition	Performance Outcome	Alternatives	Benefit to Taxpayer	Project Cost/ Fund Source
2021	Grand Region Fennville Garage West Michigan Prosperity Region County: Allegan	STE-1 Site	10659 Grand Fennville Garage STE-1 Repair Fence	The existing Fence fabric is not properly attached at various locations. The three-wire barbed top is severely corroded and is not tensioned properly.	Identify and secure property lines.	No viable alternative to protect investment in materials, equipment and building structures.	Provide deterrence from theft, vandalism, or injury	\$ 28,000 2116-STF
2021	Superior Region Engadine Garage Eastern UP Prosperity Region County: Mackinac	STE-1 Site	10232 Superior Engadine Garage STE-1 Replace Fencing	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.	\$ 106,520 2116-STF

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	Region/ Location	Building/ Facility	Project Name	Current Condition	Performance Outcome	Alternatives	Benefit to Taxpayer	Project Cost/ Fund Source
2021	Metro Region Ford/Wyoming Salt Storage Building Detroit Metro Prosperity Region County: Wayne	STE-1 Site	10636 Metro Fort/ Wyoming Salt Storage STE-1 Install LED Lighting	The site does not have exterior lighting for security purposes.	Improve safety and security of site.	No viable alternative.	Cost savings realized in providing safety and security of state assets and personnel.	\$ 34,000 2116-STF
2021	Metro Region Pelham Yard Salt Storage Building Detroit Metro Prosperity Region County: Wayne	STE-1 Site	00061 Metro Pelham Yard Salt Storage STE-1 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.	\$ 28,287 2116-STF

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	Region/ Location	Building/ Facility	Project Name	Current Condition	Performance Outcome	Alternatives	Benefit to Taxpayer	Project Cost/ Fund Source
2021	Superior Region Houghton Garage Western UP Prosperity Region County: Houghton	STE-1 Site	10122 Superior Houghton Garage STE-1 Install Site Fencing	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.	\$ 60,000 2116-STF
2021	University Region University Region Maintenance Crews Southeast Michigan Prosperity Region County: Jackson	STE-1 Site	00125 University Region Maintenance Crews STE-1 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.	\$ 18,000 2116-STF

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FY 2021 SPECIAL MAINTENANCE PROJECTS**

	Region/ Location	Building/ Facility	Project Name	Current Condition	Performance Outcome	Alternatives	Benefit to Taxpayer	Project Cost/ Fund Source
2021	University Region Dundee Welcome Center Southeast Michigan Prosperity Region County: Monroe	STE-1 Site	10743 University Dundee Welcome Center STE-1 Replace Fencing	The eastside right-of-way fence is severely damaged and in poor condition. There are overgrown trees/brush throughout.	Improved site safety and security.	Defer project and absorb risk of higher repair costs.	Improved site safety and security.	\$ 24,500 2116-STF
2021	University Region Brighton Garage Southeast Michigan Prosperity Region County: Livingston	STE-1 Site	10431 University Brighton Garage STE-1 Install Security 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.	\$ 27,000 2116-STF

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FY 2021 SPECIAL MAINTENANCE PROJECTS**

	Region/ Location	Building/ Facility	Project Name	Current Condition	Performance Outcome	Alternatives	Benefit to Taxpayer	Project Cost/ Fund Source
2021	Metro Region Metro Region Office Detroit Metro Prosperity Region County: Oakland	STE-1 Site	10600 Metro Region Office STE-1 Replace Sidewalk	Concrete sidewalk is damaged, has large cracks, and has settled at various locations causing potential trip hazard. Concrete curbing is damaged at various locations.	Improved operational efficiency and safety of personnel.	Defer project and absorb risk of increased cost of repair at a later time.	Preventive maintenance investment will mitigate risk of safety hazards and violation of MIOSHA standards.	\$ 54,000 2116-STF
2021	University Region Grand Ledge Garage South Central Prosperity Region County: Eaton	STE-1 Site	10445 University Grand Ledge Garage STE-1 Install Security 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.	\$ 34,000 2116-STF

**MICHIGAN DEPARTMENT OF TRANSPORTATION
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FY 2021 SPECIAL MAINTENANCE PROJECTS**

	Region/ Location	Building/ Facility	Project Name	Current Condition	Performance Outcome	Alternatives	Benefit to Taxpayer	Project Cost/ Fund Source
2021	University Region Grand Ledge Garage South Central Prosperity Region County: Eaton	STE-1 Site	10444 University Grand Ledge Garage STE-1 Repave 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.	\$ 370,252 2116-STF
2021	University Region Grand Ledge Garage South Central Prosperity Region County: Eaton	GAR-1 Garage	00073 University Grand Ledge Garage GAR-1 Replace Interior Lighting	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.	\$ 26,520 2116-STF

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FY 2021 SPECIAL MAINTENANCE PROJECTS**

	Region/ Location	Building/ Facility	Project Name	Current Condition	Performance Outcome	Alternatives	Benefit to Taxpayer	Project Cost/ Fund Source
2021	University Region Williamston Garage South Central Prosperity Region County: Ingham	STE-1 Site	10120 University Williamston Garage STE-1 Repave Parking Lot	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.	\$ 26,000 2116-STF
2021	Superior Region Ironwood Welcome Center Western UP Prosperity Region County: Gogebic	WCT-1 Welcome Center	10488 Superior Ironwood Welcome Center WCT-1 Replace Handrail	Handrails do not meet current ADA guidelines and are deteriorating.	Aluminum railings will not deteriorate and require no maintenance.	Replace with galvanized railing. Salt 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.	\$ 17,659 2116-STF

**MICHIGAN DEPARTMENT OF TRANSPORTATION
CAPITAL OUTLAY FIVE-YEAR PROGRAM
FY 2021 SPECIAL MAINTENANCE PROJECTS**

	Region/ Location	Building/ Facility	Project Name	Current Condition	Performance Outcome	Alternatives	Benefit to Taxpayer	Project Cost/ Fund Source
2021	North Region Kalkaska Garage Northwest Prosperity Region County: Kalkaska	SSB-2 Salt/Sand Storage	10540 North Kalkaska Garage SSB-2 Construct 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 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.	\$ 41,000 2116-STF
2021	Southwest Region Sawyer Garage Southwest Prosperity Region County: Berrien	SSB-2 Salt/Sand Storage	10105 Southwest Sawyer Garage SSB-2 Construct 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.	\$ 47,301 2116-STF

**MICHIGAN DEPARTMENT OF TRANSPORTATION
CAPITAL OUTLAY FIVE-YEAR PROGRAM
FY 2021 SPECIAL MAINTENANCE PROJECTS**

	Region/ Location	Building/ Facility	Project Name	Current Condition	Performance Outcome	Alternatives	Benefit to Taxpayer	Project Cost/ Fund Source
2021	University Region Grand Ledge Garage South Central Prosperity Region County: Eaton	GAR-1 Garage	00051 University Grand Ledge Garage GAR-1 Repair Concrete Floor	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.	\$ 42,113 2116-STF
2021	University Region Brighton Garage Southeast Michigan Prosperity Region County: Livingston	STE-1 Site	10071 University Brighton Garage STE-1 Replace Fencing	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.	\$ 14,850 2116-STF

**MICHIGAN DEPARTMENT OF TRANSPORTATION
CAPITAL OUTLAY FIVE-YEAR PROGRAM
FY 2021 SPECIAL MAINTENANCE PROJECTS**

	Region/ Location	Building/ Facility	Project Name	Current Condition	Performance Outcome	Alternatives	Benefit to Taxpayer	Project Cost/ Fund Source
2021	Superior Region Engadine Garage Eastern UP Prosperity Region County: Mackinac	SSB-1 Salt/Sand Storage	10064 Superior Engadine Garage SSB-1 Construct New SSB	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.	\$ 83,770 2116-STF
2021	University Region Grand Ledge Garage South Central Prosperity Region County: Eaton	GAR-1 Garage	00030 University Grand Ledge Garage GAR-1 Install Hoist	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.	\$ 140,000 2116-STF

**MICHIGAN DEPARTMENT OF TRANSPORTATION
CAPITAL OUTLAY FIVE-YEAR PROGRAM
FY 2021 SPECIAL MAINTENANCE PROJECTS**

	Region/ Location	Building/ Facility	Project Name	Current Condition	Performance Outcome	Alternatives	Benefit to Taxpayer	Project Cost/ Fund Source
2021	Southwest Region Niles Garage Southwest Prosperity Region County: Cass	SSB-3 Salt/Sand Storage	10307 Southwest Niles Garage SSB-3 Construct Lean-to	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.	\$ 120,000 2116-STF

FY 2021 SPECIAL MAINTENANCE TOTAL \$ 3,001,500

Appendix A

FY 2022 – 2025 Major Capital Projects Summary

**MICHIGAN DEPARTMENT OF TRANSPORTATION
CAPITAL OUTLAY FIVE-YEAR PROGRAM
FY 2022 MAJOR CAPITAL PROJECTS**

	Region/ Location	Building/ Facility	Project Name	Current Condition	Performance Outcome	Alternatives	Benefit to Taxpayer	Project Cost/ Fund Source
2022	Superior Region Sault Ste. Marie Welcome Center Eastern UP Prosperity Region County: Chippewa	WCT-1 Welcome Center	10240 Superior Sault Ste. Marie Welcome Center WCT-1 Construct New WC	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.	\$ 2,100,000 2116-STF
2022	University Region Grand Ledge Garage South Central Prosperity Region County: Eaton	GAR-1 Garage	10265 University Grand Ledge Garage Construct New Garage	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.	\$ 11,002,688 2116-STF

**MICHIGAN DEPARTMENT OF TRANSPORTATION
CAPITAL OUTLAY FIVE-YEAR PROGRAM
FY 2022 MAJOR CAPITAL PROJECTS**

	Region/ Location	Building/ Facility	Project Name	Current Condition	Performance Outcome	Alternatives	Benefit to Taxpayer	Project Cost/ Fund Source
2022	Superior Region St. Ignace Welcome Center Eastern UP Prosperity Region County: Mackinac	WCT-1 Welcome Center	10246 Superior St. Ignace Welcome Center WCT-1 Construct New WC	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.	No viable alternative.	Promote tourism with an updated facility which adequately serves the traveling public.	\$ 2,100,000 2116-STF

FY 2022 MAJOR CAPITAL TOTAL \$ 15,202,688

**MICHIGAN DEPARTMENT OF TRANSPORTATION
CAPITAL OUTLAY FIVE-YEAR PROGRAM
FY 2023 MAJOR CAPITAL PROJECTS**

	Region/ Location	Building/ Facility	Project Name	Current Condition	Performance Outcome	Alternatives	Benefit to Taxpayer	Project Cost/ Fund Source
2023	North Region Traverse City TSC Northwest Prosperity Region County: Grand Traverse	TSC-1 Transportation Service Center	10174 North Traverse City TSC TSC-1 Construct New 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.	\$ 3,512,500 2116-STF
2023	University Region Charlotte Garage South Central Prosperity Region County: Eaton	WSH-1 Washbay	00091 University Charlotte Garage WSH-1 Construct New WSH	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.	\$ 738,167 2116-STF

**MICHIGAN DEPARTMENT OF TRANSPORTATION
CAPITAL OUTLAY FIVE-YEAR PROGRAM
FY 2023 MAJOR CAPITAL PROJECTS**

	Region/ Location	Building/ Facility	Project Name	Current Condition	Performance Outcome	Alternatives	Benefit to Taxpayer	Project Cost/ Fund Source
2023	University Region Grand Ledge Garage South Central Prosperity Region County: Eaton	WSH-1 Washbay	00094 University Grand Ledge Garage WSH-1 Construct New WSH	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.	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.	\$ 585,316 2116-STF
2023	Southwest Region Kalamazoo Garage Southwest Prosperity Region County: Kalamazoo	CSB-1 Cold Storage	10097 Southwest Kalamazoo Garage CSB-1 Construct New CSB	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.	\$ 355,248 2116-STF

**MICHIGAN DEPARTMENT OF TRANSPORTATION
CAPITAL OUTLAY FIVE-YEAR PROGRAM
FY 2023 MAJOR CAPITAL PROJECTS**

	Region/ Location	Building/ Facility	Project Name	Current Condition	Performance Outcome	Alternatives	Benefit to Taxpayer	Project Cost/ Fund Source
2023	Metro Region Macomb TSC Detroit Metro Prosperity Region County: Macomb	TSC-1 Transportation Service Center	10050 Metro Macomb TSC TSC-1 Construct New TSC	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.	\$ 6,510,313 2116-STF
2023	Superior Region St. Ignace Garage Eastern UP Prosperity Region County: Mackinac	CSB-4 Cold Storage	10056 Superior St. Ignace Garage CSB-4 Construct New CSB	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.	\$ 549,368 2116-STF

**MICHIGAN DEPARTMENT OF TRANSPORTATION
CAPITAL OUTLAY FIVE-YEAR PROGRAM
FY 2023 MAJOR CAPITAL PROJECTS**

	Region/ Location	Building/ Facility	Project Name	Current Condition	Performance Outcome	Alternatives	Benefit to Taxpayer	Project Cost/ Fund Source
2023	Superior Region Ironwood Welcome Center Western UP Prosperity Region County: Gogebic	WCT-1 Welcome Center	10234 Superior Ironwood Welcome Center WCT-1 Construct New WC	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.	 \$ 1,749,227 2116-STF
2023	Southwest Region Coloma Garage Southwest Prosperity Region County: Berrien	SSB-3 Salt/Sand Storage	00059 Southwest Coloma Garage SSB-3 Construct New SSB	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.	 \$ 1,191,106 2116-STF

FY 2023 MAJOR CAPITAL TOTAL \$ 15,191,245

**MICHIGAN DEPARTMENT OF TRANSPORTATION
CAPITAL OUTLAY FIVE-YEAR PROGRAM
FY 2024 MAJOR CAPITAL PROJECTS**

	Region/ Location	Building/ Facility	Project Name	Current Condition	Performance Outcome	Alternatives	Benefit to Taxpayer	Project Cost/ Fund Source
2024	Southwest Region South Haven Garage Southwest Prosperity Region County: Van Buren	GAR-2 Garage	10222 Southwest South Haven Garage GAR-2 Construct Garage Addition	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.	\$ 79,660 2116-STF
2024	Southwest Region South Haven Garage Southwest Prosperity Region County: Van Buren	WSH-1 Washbay	10219 Southwest South Haven Garage WSH-1 Construct New 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.	\$ 585,750 2116-STF

**MICHIGAN DEPARTMENT OF TRANSPORTATION
CAPITAL OUTLAY FIVE-YEAR PROGRAM
FY 2024 MAJOR CAPITAL PROJECTS**

	Region/ Location	Building/ Facility	Project Name	Current Condition	Performance Outcome	Alternatives	Benefit to Taxpayer	Project Cost/ Fund Source
2024	Southwest Region Sawyer Garage Southwest Prosperity Region County: Berrien	WSH-1 Washbay	10216 Southwest Sawyer Garage WSH-1 Construct New 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 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.	\$ 572,500 2116-STF
2024	Southwest Region Jones Garage Southwest Prosperity Region County: Cass	WSH-1 Washbay	10191 Southwest Jones Garage WSH-1 Construct New 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.	\$ 555,000 2116-STF

**MICHIGAN DEPARTMENT OF TRANSPORTATION
CAPITAL OUTLAY FIVE-YEAR PROGRAM
FY 2024 MAJOR CAPITAL PROJECTS**

	Region/ Location	Building/ Facility	Project Name	Current Condition	Performance Outcome	Alternatives	Benefit to Taxpayer	Project Cost/ Fund Source
2024	Grand Region Reed City Garage West Central Prosperity Region County: Osceola	CSB-1 Cold Storage	10173 Grand Reed City Garage CSB-1 Construct New CSB	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.	\$ 355,248 2116-STF
2024	Grand Region Grand Region Office West Michigan Prosperity Region County: Kent	TST-1 Testing Lab	10160 Grand Region Office TST-1 Construct New Testing Lab	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.	\$ 797,796 2116-STF

**MICHIGAN DEPARTMENT OF TRANSPORTATION
CAPITAL OUTLAY FIVE-YEAR PROGRAM
FY 2024 MAJOR CAPITAL PROJECTS**

	Region/ Location	Building/ Facility	Project Name	Current Condition	Performance Outcome	Alternatives	Benefit to Taxpayer	Project Cost/ Fund Source
2024	North Region Mackinac City Welcome Center Northeast Prosperity Region County: Emmet	CSB-1 Cold Storage	10139 North Mackinac City Welcome Center CSB-1 Construct New CSB	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.	\$ 128,000 2116-STF
2024	Grand Region Hastings Garage West Michigan Prosperity Region County: Barry	SSB-2 Salt/Sand Storage	10188 Grand Hastings Garage SSB-2 Construct New SSB	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.	\$ 1,188,825 2116-STF

**MICHIGAN DEPARTMENT OF TRANSPORTATION
CAPITAL OUTLAY FIVE-YEAR PROGRAM
FY 2024 MAJOR CAPITAL PROJECTS**

	Region/ Location	Building/ Facility	Project Name	Current Condition	Performance Outcome	Alternatives	Benefit to Taxpayer	Project Cost/ Fund Source
2024	Southwest Region South Haven Garage Southwest Prosperity Region County: Van Buren	CSB-2 Cold Storage	10223 Southwest South Haven Garage CSB-2 Construct New CSB	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.	\$ 674,625 2116-STF
2024	University Region Lansing TSC (Shared with Aeronautics) South Central Prosperity Region County: Clinton	TSC-1 Transportation Service Center	10250 University Lansing TSC TSC-1 Construct New 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.	\$ 5,312,500 2116-STF

**MICHIGAN DEPARTMENT OF TRANSPORTATION
CAPITAL OUTLAY FIVE-YEAR PROGRAM
FY 2024 MAJOR CAPITAL PROJECTS**

	Region/ Location	Building/ Facility	Project Name	Current Condition	Performance Outcome	Alternatives	Benefit to Taxpayer	Project Cost/ Fund Source
2024	University Region Dundee Welcome Center Southeast Michigan Prosperity Region County: Monroe	WCT-1 Welcome Center	10253 University Dundee Welcome Center WCT-1 Construct New WC	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.	\$ 2,616,555 2116-STF
2024	Grand Region Hastings Garage West Michigan Prosperity Region County: Barry	WSH-1 Washbay	10751 Grand Hastings Garage WSH-1 Construct New WSH	The existing wash bay is inadequate and does not meet the operational needs of the garage.	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.	\$ 475,904 2116-STF

FY 2024 MAJOR CAPITAL TOTAL \$ 15,107,894

**MICHIGAN DEPARTMENT OF TRANSPORTATION
CAPITAL OUTLAY FIVE-YEAR PROGRAM
FY 2025 MAJOR CAPITAL PROJECTS**

	Region/ Location	Building/ Facility	Project Name	Current Condition	Performance Outcome	Alternatives	Benefit to Taxpayer	Project Cost/ Fund Source
2025	Southwest Region Niles Garage Southwest Prosperity Region County: Cass	CSB-1 Cold Storage	10756 Southwest Niles Garage CSB-1 Construct CSB	Currently the garage has inadequate space for storing materials/equipment requiring no heat.	Protection of state-owned property.	Defer project and assume risk of maintenance costs to vehicles and equipment stored outdoors.	Savings realized in lower cost of maintenance to state-owned vehicles and equipment.	\$ 249,380 2116-STF
2025	Grand Region Muskegon TSC West Michigan Prosperity Region County: Muskegon	TSC-1 Transportation Service Center	10339 Grand Muskegon TSC TSC-1 Expand Facility	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.	\$ 1,962,871 2116-STF

**MICHIGAN DEPARTMENT OF TRANSPORTATION
CAPITAL OUTLAY FIVE-YEAR PROGRAM
FY 2025 MAJOR CAPITAL PROJECTS**

	Region/ Location	Building/ Facility	Project Name	Current Condition	Performance Outcome	Alternatives	Benefit to Taxpayer	Project Cost/ Fund Source
2025	Metro Region Caniff-Greeley Salt Storage Building Detroit Metro Prosperity Region County: Wayne	SSB-3 Salt/Sand Storage	10478 Metro Caniff-Greeley Salt Storage SSB-3 Construct New SSB	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.	\$ 1,154,844 2116-STF
2025	University Region Brighton TSC Southeast Michigan Prosperity Region County:	TSC-1 Transportation Service Center	10489 University Brighton TSC TSC-1 Construct New TSC	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.	\$ 4,844,615 2116-STF

**MICHIGAN DEPARTMENT OF TRANSPORTATION
CAPITAL OUTLAY FIVE-YEAR PROGRAM
FY 2025 MAJOR CAPITAL PROJECTS**

	Region/ Location	Building/ Facility	Project Name	Current Condition	Performance Outcome	Alternatives	Benefit to Taxpayer	Project Cost/ Fund Source
2025	Grand Region Grand Rapids TSC West Michigan Prosperity Region County:	TSC-1 Transportation Service Center	10338 Grand Region TSC-1 Construct New TSC	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.	\$ 2,433,401 2116-STF
2025	Southwest Region Jones Garage Southwest Prosperity Region County: Cass	CSB-1 Cold Storage	10753 Southwest Jones Garage CSB-1 Construct New CSB	Currently the garage has inadequate space for storing materials / equipment requiring no heat.	Protection of state-owned property.	Defer project and assume risk of maintenance costs to vehicles and equipment stored outdoors.	Savings realized in lower cost of maintenance to state-owned vehicles and equipment.	\$ 499,620 2116-STF

**MICHIGAN DEPARTMENT OF TRANSPORTATION
CAPITAL OUTLAY FIVE-YEAR PROGRAM
FY 2025 MAJOR CAPITAL PROJECTS**

	Region/ Location	Building/ Facility	Project Name	Current Condition	Performance Outcome	Alternatives	Benefit to Taxpayer	Project Cost/ Fund Source
2025	Southwest Region Coloma Garage Southwest Prosperity Region County: Berrien	CSB-3 Cold Storage	10752 Southwest Coloma Garage CSB-3 Construct Canopy	No canopy exists between the existing garage and heated storage building.	Preserve the integrity of the maintenance garage structure and contents by protecting materials and equipment from the elements.	Continue to delay project and accept operational deficiencies and absorb long-term financial risk.	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.	\$ 563,200 2116-STF
2025	Grand Region Fennville Garage West Michigan Prosperity Region County: Allegan	GAR-3 Garage	10748 Grand Fennville Garage GAR-3 Construct New Maintenance Garage	The existing garage is inadequate in size and functionality. With current building layout, cannot expand to either the east or west. Spending large amounts of money for internal repairs/replacements is not recommended.	New facility constructed 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.	A new facility would provide economic benefit by maximizing the use of property and shared use of common buildings.	\$ 1,650,000 2116-STF

**MICHIGAN DEPARTMENT OF TRANSPORTATION
CAPITAL OUTLAY FIVE-YEAR PROGRAM
FY 2025 MAJOR CAPITAL PROJECTS**

	Region/ Location	Building/ Facility	Project Name	Current Condition	Performance Outcome	Alternatives	Benefit to Taxpayer	Project Cost/ Fund Source
2025	University Region Mason Garage South Central Prosperity Region County: Ingham	HSB-1 Heated Storage	10648 University Mason Garage HSB-1 Construct New Heated Parking Garage	Current heated facilities are not adequate for tandem axle trucks.	Facility that can accommodate current and future equipment.	Continue to operate without a facility that accommodates tandem axle vehicles.	Increased productivity and operational efficiency by storing large vehicles inside building. Reduced maintenance costs by having vehicles stored indoors.	\$ 1,404,150 2116-STF
2025	University Region University Region Maintenance Crews Southeast Michigan Prosperity Region County: Jackson	CSB-1 Cold Storage	10631 University Region Maintenance Crews CSB-1 Construct New CSB	Garage currently lacks covered storage space. Materials and equipment are stored outdoors.	Facility that will accommodate materials and equipment. Additional performance gained by protecting state assets.	Continue to operate in a facility that is not conducive to operational efficiency.	Increased productivity and operational efficiency. Reduced need for costly repairs due to weather-related damage due to outside storage.	\$ 180,000 2116-STF

FY 2025 MAJOR CAPITAL TOTAL \$ 14,942,081

Appendix B

FY 2022 – 2025 Special Maintenance Projects Summary

**MICHIGAN DEPARTMENT OF TRANSPORTATION
CAPITAL OUTLAY FIVE-YEAR PROGRAM
FY 2022 SPECIAL MAINTENANCE PROJECTS**

	Region/ Location	Building/ Facility	Project Name	Current Condition	Performance Outcome	Alternatives	Benefit to Taxpayer	Project Cost/ Fund Source
2022	Southwest Region New Buffalo Welcome Center Southwest Prosperity Region County: Berrien	STE-1 Site	10474 Southwest New Buffalo Welcome Center STE-1 Repair Irrigation System	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.	\$ 55,381 2116-STF
2022	Metro Region Taylor TSC Detroit Metro Prosperity Region County: Wayne	STE-1 Site	10632 Metro Taylor TSC STE-1 Upgrade Parking Lot Lighting	Pole-mounted parking lot light fixtures are not energy efficient.	Reduced energy consumption and associated costs.	Defer project and absorb risk of higher energy consumption and associated costs.	Reduced energy consumption and associated costs. Improved operational efficiency.	\$ 29,000 2116-STF

**MICHIGAN DEPARTMENT OF TRANSPORTATION
CAPITAL OUTLAY FIVE-YEAR PROGRAM
FY 2022 SPECIAL MAINTENANCE PROJECTS**

	Region/ Location	Building/ Facility	Project Name	Current Condition	Performance Outcome	Alternatives	Benefit to Taxpayer	Project Cost/ Fund Source
2022	Metro Region Taylor TSC Detroit Metro Prosperity Region County: Wayne	STE-1 Site	10633 Metro Taylor TSC STE-1 Repave Site and Replace Concrete	The HC ramps are non-compliant. There are heaved / depressed sidewalk sections with vertical level changes that are non-compliant creating a trip hazard. The main entry drive is in poor condition.	Protective surface on which maintenance vehicles and equipment will operate. Additional gains realized in MIOSHA compliance.	Defer project and absorb risk of higher repair costs and non-compliance with MIOSHA standards.	Significant savings by replacing sections of existing concrete and pavement in lieu of complete rehab and replacement.	\$ 272,000 2116-STF
2022	Metro Region Pelham Yard Salt Storage Building Detroit Metro Prosperity Region County: Wayne	STE-1 Site	10650 Metro Pelham Yard Salt Storage STE-1 Install Driveway Shoulders	There is heavy rutting along both sides of the entry driveway, full length. Motorist frequently mistake entry driveway as on-ramp to expressway.	Improved site safety and visibility of driveway entrance.	No viable alternative.	Preservation and safety of site grounds for personnel and vehicle traffic.	\$ 22,000 2116-STF

**MICHIGAN DEPARTMENT OF TRANSPORTATION
CAPITAL OUTLAY FIVE-YEAR PROGRAM
FY 2022 SPECIAL MAINTENANCE PROJECTS**

	Region/ Location	Building/ Facility	Project Name	Current Condition	Performance Outcome	Alternatives	Benefit to Taxpayer	Project Cost/ Fund Source
2022	Metro Region Pelham Yard Salt Storage Building Detroit Metro Prosperity Region County: Wayne	STE-1 Site	10651 Metro Pelham Yard Salt Storage STE-1 Replace Property Fence	The perimeter fencing and entry gate is in poor condition and has missing / damaged barbed wire top. A portion of the east property fence was removed to provide access to an area owned by MDOT for highway construction project material storage.	Improved site safety and security.	Defer project and absorb risk of reduced safety and security of site and personnel.	Improved safety and security of facility.	\$ 25,000 2116-STF
2022	Metro Region Metro Region Maintenance Crews Detroit Metro Prosperity Region County: Oakland	HSB-1 Heated Storage	10590 Metro Metro Region Maintenance Crews HSB-1 Replace Lighting System	The ex. light fixtures are the metal halide type, which are not energy efficient, and take 5 or more minutes for lights to fully illuminate area.	Improved operations as a result of improved lighting. Also improves energy consumption and associated costs.	Defer project and absorb high energy consumption and associated costs.	Improved operations and a reduction in energy consumption and associated costs.	\$ 41,000 2116-STF

**MICHIGAN DEPARTMENT OF TRANSPORTATION
CAPITAL OUTLAY FIVE-YEAR PROGRAM
FY 2022 SPECIAL MAINTENANCE PROJECTS**

	Region/ Location	Building/ Facility	Project Name	Current Condition	Performance Outcome	Alternatives	Benefit to Taxpayer	Project Cost/ Fund Source
2022	University Region University Region Maintenance Crews Southeast Michigan Prosperity Region County: Jackson	SPC-1 Maintenance Crews	10630 University Region Maintenance Crews SPC-1 Upgrade Interior Lighting	Lighting is outdated and inefficient.	Lower energy consumption and associated costs. Improved lighting.	Defer project and absorb risk of damage to structure and building contents.	Savings realized through lower energy consumption and associated costs while improving operational efficiency with improved lighting.	\$ 48,855 2116-STF
2022	Southwest Region Marshall Garage Southwest Prosperity Region County: Calhoun	SSB-3 Salt/Sand Storage	10694 Southwest Marshall Garage SSB-3 Replace Tanks	The two (2) 10,000 gallon single wall fiberglass tanks used for brine storage have surface cracking.	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.	\$ 96,159 2116-STF

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	Region/ Location	Building/ Facility	Project Name	Current Condition	Performance Outcome	Alternatives	Benefit to Taxpayer	Project Cost/ Fund Source
2022	Lansing Fleet Administration & Operations South Central Prosperity Region County: Ingham	GAR-1 Garage	10269 Lansing Fleet GAR-1 Replace Interior Lighting	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.	\$ 23,446 2116-STF
2022	University Region Charlotte Garage South Central Prosperity Region County: Eaton	GAR-1 Garage	00085 University Charlotte Garage GAR-1 Replace Interior Lighting	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.	\$ 25,418 2116-STF

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	Region/ Location	Building/ Facility	Project Name	Current Condition	Performance Outcome	Alternatives	Benefit to Taxpayer	Project Cost/ Fund Source
2022	University Region Grand Ledge Garage South Central Prosperity Region County: Eaton	SSB-3 Salt/Sand Storage	10443 University Grand Ledge Garage SSB-3 Replace 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.	\$ 105,000 2116-STF
2022	Superior Region Engadine Garage Eastern UP Prosperity Region County: Mackinac	GAR-2 Garage	10392 Superior Engadine Garage GAR-2 Install Generator	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.	\$ 27,732 2116-STF

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	Region/ Location	Building/ Facility	Project Name	Current Condition	Performance Outcome	Alternatives	Benefit to Taxpayer	Project Cost/ Fund Source
2022	Grand Region Hastings Garage West Michigan Prosperity Region County: Barry	STE-1 Site	10364 Grand Hastings Garage STE-1 Repave Parking Lot	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.	 \$ 243,000 2116-STF
2022	University Region University Region Maintenance Crews Southeast Michigan Prosperity Region County: Jackson	SPC-1 Maintenance Crews	10629 University Region Maintenance Crews SPC-1 Paint Interior	Garage area and garage offices are extremely dirty.	Protection and preservation of interior structure.	Defer project and absorb risk of damage to structure and building contents.	Savings realized through protection and preservation of interior structure and mitigation of possible damage to contents.	 \$ 68,847 2116-STF

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	Region/ Location	Building/ Facility	Project Name	Current Condition	Performance Outcome	Alternatives	Benefit to Taxpayer	Project Cost/ Fund Source
2022	Southwest Region Coldwater Training Facility Southwest Prosperity Region County: Branch	GAR-1 Garage	10671 Southwest Coldwater Training Facility GAR-1 Paint Interior Walls	The interior painted wall surfaces need to be maintained.	Preserve and protect structural integrity or building.	Defer project and absorb risk of higher repair or replacement costs. Continue to pay higher utility costs.	Preventative maintenance investment will mitigate risk of structural and building content damage.	\$ 12,402 2116-STF
2022	University Region Jackson Testing Lab Southeast Michigan Prosperity Region County: Jackson	GAR-1 Garage	10462 University Jackson Testing Lab GAR-1 Replace Interior 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.	\$ 40,802 2116-STF

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	Region/ Location	Building/ Facility	Project Name	Current Condition	Performance Outcome	Alternatives	Benefit to Taxpayer	Project Cost/ Fund Source
2022	Southwest Region Jones Garage Southwest Prosperity Region County: Cass	GAR-2 Garage	10680 Southwest Jones Garage GAR-2 Renovate Office Area	The office and lunch room areas are in poor condition and need to be maintained.	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.	\$ 100,000 2116-STF
2022	University Region Mason Garage South Central Prosperity Region County: Ingham	SSB-1 Salt/Sand Storage	10454 University Mason Garage SSB-1 Replace Interior Lighting	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.	\$ 21,752 2116-STF

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	Region/ Location	Building/ Facility	Project Name	Current Condition	Performance Outcome	Alternatives	Benefit to Taxpayer	Project Cost/ Fund Source
2022	University Region Williamston Garage South Central Prosperity Region County: Ingham	SSB-2 Salt/Sand Storage	10469 University Williamston Garage SSB-2 Replace Interior Lighting	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.	\$ 17,131 2116-STF
2022	University Region Mason Garage South Central Prosperity Region County: Ingham	CSB-1 Cold Storage	10449 University Mason Garage CSB-1 Replace Interior Lighting	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.	\$ 10,560 2116-STF

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	Region/ Location	Building/ Facility	Project Name	Current Condition	Performance Outcome	Alternatives	Benefit to Taxpayer	Project Cost/ Fund Source
2022	Superior Region L'Anse Garage Western UP Prosperity Region County: Baraga	STE-1 Site	10395 Superior L'Anse Garage STE-1 Repave Parking Lot	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.	\$ 57,000 2116-STF
2022	Southwest Region Southwest Region Office Southwest Prosperity Region County: Kalamazoo	STE-1 Site	10382 Southwest Region Office STE-1 Replace Pavement	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.	\$ 253,546 2116-STF

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	Region/ Location	Building/ Facility	Project Name	Current Condition	Performance Outcome	Alternatives	Benefit to Taxpayer	Project Cost/ Fund Source
2022	Superior Region Marquette Welcome Center Central UP Prosperity Region County: Marquette	STE-1 Site	10554 Superior Marquette Welcome Center STE-1 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.	\$ 49,000 2116-STF
2022	University Region Brighton Garage Southeast Michigan Prosperity Region County: Livingston	GAR-1 Garage	10591 University Brighton Garage GAR-1 Remodel Front Office	Office area is extremely dated and inefficient. Layout is fragmented with utilities exposed.	Improved operations as a result of improved efficiency, lighting, and ventilation.	Deferment of project will result in further deterioration and higher repair costs.	Improved operations and a reduction in energy consumption and related costs.	\$ 110,000 2116-STF

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	Region/ Location	Building/ Facility	Project Name	Current Condition	Performance Outcome	Alternatives	Benefit to Taxpayer	Project Cost/ Fund Source
2022	Southwest Region Niles Garage Southwest Prosperity Region County: Cass	GAR-1 Garage	10707 Southwest Niles Garage GAR-1 Replace Flooring and Paint Walls	The flooring and ceiling tile, and painted walls in the office/break room/conference room/corridor areas are in poor condition.	Maintain a fully functioning office environment.	Defer project and absorb risk of higher repair costs.	Protection and preservation of state assets.	 \$ 125,000 2116-STF
2022	Southwest Region Paw Paw Garage Southwest Prosperity Region County: Van Buren	GAR-1 Garage	10712 Southwest Paw Paw Garage GAR-1 Replace Flooring Paint Walls	The floor, walls, and ceiling of the office areas, conference and lunch rooms are in extremely poor condition.	Maintain a fully functioning office environment.	Defer project and absorb risk of higher repair costs.	Protection and preservation of state assets.	 \$ 26,000 2116-STF

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	Region/ Location	Building/ Facility	Project Name	Current Condition	Performance Outcome	Alternatives	Benefit to Taxpayer	Project Cost/ Fund Source
2022	Superior Region Superior Region Office Central UP Prosperity Region County: Delta	OFF-1 Office Building	10740 Superior Region Office OFF-1 Replace Flooring and Repaint Walls	Current flooring is worn and in need of replacement. Walls are fading and damaged in many areas.	Maintain a fully functioning office environment.	Defer project and absorb risk of higher repair costs.	Protection and preservation of state assets.	\$ 30,000 2116-STF
2022	Southwest Region Marshall Garage Southwest Prosperity Region County: Calhoun	GAR-1 Garage	10755 Southwest Marshall Garage GAR-1 Install Floor Hoist	The existing floor hoist is inadequate for MDOT operations.	To complete vehicle work in-house safely and on time.	Send work to outside vendor/ contractor which is not feasible due to cost and operational impact of scheduling service.	Improved operational efficiency and savings to taxpayer due to work being completed onsite.	\$ 165,000 2116-STF

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	Region/ Location	Building/ Facility	Project Name	Current Condition	Performance Outcome	Alternatives	Benefit to Taxpayer	Project Cost/ Fund Source
2022	Southwest Region New Buffalo Welcome Center Southwest Prosperity Region County: Berrien	WCT-1 Welcome Center	10300 Southwest New Buffalo Welcome Center WCT-1 Modify Restrooms	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.	\$ 15,591 2116-STF
2022	Southwest Region Paw Paw Garage Southwest Prosperity Region County: Van Buren	STE-1 Site	10134 Southwest Paw Paw Garage STE-1 Repave Parking Lot	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.	\$ 135,000 2116-STF

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	Region/ Location	Building/ Facility	Project Name	Current Condition	Performance Outcome	Alternatives	Benefit to Taxpayer	Project Cost/ Fund Source
2022	University Region Brighton Garage Southeast Michigan Prosperity Region County: Livingston	HSB-2 Heated Storage	00065 University Brighton Garage HSB-2 Install Trench Drains	Existing drain is failing.	Functional drain.	No viable alternative.	Preventive maintenance investment will mitigate risk of structural and building content damage.	\$ 16,014 2116-STF
2022	University Region Williamston Garage South Central Prosperity Region County: Ingham	GAR-1 Garage	10467 University Williamston Garage GAR-1 Paint 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.	\$ 40,920 2116-STF

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	Region/ Location	Building/ Facility	Project Name	Current Condition	Performance Outcome	Alternatives	Benefit to Taxpayer	Project Cost/ Fund Source
2022	Grand Region Plainwell Garage West Michigan Prosperity Region County: Allegan	GAR-1 Garage	10664 Grand Plainwell Garage GAR-1 Paint Garage and Wash bay	The garage and wash bay interior masonry wall surfaces are peeled/blistered at various locations.	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 or structural and building content damage.	\$ 20,033 2116-STF
2022	Southwest Region Paw Paw Garage Southwest Prosperity Region County: Van Buren	GAR-1 Garage	10211 Southwest Paw Paw Garage GAR-1 Paint Interior	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.	\$ 37,263 2116-STF

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	Region/ Location	Building/ Facility	Project Name	Current Condition	Performance Outcome	Alternatives	Benefit to Taxpayer	Project Cost/ Fund Source
2022	Southwest Region Coldwater Welcome Center Southwest Prosperity Region County: Branch	STE-1 Site	10355 Southwest Coldwater Welcome Center STE-1 Repave 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.	\$ 209,000 2116-STF
2022	Southwest Region Marshall TSC Southwest Prosperity Region County: Calhoun	STE-1 Site	10205 Southwest Marshall TSC STE-1 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.	\$ 104,415 2116-STF

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	Region/ Location	Building/ Facility	Project Name	Current Condition	Performance Outcome	Alternatives	Benefit to Taxpayer	Project Cost/ Fund Source
2022	Grand Region Grand Region Maintenance Crews West Michigan Prosperity Region County: Kent	SPC-1 Maintenance Crews	10156 Grand Region Maintenance Crews SPC-1 Paint Interior	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.	\$ 33,562 2116-STF
2022	Southwest Region Coloma Garage Southwest Prosperity Region County: Berrien	GAR-1 Garage	10185 Southwest Coloma Garage GAR-1 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.	\$ 32,666 2116-STF

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	Region/ Location	Building/ Facility	Project Name	Current Condition	Performance Outcome	Alternatives	Benefit to Taxpayer	Project Cost/ Fund Source
2022	University Region Charlotte Garage South Central Prosperity Region County: Eaton	GAR-1 Garage	10432 University Charlotte Garage GAR-1 Paint Interior	Paint is peeling in the interior wash bay 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.	\$ 23,928 2116-STF
2022	University Region Mason Garage South Central Prosperity Region County: Ingham	GAR-1 Garage	10451 University Mason Garage GAR-1 Replace Interior 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.	\$ 22,792 2116-STF

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	Region/ Location	Building/ Facility	Project Name	Current Condition	Performance Outcome	Alternatives	Benefit to Taxpayer	Project Cost/ Fund Source
2022	Southwest Region Niles Garage Southwest Prosperity Region County: Cass	STE-1 Site	10311 Southwest Niles Garage STE-1 Install Paved 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.	\$ 139,155 2116-STF
2022	Southwest Region Coloma Garage Southwest Prosperity Region County: Berrien	SSB-1 Salt/Sand Storage	10128 Southwest Coloma Garage SSB-1 Replace Exterior Lighting	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.	\$ 40,000 2116-STF

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	Region/ Location	Building/ Facility	Project Name	Current Condition	Performance Outcome	Alternatives	Benefit to Taxpayer	Project Cost/ Fund Source
2022	Superior Region Newberry TSC Eastern UP Prosperity Region County: Luce	STE-1 Site	10238 Superior Newberry TSC STE-1 Repave Parking Lot	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.	 \$ 108,258 2116-STF
2022	Southwest Region Sawyer Garage Southwest Prosperity Region County: Berrien	STE-1 Site	10387 Southwest Sawyer Garage STE-1 Pave West/ South Parking Lots	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.	 \$ 169,035 2116-STF

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	Region/ Location	Building/ Facility	Project Name	Current Condition	Performance Outcome	Alternatives	Benefit to Taxpayer	Project Cost/ Fund Source
2022	Southwest Region Kalamazoo Garage Southwest Prosperity Region County: Kalamazoo	STE-1 Site	10372 Southwest Kalamazoo Garage STE-1 Repave 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.	 \$ 723,759 2116-STF
2022	Southwest Region Coldwater Training Facility Southwest Prosperity Region County: Branch	GAR-1 Garage	10181 Southwest Coldwater Training Facility GAR-1 Renovate Restrooms	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.	 \$ 208,320 2116-STF

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	Region/ Location	Building/ Facility	Project Name	Current Condition	Performance Outcome	Alternatives	Benefit to Taxpayer	Project Cost/ Fund Source
2022	Southwest Region Coloma Garage Southwest Prosperity Region County: Berrien	STE-1 Site	10362 Southwest Coloma Garage STE-1 Repave North Lot	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.	\$ 130,000 2116-STF
2022	Southwest Region Marshall Garage Southwest Prosperity Region County: Calhoun	GAR-1 Garage	10754 Southwest Marshall Garage GAR-1 Renovate Office	The office / break room / rest room areas are insufficient for MDOT operations. Restrooms are not building code and HC compliant.	Safe and efficient operation of state-owned facility.	Defer project and absorb risk of higher repair costs and code violations.	Savings realized in reduced energy consumption and related costs. Additional savings realized in bringing facility to current code and compliance.	\$ 165,680 2116-STF

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	Region/ Location	Building/ Facility	Project Name	Current Condition	Performance Outcome	Alternatives	Benefit to Taxpayer	Project Cost/ Fund Source
2022	Southwest Region South Haven Garage Southwest Prosperity Region County: Van Buren	STE-1 Site	10758 Southwest South Haven Garage STE-1 Obtain Easement	Currently MDOT is unable to conveniently access MDOT property located to the east of property owner.	Ability for employees to conveniently access MDOT property resulting in improved operational efficiency.	No viable alternative.	Savings realized in improved operational efficiency resulting in reduction of operational costs.	\$ 210,000 2116-STF
2022	Southwest Region Sawyer Garage Southwest Prosperity Region County: Berrien	SSB-1 Salt/Sand Storage	10218 Southwest Sawyer Garage SSB-1 Convert to CSB	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.	\$ 124,121 2116-STF

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	Region/ Location	Building/ Facility	Project Name	Current Condition	Performance Outcome	Alternatives	Benefit to Taxpayer	Project Cost/ Fund Source
2022	BOBS Port Huron Garage East Michigan Prosperity Region County: St. Clair	GAR-1 Garage	00124 BWB Port Huron Garage GAR-1 Construct Lean-to	Insufficient equipment storage.	Improved storage, providing better protection of equipment from weather.	No viable alternative.	Better stewardship of facility assets.	\$ 85,000 2116-STF
2022	Southwest Region Coloma Business Office Southwest Prosperity Region County: Van Buren	STE-1 Site	10356 Southwest Coloma Business Office STE-1 Repave Parking Lot	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.	\$ 55,000 2116-STF

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	Region/ Location	Building/ Facility	Project Name	Current Condition	Performance Outcome	Alternatives	Benefit to Taxpayer	Project Cost/ Fund Source
2022	Southwest Region Jones Garage Southwest Prosperity Region County: Cass	STE-1 Site	10193 Southwest Jones Garage STE-1 Repave Parking Lot	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.	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.	\$ 189,700 2116-STF
2022	Superior Region St. Ignace Garage Eastern UP Prosperity Region County: Mackinac	SSB-2 Salt/Sand Storage	10125 Superior St. Ignace Garage SSB-2 Construct 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 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.	\$ 340,944 2116-STF

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	Region/ Location	Building/ Facility	Project Name	Current Condition	Performance Outcome	Alternatives	Benefit to Taxpayer	Project Cost/ Fund Source
2022	University Region Brighton Garage Southeast Michigan Prosperity Region County: Livingston	GAR-1 Garage	10425 University Brighton Garage GAR-1 Repair Concrete	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.	\$ 100,000 2116-STF

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	Region/ Location	Building/ Facility	Project Name	Current Condition	Performance Outcome	Alternatives	Benefit to Taxpayer	Project Cost/ Fund Source
2023	Southwest Region Jones Garage Southwest Prosperity Region County: Cass	GAR-1 Garage	Jones Garage	Roof is deteriorating and needs repairs.	Safety and building integrity.	No viable alternatives.	No health and/or safety hazards.	\$ 277,932 2116-STF
2023	Southwest Region Marshall TSC Southwest Prosperity Region County: Calhoun	TSC-1 Transportation Service Center	Marshall TSC	Packaged Unit is reaching end of remaining use of life.	Energy efficient .	no viable alternatives.	Reduce energy cost.	\$ 22,613 2116-STF

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	Region/ Location	Building/ Facility	Project Name	Current Condition	Performance Outcome	Alternatives	Benefit to Taxpayer	Project Cost/ Fund Source
2023	Southwest Region Marshall TSC Southwest Prosperity Region County: Calhoun	TSC-1 Transportation Service Center	Marshall TSC	Roof shingles are loose and/or need to be replaced.	Protect and preserve structural integrity of building.	no variable alternatives	Preventive major maintenance investments.	 \$ 36,071 2116-STF
2023	Southwest Region Paw Paw Garage Southwest Prosperity Region County: Van Buren	GAR-1 Garage	Paw Paw Garage	the steel I-beams are in poor condition, showing signs of accelerated rust and deterioration for its age	If the evaluation occurs, knowledge of actual risk to the structure will become clear, and appropriate actions can be taken.	Defer project and absorb risk of damage to structure and contents.	Investigation investment will mitigate risk of structural and building content damage.	 \$ 10,658 2116-STF

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	Region/ Location	Building/ Facility	Project Name	Current Condition	Performance Outcome	Alternatives	Benefit to Taxpayer	Project Cost/ Fund Source
2023	Superior Region Newberry TSC Eastern UP Prosperity Region County: Luce	TSC-1 Transportation Service Center	Newberry TSC	Roofing is in poor condition and showing signs of normal deterioration	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.	\$ 90,234 2116-STF
2023	Southwest Region South Haven Garage Southwest Prosperity Region County: Van Buren	STE-1 Site	South Haven Garage	Door condition is generally fair, with signs of normal deterioration and functionality for it's age. Security is an issue for non-functioning doors	If replaced, new doors will be more reliable and last longer	no viable alternative	Improved operations and a reduction in chance of failure. Increased Security	\$ 48,668 2116-STF

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	Region/ Location	Building/ Facility	Project Name	Current Condition	Performance Outcome	Alternatives	Benefit to Taxpayer	Project Cost/ Fund Source
2023	Southwest Region Coloma Garage Southwest Prosperity Region County: Berrien	GAR-1 Garage	Coloma Garage	Door condition is generally fair, with signs of normal deterioration and functionality for it's age. Security is an issue for non-functioning doors	If replaced, new doors will be more reliable and last longer	no viable alternative	Improved operations and a reduction in chance of failure. Increased Security	\$ 26,329 2116-STF
2023	Southwest Region Kalamazoo TSC Southwest Prosperity Region County: Kalamazoo	TSC-1 Transportation Service Center	Kalamazoo TSC	Window screens are compromising energy efficiency .	Improve energy efficiency and overall interior comfort level.	no viable alternatives.	Decrease energy cost and risk.	\$ 19,902 2116-STF

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	Region/ Location	Building/ Facility	Project Name	Current Condition	Performance Outcome	Alternatives	Benefit to Taxpayer	Project Cost/ Fund Source
2023	Southwest Region Sawyer Garage Southwest Prosperity Region County: Berrien	CSB-1 Cold Storage	Sawyer Garage	exterior wall shows accelerated deterioration for it's age	Repaired walls will provide better protection to building contents	Defer project and absorb risk of water penetration	Preventive maintenance investment will mitigate risk of building content damage.	\$ 151,410 2116-STF
2023	Superior Region Superior Region Office Central UP Prosperity Region County: Delta	OFF-1 Office Building	SUPERIOR_SUPERIOR REGION OFFICE ASPHALT SHINGLES	Asphalt shingle roofing is in fair condition and showing signs of normal deterioration	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.	\$ 68,605 2116-STF

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	Region/ Location	Building/ Facility	Project Name	Current Condition	Performance Outcome	Alternatives	Benefit to Taxpayer	Project Cost/ Fund Source
2023	Superior Region St. Ignace Garage Eastern UP Prosperity Region County: Mackinac	GAR-1 Garage	St. Ignace Garage	Door condition is generally fair, with signs of normal deterioration and functionality for it's age. Security is an issue for non-functioning doors.	If replaced, new doors will be more reliable and last longer.	No viable alternatives.	Improved operations and a reduction in chance of failure. Increased Security.	\$ 16,304 2116-STF
2023	Superior Region Crystal Falls TSC Western UP Prosperity Region County: Iron	TSC-1 Transportation Service Center	SUPERIOR-CRYSTAL FALLS-TSC-ROOF REPLACEMENT	Roof approaching end of life	Maintain usable facility	No alternative	Building not at risk to weather leaking in from roof	\$ 31,121 2116-STF

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	Region/ Location	Building/ Facility	Project Name	Current Condition	Performance Outcome	Alternatives	Benefit to Taxpayer	Project Cost/ Fund Source
2023	Superior Region Engadine Garage Eastern UP Prosperity Region County: Mackinac	GAR-1 Garage	Engadine Garage	Fair Condition. Roof is showing signs of deterioration	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.	\$ 279,960 2116-STF
2023	Superior Region Gladstone Sign & Signal Shop Central UP Prosperity Region County: Delta	OFF-1 Office Building	SUPERIOR_GLADSTONE SIGN & SIGNAL SHOP OFFICE BUILDING_ ROOF	Fair	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.	\$ 13,076 2116-STF

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	Region/ Location	Building/ Facility	Project Name	Current Condition	Performance Outcome	Alternatives	Benefit to Taxpayer	Project Cost/ Fund Source
2023	Southwest Region Coloma Business Office Southwest Prosperity Region County: Van Buren	TSC-1 Transportation Service Center	Coloma Business Office	Air handler unit is in fair condition showing normal signs of aging. Air handler unit is not as energy efficient as modern equipment	Improved energy efficiency and prolong HVAC system life	Defer project and absorb high energy consumption and associated costs.	Improved operations and a reduction in energy consumption and associated costs. Public will benefit from improved and reliable HVAC	\$ 17,469 2116-STF
2023	Southwest Region Coloma Garage Southwest Prosperity Region County: Berrien	GAR-1 Garage	Coloma Garage	Air compressor is in fair condition showing normal signs of aging. Not as energy efficient as modern equipment	Improved energy efficiency and prolong Mechanical system life	Defer project and absorb high energy consumption and associated costs.	Improved operations and a reduction in energy consumption and associated costs. Public will benefit from reliable lift bridge	\$ 55,066 2116-STF

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	Region/ Location	Building/ Facility	Project Name	Current Condition	Performance Outcome	Alternatives	Benefit to Taxpayer	Project Cost/ Fund Source
2023	Superior Region St. Ignace Garage Eastern UP Prosperity Region County: Mackinac	GAR-1 Garage	St. Ignace Garage	Make-Up Air Unit are in generally fair condition and display signs of normal degradation for their age.	Make-up air unit will operate more reliably, allowing for continued moisture removal from building	Defer project and absorb risk of damage to building contents.	Preventive maintenance investment will mitigate risk of building content damage.	\$ 41,362 2116-STF
2023	Superior Region St. Ignace Garage Eastern UP Prosperity Region County: Mackinac	GAR-1 Garage	St. Ignace Garage	Exterior wall shows accelerated deterioration for it's age.	Refinish walls will provide better protection to building contents.	Defer project and absorb risk of water penetration.	Preventive maintenance investment will mitigate risk of building content damage.	\$ 51,631 2116-STF

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	Region/ Location	Building/ Facility	Project Name	Current Condition	Performance Outcome	Alternatives	Benefit to Taxpayer	Project Cost/ Fund Source
2023	Superior Region Crystal Falls TSC Western UP Prosperity Region County: Iron	HSB-1 Heated Storage	SUPERIOR-CRYSTAL FALLS-HSB-Membra ne Roof	Roof approaching end of life	Maintain usable facility	None	Building not at risk to weather leaking in from roof	\$ 36,211 2116-STF
2023	Superior Region Gladstone Sign & Signal Shop Central UP Prosperity Region County: Delta	SMS-1 Signal Shop	SUPERIOR_GLADSTO NE SIGN & SIGNAL SHOP_REPLACE ASPHALT ROOF	Fair	Maintain integrity of roof and structure	Defer project and absorb risk of damage to structure and contents.	Preventive maintenance investment will mitigate risk of structural and building content damage.	\$ 29,447 2116-STF

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	Region/ Location	Building/ Facility	Project Name	Current Condition	Performance Outcome	Alternatives	Benefit to Taxpayer	Project Cost/ Fund Source
2023	Superior Region Covington Storage Western UP Prosperity Region County: Baraga	CSB-1 Cold Storage	Covington Storage	Fair condition. Fans are entering the end of their remaining usable life.	Risk or losing product/environmental safety conditions would be minimized	No alternatives were considered.	Reducing the risk of bulk product that is stored in the buildings.	 \$ 18,837 2116-STF
2023	Superior Region Superior Region Office Central UP Prosperity Region County: Delta	OFF-1 Office Building	SUPERIOR_SUPERIOR REGION OFFICE_CONDENSING UNIT	condensing unit/ heat pump is in fair condition showing normal signs of aging. Condensing unit/ heat pump is not as energy efficient as modern equipment	Improved energy efficiency and prolong HVAC system life	Defer project and absorb high energy consumption and associated costs.	Improved operations and a reduction in energy consumption and associated costs. Public will benefit from improved and reliable HVAC	 \$ 51,830 2116-STF

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	Region/ Location	Building/ Facility	Project Name	Current Condition	Performance Outcome	Alternatives	Benefit to Taxpayer	Project Cost/ Fund Source
2023	Superior Region Superior Region Office Central UP Prosperity Region County: Delta	OFF-1 Office Building	SUPERIOR_SUPERIOR REGION OFFICE_AIR HANDLER (AHU)	Air handler unit is in fair condition showing normal signs of aging. Air handler unit is not as energy efficient as modern equipment	Improved energy efficiency and prolong HVAC system life	Defer project and absorb high energy consumption and associated costs.	Improved operations and a reduction in energy consumption and associated costs. Public will benefit from improved and reliable HVAC	\$ 57,541 2116-STF
2023	Superior Region St. Ignace Garage Eastern UP Prosperity Region County: Mackinac	GAR-1 Garage	St. Ignace Garage	Exhaust fans are in generally fair condition and display signs of normal degradation for their age	Exhaust fans will operate more reliably, allowing for continued moisture removal from building	Defer project and absorb risk of damage to building contents.	Preventive maintenance investment will mitigate risk of building content damage.	\$ 14,434 2116-STF

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	Region/ Location	Building/ Facility	Project Name	Current Condition	Performance Outcome	Alternatives	Benefit to Taxpayer	Project Cost/ Fund Source
2023	Superior Region Covington Storage Western UP Prosperity Region County: Baraga	CSB-1 Cold Storage	Covington Storage	Interior lighting is not adequate for safe and efficient operations. Outdated lighting system is not energy efficient.	Adequate operational lighting at a reduced rate of energy being consumed.	Absorb high level of energy consumption, and associated costs, by delaying project.	Improved operations, reduced risk of safety concerns, and cost savings due to increased energy efficiencies.	\$ 52,690 2116-STF
2023	Superior Region Superior Region Office Central UP Prosperity Region County: Delta	OFF-1 Office Building	SUPERIOR_SUPERIOR REGION OFFICE_BOILERS	Boiler is in fair condition showing normal signs of aging. Boiler is not as energy efficient as modern equipment	Improved energy efficiency and prolong HVAC system life	Defer project and absorb high energy consumption and associated costs.	Improved operations and a reduction in energy consumption and associated costs. Public will benefit from improved and reliable heating	\$ 27,948 2116-STF

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	Region/ Location	Building/ Facility	Project Name	Current Condition	Performance Outcome	Alternatives	Benefit to Taxpayer	Project Cost/ Fund Source
2023	Superior Region St. Ignace Garage Eastern UP Prosperity Region County: Mackinac	GAR-1 Garage	St. Ignace Garage	Exterior wall shows accelerated deterioration for it's age.	Repaired walls will provide better protection to building contents.	Defer project and absorb risk of water penetration.	Preventive maintenance investment will mitigate risk of building content damage.	\$ 224,846 2116-STF
2023	Superior Region St. Ignace Garage Eastern UP Prosperity Region County: Mackinac	GAR-1 Garage	St. Ignace Garage	Exterior lighting is not adequate for safe and efficient operations. Outdated lighting is not energy efficient.	Adequate operational lighting at a reduced rate of energy being consumed.	Absorb high level of energy consumption, and associated costs, by delaying project.	Improved operations, reduced risk of safety concerns, and cost savings due to increased energy efficiencies.	\$ 18,633 2116-STF

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	Region/ Location	Building/ Facility	Project Name	Current Condition	Performance Outcome	Alternatives	Benefit to Taxpayer	Project Cost/ Fund Source
2023	Superior Region Crystal Falls TSC Western UP Prosperity Region County: Iron	TST-1 Testing Lab	SUPERIOR-CRYSTAL FALLS-TST-PAINTING	Coating is approaching the end of life	0	None	Increased life of building	\$ 14,773 2116-STF
2023	Superior Region Newberry TSC Eastern UP Prosperity Region County: Luce	TSC-1 Transportation Service Center	Newberry TSC	Parking lot is in poor condition, with advanced signs of deterioration.	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 sealing existing pavement in lieu of complete rehab and replacement. ADA striping compliance.	\$ 19,295 2116-STF

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	Region/ Location	Building/ Facility	Project Name	Current Condition	Performance Outcome	Alternatives	Benefit to Taxpayer	Project Cost/ Fund Source
2023	Superior Region Superior Region Office Central UP Prosperity Region County: Delta	OFF-1 Office Building	SUPERIOR_SUPERIO R REGION OFFICE_BAS SYSTEM (BUILDING AUTOMATED SYSTEM)	BAS is in fair condition, showing normal signs of aging. Not as efficient as more modern equipment	Maintain proper operation of the HVAC & lighting systems. Better operation efficiency	No Viable Alternative	Improved operations and a reduction in energy consumption and associated costs.	\$ 76,475 2116-STF
2023	Superior Region Superior Region Office Central UP Prosperity Region County: Delta	OFF-1 Office Building	SUPERIOR_SUPERIO R REGION OFFICE_EIFS REFINISH	EIFS shows normal deterioration for it's age	repainted walls will provide better protection to building contents	Defer project and absorb risk of water penetration	Preventive maintenance investment will mitigate risk of building content damage.	\$ 32,310 2116-STF

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	Region/ Location	Building/ Facility	Project Name	Current Condition	Performance Outcome	Alternatives	Benefit to Taxpayer	Project Cost/ Fund Source
2023	Superior Region St. Ignace Garage Eastern UP Prosperity Region County: Mackinac	GAR-1 Garage	St. Ignace Garage	exterior wall paint shows normal deterioration for it's age.	Repainted walls will provide better protection to building contents.	Defer project and absorb risk of water penetration.	Preventive maintenance investment will mitigate risk of building content damage.	\$ 21,558 2116-STF
2023	Superior Region Covington Storage Western UP Prosperity Region County: Baraga	CSB-1 Cold Storage	Covington Storage	Fair condition. Siding is showing areas of aging.	Mitigate the future risk of inventory being stored inside of the cold storage building.	Defer the project and risk loosing expensive inventory inside the building.	No risk of losing expensive inventory inside of the building	\$ 100,311 2116-STF

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	Region/ Location	Building/ Facility	Project Name	Current Condition	Performance Outcome	Alternatives	Benefit to Taxpayer	Project Cost/ Fund Source
2023	Superior Region Newberry TSC Eastern UP Prosperity Region County: Luce	TSC-1 Transportation Service Center	Newberry TSC	Parking lot is in poor condition, with advanced signs of deterioration.	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 replacement.	\$ 169,004 2116-STF
2023	Superior Region St. Ignace Garage Eastern UP Prosperity Region County: Mackinac	GAR-1 Garage	St. Ignace Garage	exterior wall paint shows normal deterioration for it's age	Repainted walls will provide better protection to building contents.	Defer project and absorb risk of water penetration.	Preventive maintenance investment will mitigate risk of building content damage.	\$ 100,681 2116-STF

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	Region/ Location	Building/ Facility	Project Name	Current Condition	Performance Outcome	Alternatives	Benefit to Taxpayer	Project Cost/ Fund Source
2023	Superior Region Engadine Garage Eastern UP Prosperity Region County: Mackinac	GAR-0 Garage	Engadine Garage	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.	\$ 77,054 2116-STF
2023	Superior Region Engadine Garage Eastern UP Prosperity Region County: Mackinac	GAR-1 Garage	Engadine Garage	Fair Condition, siding is showing signs of aging	Building will stay secured and safe maintaining interior contents in good condition	Defer project at the risk of building contents getting damaged	Future protection of interior contents	\$ 31,887 2116-STF

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	Region/ Location	Building/ Facility	Project Name	Current Condition	Performance Outcome	Alternatives	Benefit to Taxpayer	Project Cost/ Fund Source
2023	Superior Region Crystal Falls TSC Western UP Prosperity Region County: Iron	HSB-1 Heated Storage	SUPERIOR-CRYSTAL FALLS-TST-EXTERIOR PAINT	Building was repainted and in about 5 years should be due for repainting	Maintain usable facility	No alternative	Building not at risk to weather leaking in from wall	\$ 16,311 2116-STF
2023	Superior Region Gladstone Sign & Signal Shop Central UP Prosperity Region County: Delta	SMS-1 Signal Shop	SUPERIOR_GLADSTO NE SIGN & SIGNAL SHOP_DUCTLESS SPLIT SYSTEM REPLACEMENT	Fair	Modernization of unit	None	None	\$ 15,319 2116-STF

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	Region/ Location	Building/ Facility	Project Name	Current Condition	Performance Outcome	Alternatives	Benefit to Taxpayer	Project Cost/ Fund Source
2023	Southwest Region Coloma Garage Southwest Prosperity Region County: Berrien	FSB-1 Flammable Storage	Coloma Garage	Building is in fair condition with normal signs of deterioration for it's age.	A new flammable storage building will allow longer protection for it's contents and prevent hazardous conditions	No viable alternative	Preventive maintenance investment will mitigate risk of structural and building content damage.	\$ 23,593 2116-STF
2023	Superior Region Covington Storage Western UP Prosperity Region County: Baraga	CSB-1 Cold Storage	Covington Storage	Failed condition. 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. Will need to be sealed and striped.	Driving conditions will be improved prolonging equipment used at the site.	Prolong the project putting drivers at risk.	Significant savings by repairing existing pavement in lieu of complete rehab and replacement.	\$ 13,367 2116-STF

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	Region/ Location	Building/ Facility	Project Name	Current Condition	Performance Outcome	Alternatives	Benefit to Taxpayer	Project Cost/ Fund Source
2023	Superior Region Covington Storage Western UP Prosperity Region County: Baraga	CSB-1 Cold Storage	Covington Storage	Poor condition. 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.	\$ 117,084 2116-STF
2023	Superior Region Superior Region Office Central UP Prosperity Region County: Delta	OFF-1 Office Building	SUPERIOR_SUPERIOR REGION OFFICE_DEAERATOR	De-aerator is in fair condition showing normal signs of aging. Not as energy efficient as modern equipment	Improved energy efficiency and prolong Mechanical system life	Defer project and absorb high energy consumption and associated costs.	Improved operations and a reduction in energy consumption and associated costs. Public will benefit from reliable lift bridge	\$ 97,033 2116-STF

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	Region/ Location	Building/ Facility	Project Name	Current Condition	Performance Outcome	Alternatives	Benefit to Taxpayer	Project Cost/ Fund Source
2023	Superior Region Gladstone Sign & Signal Shop Central UP Prosperity Region County: Delta	SMS-1 Signal Shop	SUPERIOR_GLADSTO NE SIGN & SIGNAL SHOP_SIDING REPLACEMENT	Fair	Maintain integrity of exterior sheet and interior	No viable alternative	Increased energy savings and extend life of structure.	\$ 32,099 2116-STF
2023	Superior Region Crystal Falls TSC Western UP Prosperity Region County: Iron	HSB-1 Heated Storage	SUPERIOR-CRYSTAL FALLS-HSB-OIL/WAT ER SEPARATOR	Could not confirm existence of separator	Environmental risk of contamination is reduced	None	Environmental risk of contamination is reduced	\$ 21,176 2116-STF

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	Region/ Location	Building/ Facility	Project Name	Current Condition	Performance Outcome	Alternatives	Benefit to Taxpayer	Project Cost/ Fund Source
2023	Superior Region Crystal Falls TSC Western UP Prosperity Region County: Iron	TST-1 Testing Lab	SUPERIOR-CRYSTAL FALLS-TST-PAVING	Original Paving is cracked and has not been seal coated	Reduced tripping hazard	None	Safer parking lot	\$ 55,043 2116-STF
2023	Grand Region Marion Garage West Central Prosperity Region County: Osceola	STE-1 Site	10785 Grand Marion-Garage STE-1 Repave Parking Lot	Parking lot has cracking and settlement.	Improved quality of operations will be realized with the paving replacement.	Patching and repairing was considered as an alternative, but is not a long term solution.	The replacement of the parking lot will protect the building investment for the tax payers of Michigan.	\$ 95,972 2116-STF

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	Region/ Location	Building/ Facility	Project Name	Current Condition	Performance Outcome	Alternatives	Benefit to Taxpayer	Project Cost/ Fund Source
2023	Superior Region Superior Region Office Central UP Prosperity Region County: Delta	OFF-1 Office Building	SUPERIOR REGION OFFICE ASPHALT SEAL STRIPE	Parking lot is in fair condition, with normal signs of deterioration	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 sealing existing pavement in lieu of complete rehab and replacement. ADA striping compliance	\$ 11,441 2116-STF
2023	University Region Mason Garage South Central Prosperity Region County: Ingham	STE-1 Site	10647 University Mason Garage STE-1 Repave Parking Lot	Asphalt pavement is cracking and beginning to deteriorate.	Protective surface on which maintenance vehicles and equipment will operate.	Existing pavement can be salvaged if repaired before pavement condition continues to deteriorate.	Significant savings by repairing existing pavement in lieu of complete rehab and replacement.	\$ 458,000 2116-STF

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	Region/ Location	Building/ Facility	Project Name	Current Condition	Performance Outcome	Alternatives	Benefit to Taxpayer	Project Cost/ Fund Source
2023	Superior Region St. Ignace Garage Eastern UP Prosperity Region County: Mackinac	GAR-1 Garage	St. Ignace Garage	Parking lot is in fair condition, with normal signs of deterioration.	Significant savings by sealing existing pavement in lieu of complete rehab and replacement. ADA striping compliance.	Defer project and absorb risk of damage to structure, equipment, and vehicles.	Protective surface on which maintenance vehicles and equipment will operate.	\$ 67,362 2116-STF
2023	Superior Region Gladstone Sign & Signal Shop Central UP Prosperity Region County: Delta	SMS-1 Signal Shop	SUPERIOR_GLADSTONE SIGN SIGNAL SHOP ASPHALT SEAL STRIPE	Fair. Pavement will need to be sealed and striped based on its age.	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.	\$ 17,723 2116-STF

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	Region/ Location	Building/ Facility	Project Name	Current Condition	Performance Outcome	Alternatives	Benefit to Taxpayer	Project Cost/ Fund Source
2023	Superior Region Superior Region Office Central UP Prosperity Region County: Delta	OFF-1 Office Building	SUPERIOR_SUPERIO R REGION OFFICE_DISTIBUTI ON PUMPS	Pumps are in fair condition showing normal signs of aging. Not as energy efficient as modern equipment	Improved energy efficiency and prolong Mechanical system life	Defer project and absorb high energy consumption and associated costs.	Improved operations and a reduction in energy consumption and associated costs.	\$ 45,304 2116-STF
2023	Superior Region Covington Storage Western UP Prosperity Region County: Baraga	CSB-1 Cold Storage	Covington Storage	Fair condition. Fencing starting to show current areas of wear and tear.	Project site will remained protected to secure assets on site	Defer the project costs to failure. Risk site security.	Less risk of losing secured assets on-site.	\$ 93,257 2116-STF

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2023	Metro Region Detroit Garage Detroit Metro Prosperity Region County: Wayne	STE-1 Site	10610 Metro Detroit Garage STE-1 Install Sewer System	The combined sanitary / storm sewer system backs-up under heavy rain due to inadequately sized drainage pipe. Note: The facility sewer system is connected to an undersized 10" drain pipe owned by the City of Detroit.	Improved drainage efficiency.	Defer project and absorb risk of high repair costs in the future.	Lower overall operating costs by improving efficiency and effectiveness of sewer/ drainage system.	\$ 435,500 2116-STF
2023	Superior Region St. Ignace Garage Eastern UP Prosperity Region County: Mackinac	GAR-1 Garage	St. Ignace Garage	The vehicle lifts are in fair condition, showing normal signs of deterioration and decrease in functionality for their age.	Improved lift operations as a result of replacement.	Defer project and absorb the risk of safety hazards.	Preventive maintenance investment will mitigate risk of structural failure.	\$ 134,504 2116-STF

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	Region/ Location	Building/ Facility	Project Name	Current Condition	Performance Outcome	Alternatives	Benefit to Taxpayer	Project Cost/ Fund Source
2023	Superior Region Gladstone Sign & Signal Shop Central UP Prosperity Region County: Delta	SMS-1 Signal Shop	SUPERIOR_GLADSTO NE SIGN & SIGNAL SHOP_REPLACE OIL WATER SEPERATOR	Could not confirm existence of separator	Maintain proper filtration	None	Environmental risk of contamination is reduced	\$ 23,834 2116-STF
2023	Superior Region St. Ignace Garage Eastern UP Prosperity Region County: Mackinac	GAR-1 Garage	St. Ignace Garage	Pressure Washer is in fair condition, displaying signs of normal deterioration and aging	Preserve building contents and increase life of pressure water	Defer project and absorb risk of content damage.	Preventive maintenance investment will mitigate risk of content damage. Functional pressure water will provide reliable cleaning use for the public	\$ 17,095 2116-STF

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FY 2023 SPECIAL MAINTENANCE PROJECTS**

	Region/ Location	Building/ Facility	Project Name	Current Condition	Performance Outcome	Alternatives	Benefit to Taxpayer	Project Cost/ Fund Source
2023	Superior Region Newberry TSC Eastern UP Prosperity Region County: Luce	TSC-1 Transportation Service Center	Newberry TSC	Suspended ACT tile is showing signs of deterioration.	extend life of wall	No viable alternatives.	Preventive maintenance investment will mitigate risk of building content damage.	\$ 12,290 2116-STF
2023	University Region Adrian Garage Southeast Michigan Prosperity Region County: Lenawee	CSB-1 Cold Storage	10606 University Adrian Garage CSB-1 Paint Interior	Interior is dirty and paint is peeling in a number of locations.	Protection of interior structure and its contents.	Defer project and absorb risk of higher cost repairs in the future.	Preventive maintenance investment will mitigate risk of structural damage to interior of building and its contents.	\$ 19,390 2116-STF

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	Region/ Location	Building/ Facility	Project Name	Current Condition	Performance Outcome	Alternatives	Benefit to Taxpayer	Project Cost/ Fund Source
2023	University Region Brighton Garage Southeast Michigan Prosperity Region County: Livingston	HSB-1 Heated Storage	10597 University Brighton Garage HSB-1 Paint Interior	Interior is dirty and in need of new paint.	Preserve and protect building interior.	Defer project and absorb risk of high repair costs.	Preventive maintenance investment will mitigate risk of interior structural damage and damage to building contents.	\$ 16,934 2116-STF
2023	University Region Jackson Testing Lab Southeast Michigan Prosperity Region County: Jackson	GAR-1 Garage	10626 University Jackson Testing Lab GAR-1 Remodel Restrooms	Bathrooms are extremely outdated and showers are out of order.	Fully functioning restroom facilities for personnel.	Defer project and absorb risk of damage to structure and building contents.	Better stewardship of facility assets through improved operational efficiency.	\$ 24,480 2116-STF

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	Region/ Location	Building/ Facility	Project Name	Current Condition	Performance Outcome	Alternatives	Benefit to Taxpayer	Project Cost/ Fund Source
2023	University Region Mason Garage South Central Prosperity Region County: Ingham	CSB-1 Cold Storage	10643 University Mason Garage CSB-1 Paint Interior	Interior is dirty and paint is peeling.	Protection and preservation of interior structure.	Defer project and absorb risk of damage to structure and building contents.	Savings realized through protection and preservation of interior structure and mitigation of possible damage to contents.	\$ 35,050 2116-STF
2023	University Region University Region Maintenance Crews Southeast Michigan Prosperity Region County: Jackson	HSB-1 Heated Storage	10627 University Region Maintenance Crews HSB-1 Paint Interior	Walls are dirty and paint is peeling and worn.	Protection and preservation of interior structure.	Defer project and absorb risk of damage to structure and building contents.	Savings realized through protection and preservation of interior structure and mitigation of possible damage to contents.	\$ 16,934 2116-STF

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	Region/ Location	Building/ Facility	Project Name	Current Condition	Performance Outcome	Alternatives	Benefit to Taxpayer	Project Cost/ Fund Source
2023	Superior Region Superior Region Office Central UP Prosperity Region County: Delta	OFF-1 Office Building	SUPERIOR_SUPERIO R REGION OFFICE_INTERIOR PAINT	Interior wall paint shows normal deterioration for it's age	repainted walls will provide better protection to building contents	Defer project and absorb risk of further deterioration	Preventive maintenance investment will mitigate risk of building content damage.	\$ 20,342 2116-STF
2023	Superior Region Superior Region Office Central UP Prosperity Region County: Delta	OFF-1 Office Building	SUPERIOR_SUPERIO R REGION OFFICE_VINYL WALL COVERING	Interior Vinyl covering shows accelerated deterioration for its age	repainted walls will provide better protection to building contents	Defer project and absorb risk of further deterioration	Preventive maintenance investment will mitigate risk of building content damage.	\$ 12,459 2116-STF

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	Region/ Location	Building/ Facility	Project Name	Current Condition	Performance Outcome	Alternatives	Benefit to Taxpayer	Project Cost/ Fund Source
2023	Superior Region Gladstone Sign & Signal Shop Central UP Prosperity Region County: Delta	SMS-1 Signal Shop	SUPERIOR_GLADSTO NE SIGN SIGNAL SHOP_INTERIOR WALL PAINT	Coating is approaching the end of life	Modernization of facility	None	Increased life of building	\$ 17,888 2116-STF
2023	Superior Region Gladstone Sign & Signal Shop Central UP Prosperity Region County: Delta	TST-1 Testing Lab	SUPERIOR_GLADSTO NE SIGN & SIGNAL SHOP TESTING LAB_LAB HOOD EXHAUSTS	Fair	Modernize hood exhausts	No viable alternative	Environmental air quality improvements.	\$ 56,253 2116-STF

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	Region/ Location	Building/ Facility	Project Name	Current Condition	Performance Outcome	Alternatives	Benefit to Taxpayer	Project Cost/ Fund Source
2023	Superior Region Gladstone Sign & Signal Shop Central UP Prosperity Region County: Delta	OFF-1 Office Building	SUPERIOR_GLADSTO NE SIGN & SIGNAL SHOP OFFICE BUILDING_ INTERIOR DOORS	Door condition is generally fair, with signs of normal deterioration and functionality for it's age. Security is an issue for non-functioning doors	If replaced, new doors will be more reliable and last longer	no viable alternative	Improved operations and a reduction in chance of failure. Increased Security	\$ 19,057 2116-STF
2023	University Region Williamston Garage South Central Prosperity Region County: Ingham	WSH-1 Washbay	10584 University Williamston Garage WSH-1 Refinish Wash bay Floor	Floor is beginning to spall.	Improved operational efficiency.	Defer project and absorb risk of reduced operational efficiency.	Savings realized in reduced operating costs due to improved operational efficiency.	\$ 17,600 2116-STF

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	Region/ Location	Building/ Facility	Project Name	Current Condition	Performance Outcome	Alternatives	Benefit to Taxpayer	Project Cost/ Fund Source
2023	Superior Region Superior Region Office Central UP Prosperity Region County: Delta	OFF-1 Office Building	SUPERIOR_SUPERIO R REGION OFFICE_ACT (CEILING)	Fair. ACT Ceiling tiles are showing signs of deterioration.	Modernize the office area	Defer project and absorb risk of structural and content damage.	Preventive maintenance investment will mitigate risk of structural and building content damage.	\$ 41,688 2116-STF
2023	Superior Region Superior Region Office Central UP Prosperity Region County: Delta	OFF-1 Office Building	SUPERIOR_SUPERIO R REGION OFFICE_CERAMIC WALL	Ceramic tile is showing signs of deterioration.	Extend life of wall	No viable alternative	Preventive maintenance investment will mitigate risk of building content damage.	\$ 21,061 2116-STF

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	Region/ Location	Building/ Facility	Project Name	Current Condition	Performance Outcome	Alternatives	Benefit to Taxpayer	Project Cost/ Fund Source
2023	Superior Region Gladstone Sign & Signal Shop Central UP Prosperity Region County: Delta	OFF-1 Office Building	SUPERIOR_GLADSTO NE SIGN & SIGNAL SHOP OFFICE BUILDING_ INTERIOR WALL PAINT	Fair	Modernize interior space	None	Increased life of building	\$ 23,152 2116-STF
2023	Superior Region Newberry TSC Eastern UP Prosperity Region County: Luce	TSC-1 Transportation Service Center	Newberry TSC	Door condition is generally fair, with signs of normal deterioration and functionality for it's age. Security is an issue for non-functioning doors.	If replaced, new doors will be more reliable and last longer.	No viable alternative.	Improved operations and a reduction in chance of failure. Increased Security	\$ 21,871 2116-STF

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	Region/ Location	Building/ Facility	Project Name	Current Condition	Performance Outcome	Alternatives	Benefit to Taxpayer	Project Cost/ Fund Source
2023	Superior Region Gladstone Sign & Signal Shop Central UP Prosperity Region County: Delta	TST-1 Testing Lab	SUPERIOR_GLADSTO NE SIGN & SIGNAL SHOP TESTING LAB_HEAT PANELS	Fair	Modernize HVAC equipment	No viable alternative	Modernized system would provide energy savings and increased heating ability.	\$ 37,804 2116-STF

FY 2023 SPECIAL MAINTENANCE TOTAL \$ 4,639,448

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	Region/ Location	Building/ Facility	Project Name	Current Condition	Performance Outcome	Alternatives	Benefit to Taxpayer	Project Cost/ Fund Source
2024	Southwest Region Sawyer Garage Southwest Prosperity Region County: Berrien	STE-1 Site	Sawyer Garage	Roofing is in fair condition and showing signs of normal deterioration	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.	\$ 428,080 2116-STF
2024	Southwest Region Southwest Region Office Southwest Prosperity Region County: Kalamazoo	REG-1 Region Office	Southwest Region Office	EPDM Membrane roofing is in fair condition and showing signs of normal deterioration	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.	\$ 107,425 2116-STF

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	Region/ Location	Building/ Facility	Project Name	Current Condition	Performance Outcome	Alternatives	Benefit to Taxpayer	Project Cost/ Fund Source
2024	Southwest Region South Haven Garage Southwest Prosperity Region County: Van Buren	STE-1 Site	South Haven Garage	Existing roofing is in fair condition and showing signs of normal deterioration	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.	\$ 424,992 2116-STF
2024	Southwest Region South Haven Garage Southwest Prosperity Region County: Van Buren	GAR-1 Garage	South Haven Garage	exterior wall shows accelerated deterioration for it's age	Repaired walls will provide better protection to building contents	Defer project and absorb risk of water penetration	Preventive maintenance investment will mitigate risk of building content damage.	\$ 32,445 2116-STF

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	Region/ Location	Building/ Facility	Project Name	Current Condition	Performance Outcome	Alternatives	Benefit to Taxpayer	Project Cost/ Fund Source
2024	Southwest Region Niles Garage Southwest Prosperity Region County: Cass	SSB-1 Salt/Sand Storage	Niles Garage	Door condition is generally fair, with signs of normal deterioration and functionality for it's age. Security is an issue for non-functioning doors	If replaced, new doors will be more reliable and last longer	no viable alternative	Improved operations and a reduction in chance of failure. Increased Security	\$ 45,135 2116-STF
2024	Southwest Region Niles Garage Southwest Prosperity Region County: Cass	GAR-1 Garage	Niles Garage	PVC Membrane roofing is in fair condition and showing signs of normal deterioration	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.	\$ 464,087 2116-STF

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	Region/ Location	Building/ Facility	Project Name	Current Condition	Performance Outcome	Alternatives	Benefit to Taxpayer	Project Cost/ Fund Source
2024	Southwest Region Coloma Business Office Southwest Prosperity Region County: Van Buren	STE-1 Site	Coloma Business Office	Exterior lighting is not adequate for safe and efficient operations. Outdated lighting is not energy efficient.	Adequate operational lighting at a reduced rate of energy being consumed.	Absorb high level of energy consumption, and associated costs, by delaying project.	Improved operations, reduced risk of safety concerns, and cost savings due to increased energy efficiencies.	\$ 17,816 2116-STF
2024	Southwest Region Paw Paw Garage Southwest Prosperity Region County: Van Buren	SSB-1 Salt/Sand Storage	Paw Paw Garage	Salt has caused the concrete walls to deteriorate and show the re-bar beneath.	Repaired walls will provide better protection to building contents	Defer project and absorb risk of water penetration	Preventive maintenance investment will mitigate risk of building content damage.	\$ 140,649 2116-STF

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	Region/ Location	Building/ Facility	Project Name	Current Condition	Performance Outcome	Alternatives	Benefit to Taxpayer	Project Cost/ Fund Source
2024	Southwest Region Marshall Garage Southwest Prosperity Region County: Calhoun	GAR-1 Garage	Marshall Garage	Exterior wall paint is deteriorating and no longer providing protection.	Power washing the exterior wall and painting will improve the remaining life of the building.	no viable alternatives.	Safety and health concerns will decrease.	 \$ 56,642 2116-STF
2024	Southwest Region Marshall Garage Southwest Prosperity Region County: Calhoun	GAR-1 Garage	Marshall Garage	Distribution system is at the end of it's life cycle.	Improve lighting and operations. Decrease in energy cost.	no viable alternatives.	Decrease in energy consumption due to effective efficiency.	 \$ 566,784 2116-STF

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	Region/ Location	Building/ Facility	Project Name	Current Condition	Performance Outcome	Alternatives	Benefit to Taxpayer	Project Cost/ Fund Source
2024	Southwest Region Jones Garage Southwest Prosperity Region County: Cass	GAR-1 Garage	Jones Garage	Roof skylight causes energy lose due to air leaking from decoration around the sides.	Reduced energy consumption and associated costs while protecting and preserving the roof.	No viable alternative.	Reduce energy cost.	\$ 11,416 2116-STF
2024	Southwest Region Coldwater Training Facility Southwest Prosperity Region County: Branch	STE-1 Site	Coldwater Training Center	Unit heaters in fair condition showing normal signs of aging. Not as energy efficient as modern equipment	Improved energy efficiency and prolong life of units	Defer project and absorb high energy consumption and associated costs.	Improved operations and a reduction in energy consumption and associated costs. Public will benefit from improved and reliable heating	\$ 28,724 2116-STF

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	Region/ Location	Building/ Facility	Project Name	Current Condition	Performance Outcome	Alternatives	Benefit to Taxpayer	Project Cost/ Fund Source
2024	Southwest Region Jones Garage Southwest Prosperity Region County: Cass	GAR-1 Garage	Jones Garage	Paint is deteriorating and no longer providing structural protection.	Preserve and protect structural integrity.	Defer project and absorb risk of structural and content damage.	Reduce risk healthy safety concerns.	\$ 35,522 2116-STF
2024	Southwest Region Paw Paw Garage Southwest Prosperity Region County: Van Buren	HSB-1 Heated Storage	Paw Paw Garage	Unit heaters in fair condition showing normal signs of aging. Not as energy efficient as modern equipment	Improved energy efficiency and prolong life of units	Defer project and absorb high energy consumption and associated costs.	Improved operations and a reduction in energy consumption and associated costs. Public will benefit from improved and reliable heating	\$ 12,372 2116-STF

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	Region/ Location	Building/ Facility	Project Name	Current Condition	Performance Outcome	Alternatives	Benefit to Taxpayer	Project Cost/ Fund Source
2024	Southwest Region Paw Paw Garage Southwest Prosperity Region County: Van Buren	GAR-1 Garage	Paw Paw Garage	Exhaust fans are in generally fair condition and display signs of normal degradation for their age	Exhaust fans will operate more reliably, allowing for continued moisture and exhaust removal from building	Defer project and absorb risk of damage to building contents.	Preventive maintenance investment will mitigate risk of building content damage.	 \$ 27,934 2116-STF
2024	Southwest Region Niles Garage Southwest Prosperity Region County: Cass	GAR-1 Garage	Niles Garage	Roof Top Unit is in fair condition showing normal signs of aging. Roof Top Unit is not as energy efficient as modern equipment	Improved energy efficiency and prolong HVAC system life	Defer project and absorb high energy consumption and associated costs.	Improved operations and a reduction in energy consumption and associated costs. Public will benefit from improved and reliable HVAC	 \$ 25,999 2116-STF

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	Region/ Location	Building/ Facility	Project Name	Current Condition	Performance Outcome	Alternatives	Benefit to Taxpayer	Project Cost/ Fund Source
2024	Southwest Region Southwest Region Office Southwest Prosperity Region County: Kalamazoo	REG-1 Region Office	Southwest Region Office	Chiller is in fair condition showing normal signs of aging. Chiller is not as energy efficient as modern equipment	Improved energy efficiency and prolong HVAC system life	Defer project and absorb high energy consumption and associated costs.	Improved operations and a reduction in energy consumption and associated costs. Public will benefit from improved and reliable HVAC	\$ 69,842 2116-STF
2024	Southwest Region Southwest Region Office Southwest Prosperity Region County: Kalamazoo	REG-1 Region Office	Southwest Region Office	Fan Coil Unit is in fair condition showing normal signs of aging. Fan Coil Unit is not as energy efficient as modern equipment	Improved energy efficiency and prolong HVAC system life	Defer project and absorb high energy consumption and associated costs.	Improved operations and a reduction in energy consumption and associated costs. Public will benefit from improved and reliable HVAC	\$ 141,417 2116-STF

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	Region/ Location	Building/ Facility	Project Name	Current Condition	Performance Outcome	Alternatives	Benefit to Taxpayer	Project Cost/ Fund Source
2024	Southwest Region Southwest Region Office Southwest Prosperity Region County: Kalamazoo	REG-1 Region Office	Southwest Region Office	Building controls are in fair condition for age. Technology not as energy efficient or reliable/ smart as modern HVAC controls	Reduced energy consumption and associated costs.	Absorb high level of energy consumption, and associated costs, by delaying project.	Savings realized through reduced utility consumption and associated costs, as well as reduced maintenance costs and prolonged service life for the HVAC system.	\$ 146,957 2116-STF
2024	Southwest Region Southwest Region Office Southwest Prosperity Region County: Kalamazoo	REG-1 Region Office	Southwest Region Office	Cooling Tower is in fair condition showing normal signs of aging. Cooling Tower is not as energy efficient as modern equipment	Improved energy efficiency and prolong HVAC system life	Defer project and absorb high energy consumption and associated costs.	Improved operations and a reduction in energy consumption and associated costs. Public will benefit from improved and reliable HVAC	\$ 17,997 2116-STF

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	Region/ Location	Building/ Facility	Project Name	Current Condition	Performance Outcome	Alternatives	Benefit to Taxpayer	Project Cost/ Fund Source
2024	Southwest Region Southwest Region Office Southwest Prosperity Region County: Kalamazoo	REG-1 Region Office	Southwest Region Office	Boiler is in fair condition showing normal signs of aging. Boiler is not as energy efficient as modern equipment	Improved energy efficiency and prolong HVAC system life	Defer project and absorb high energy consumption and associated costs.	Improved operations and a reduction in energy consumption and associated costs. Public will benefit from improved and reliable heating	\$ 29,891 2116-STF
2024	Southwest Region Coloma Garage Southwest Prosperity Region County: Berrien	HSB-1 Heated Storage	Coloma Garage	Unit heaters in fair condition showing normal signs of aging. Not as energy efficient as modern equipment	Improved energy efficiency and prolong life of units	Defer project and absorb high energy consumption and associated costs.	Improved operations and a reduction in energy consumption and associated costs. Public will benefit from improved and reliable heating	\$ 13,998 2116-STF

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	Region/ Location	Building/ Facility	Project Name	Current Condition	Performance Outcome	Alternatives	Benefit to Taxpayer	Project Cost/ Fund Source
2024	Southwest Region Marshall Garage Southwest Prosperity Region County: Calhoun	GAR-1 Garage	Marshall Garage	Lack of efficient filters and proper controls throughout cause an increase in energy cost.	There will be proper controls throughout and safe working conditions.	no viable alternatives.	Reducing energy cost and other associated.	 \$ 11,662 2116-STF
2024	Southwest Region Kalamazoo TSC Southwest Prosperity Region County: Kalamazoo	TSC-1 Transportation Service Center	Kalamazoo TSC	Lighting lacks energy efficiency.	Productivity will be increased along with energy efficiency.	No viable alternatives.	Visibility and safety will increase and aide on any weather and/or time frame.	 \$ 23,570 2116-STF

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	Region/ Location	Building/ Facility	Project Name	Current Condition	Performance Outcome	Alternatives	Benefit to Taxpayer	Project Cost/ Fund Source
2024	Southwest Region Sawyer Garage Southwest Prosperity Region County: Berrien	STE-1 Site	Sawyer Garage	exterior wall paint shows generally normal deterioration for it's age	repainted walls will provide better protection to building contents	Defer project and absorb risk of water penetration	Preventive maintenance investment will mitigate risk of building content damage.	 \$ 141,054 2116-STF
2024	Southwest Region Southwest Region Office Southwest Prosperity Region County: Kalamazoo	REG-1 Region Office	Southwest Region Office	windows in generally fair condition with signs of normal deterioration for it's age. Not energy efficient	New windows will allow for better window operation, increased efficiency	Preserve and protect structural integrity of building.	Preventive maintenance investment will mitigate risk of structural and building content damage. Reduced energy consumption and associated costs.	 \$ 15,182 2116-STF

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	Region/ Location	Building/ Facility	Project Name	Current Condition	Performance Outcome	Alternatives	Benefit to Taxpayer	Project Cost/ Fund Source
2024	Southwest Region Niles Garage Southwest Prosperity Region County: Cass	SSB-3 Salt/Sand Storage	Niles Garage	Interior lighting is not adequate for safe and efficient operations. Outdated lighting system is not energy efficient.	Adequate operational lighting at a reduced rate of energy being consumed.	Absorb high level of energy consumption, and associated costs, by delaying project.	Improved operations, reduced risk of safety concerns, and cost savings due to increased energy efficiencies.	\$ 136,158 2116-STF
2024	Southwest Region Southwest Region Office Southwest Prosperity Region County: Kalamazoo	REG-1 Region Office	Southwest Region Office	Elevator is in fair conditions with signs of normal aging. Elevator not as energy efficient as modern hydraulic elevators	If the elevator is replaced, continued reliable operation will occur. Elevator will become more energy efficient	No Viable Alternative	Preventive maintenance investment will mitigate risk of elevator failure. Reduced energy consumption and associated costs.	\$ 136,402 2116-STF

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	Region/ Location	Building/ Facility	Project Name	Current Condition	Performance Outcome	Alternatives	Benefit to Taxpayer	Project Cost/ Fund Source
2024	Southwest Region Coloma Garage Southwest Prosperity Region County: Berrien	GAR-1 Garage	Coloma Garage	The vehicle lifts are in fair condition, showing normal signs of deterioration and decrease in functionality for their age.	Improved lift operations as a result of replacement	Defer project and absorb the risk of safety hazards	Preventive maintenance investment will mitigate risk of structural failure	\$ 25,044 2116-STF
2024	Southwest Region Coldwater Training Facility Southwest Prosperity Region County: Branch	TRG-1 Training Center	Coldwater Training Center	The vehicle lifts are in fair condition, showing normal signs of deterioration and decrease in functionality for their age.	Improved lift operations as a result of replacement	Defer project and absorb the risk of safety hazards	Preventive maintenance investment will mitigate risk of structural failure	\$ 58,499 2116-STF

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2024	Southwest Region Coloma Garage Southwest Prosperity Region County: Berrien	GAR-1 Garage	Coloma Garage	windows in generally fair condition with signs of normal deterioration for it's age. Not energy efficient	New windows will allow for better window operation, increased efficiency	Preserve and protect structural integrity of building.	Preventive maintenance investment will mitigate risk of structural and building content damage. Reduced energy consumption and associated costs.	\$ 48,685 2116-STF
2024	Southwest Region Marshall Garage Southwest Prosperity Region County: Calhoun	FSB-1 Flammable Storage	Marshall Garage	Building structure is in hazardous conditions.	Building will be structurally sound.	No viable alternatives.	Building will be energy and cost efficient.	\$ 15,017 2116-STF

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2024	Southwest Region Jones Garage Southwest Prosperity Region County: Cass	GAR-1 Garage	Jones Garage	Interior lighting is not efficient and outdated for operation needs.	Reduce energy consumption and associated costs.	Lighting system can be retrofitted.	Reduced energy cost.	\$ 80,115 2116-STF
2024	Southwest Region Paw Paw Garage Southwest Prosperity Region County: Van Buren	GAR-1 Garage	Paw Paw Garage	exterior wall paint shows normal deterioration for it's age	repainted walls will provide better protection to building contents	Defer project and absorb risk of water penetration	Preventive maintenance investment will mitigate risk of building content damage.	\$ 51,554 2116-STF

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	Region/ Location	Building/ Facility	Project Name	Current Condition	Performance Outcome	Alternatives	Benefit to Taxpayer	Project Cost/ Fund Source
2024	Southwest Region Niles Garage Southwest Prosperity Region County: Cass	STE-1 Site	Niles Garage	exterior wall paint shows normal deterioration for it's age	repainted walls will provide better protection to building contents	Defer project and absorb risk of water penetration	Preventive maintenance investment will mitigate risk of building content damage.	\$ 142,878 2116-STF
2024	Southwest Region Sawyer Garage Southwest Prosperity Region County: Berrien	GAR-1 Garage	Sawyer Garage	The vehicle lifts are in fair condition, showing normal signs of deterioration and decrease in functionality for their age.	Improved lift operations as a result of replacement	Defer project and absorb the risk of safety hazards	Preventive maintenance investment will mitigate risk of structural failure	\$ 78,134 2116-STF

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	Region/ Location	Building/ Facility	Project Name	Current Condition	Performance Outcome	Alternatives	Benefit to Taxpayer	Project Cost/ Fund Source
2024	Southwest Region Southwest Region Office Southwest Prosperity Region County: Kalamazoo	REG-1 Region Office	Southwest Region Office	Gasoline is in poor condition, with accelerated signs of deterioration and performance degradation for its age. Not as efficient as modern generators	If the generator is replaced, reliable operation and life of generator will be extended.	No Viable Alternative	Preventive maintenance investment will mitigate risk of generator failure. Reduced energy consumption and associated costs.	\$ 33,866 2116-STF
2024	Southwest Region South Haven Garage Southwest Prosperity Region County: Van Buren	GAR-1 Garage	South Haven Garage	Air compressor is in fair condition showing normal signs of aging. Not as energy efficient as modern equipment	Improved energy efficiency and prolong Mechanical system life	Defer project and absorb high energy consumption and associated costs.	Improved operations and a reduction in energy consumption and associated costs. Public will benefit from reliable lift bridge	\$ 56,238 2116-STF

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	Region/ Location	Building/ Facility	Project Name	Current Condition	Performance Outcome	Alternatives	Benefit to Taxpayer	Project Cost/ Fund Source
2024	Southwest Region South Haven Garage Southwest Prosperity Region County: Van Buren	GAR-1 Garage	South Haven Garage	exterior wall paint shows normal deterioration for it's age	repainted walls will provide better protection to building contents	Defer project and absorb risk of water penetration	Preventive maintenance investment will mitigate risk of building content damage.	\$ 20,352 2116-STF
2024	Southwest Region Coldwater Training Facility Southwest Prosperity Region County: Branch	SSB-1 Salt/Sand Storage	Coldwater Training Center	Interior lighting is not adequate for safe and efficient operations. Outdated lighting system is not energy efficient.	Adequate operational lighting at a reduced rate of energy being consumed.	Absorb high level of energy consumption, and associated costs, by delaying project.	Improved operations, reduced risk of safety concerns, and cost savings due to increased energy efficiencies.	\$ 67,417 2116-STF

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	Region/ Location	Building/ Facility	Project Name	Current Condition	Performance Outcome	Alternatives	Benefit to Taxpayer	Project Cost/ Fund Source
2024	Southwest Region Coloma Garage Southwest Prosperity Region County: Berrien	STE-1 Site	Coloma Garage	exterior wall paint shows normal deterioration for it's age	repainted walls will provide better protection to building contents	Defer project and absorb risk of water penetration	Preventive maintenance investment will mitigate risk of building content damage.	\$ 85,419 2116-STF
2024	Southwest Region Coloma Business Office Southwest Prosperity Region County: Van Buren	TSC-1 Transportation Service Center	Coloma Business Office	Interior lighting is not adequate for safe and efficient operations. Outdated lighting system is not energy efficient.	Adequate operational lighting at a reduced rate of energy being consumed.	Absorb high level of energy consumption, and associated costs, by delaying project.	Improved operations, reduced risk of safety concerns, and cost savings due to increased energy efficiencies.	\$ 79,032 2116-STF

**MICHIGAN DEPARTMENT OF TRANSPORTATION
CAPITAL OUTLAY FIVE-YEAR PROGRAM
FY 2024 SPECIAL MAINTENANCE PROJECTS**

	Region/ Location	Building/ Facility	Project Name	Current Condition	Performance Outcome	Alternatives	Benefit to Taxpayer	Project Cost/ Fund Source
2024	Southwest Region Marshall Garage Southwest Prosperity Region County: Calhoun	GAR-1 Garage	Marshall Garage	Water softener is reaching its remaining use of life.	Water softener will be energy efficient and will complete a better cycle.	no viable alternatives.	Better water supply	 \$ 22,907 2116-STF
2024	Southwest Region Marshall Garage Southwest Prosperity Region County: Calhoun	GAR-1 Garage	Marshall Garage	Pavement has cracks and uneven levels.	Pavement seal and stripe will extend its remaining life.	No viable conditions.	Prevention and safety of operation and maintenance costs.	 \$ 41,856 2116-STF

**MICHIGAN DEPARTMENT OF TRANSPORTATION
CAPITAL OUTLAY FIVE-YEAR PROGRAM
FY 2024 SPECIAL MAINTENANCE PROJECTS**

	Region/ Location	Building/ Facility	Project Name	Current Condition	Performance Outcome	Alternatives	Benefit to Taxpayer	Project Cost/ Fund Source
2024	Southwest Region Jones Garage Southwest Prosperity Region County: Cass	GAR-1 Garage	Jones Garage	Pavement has cracks and uneven levels where is needs to be sealed and stripped.	Protective surface on which vehicles can operate on.	No viable alternative.	Preventative of safety concerns.	\$ 55,388 2116-STF
2024	Southwest Region Paw Paw Garage Southwest Prosperity Region County: Van Buren	GAR-1 Garage	Paw Paw Garage	The vehicle lifts are in fair condition, showing normal signs of deterioration and decrease in functionality for their age.	Improved lift operations as a result of replacement	Defer project and absorb the risk of safety hazards	Preventive maintenance investment will mitigate risk of structural failure	\$ 58,499 2116-STF

**MICHIGAN DEPARTMENT OF TRANSPORTATION
CAPITAL OUTLAY FIVE-YEAR PROGRAM
FY 2024 SPECIAL MAINTENANCE PROJECTS**

	Region/ Location	Building/ Facility	Project Name	Current Condition	Performance Outcome	Alternatives	Benefit to Taxpayer	Project Cost/ Fund Source
2024	Southwest Region Paw Paw Garage Southwest Prosperity Region County: Van Buren	GAR-1 Garage	Paw Paw Garage	The backflow preventer is in fair conditions, showing normal signs of deterioration for its age	If the backflow preventer is replaced, reliable functionality of the fire suppression system is preserved	No Viable Alternative	Preventive maintenance investment will mitigate risk of hazardous situation	\$ 15,203 2116-STF
2024	Southwest Region Paw Paw Garage Southwest Prosperity Region County: Van Buren	SSB-1 Salt/Sand Storage	Paw Paw Garage	Interior lighting is not adequate for safe and efficient operations. Outdated lighting system is not energy efficient.	Adequate operational lighting at a reduced rate of energy being consumed.	Absorb high level of energy consumption, and associated costs, by delaying project.	Improved operations, reduced risk of safety concerns, and cost savings due to increased energy efficiencies.	\$ 44,746 2116-STF

**MICHIGAN DEPARTMENT OF TRANSPORTATION
CAPITAL OUTLAY FIVE-YEAR PROGRAM
FY 2024 SPECIAL MAINTENANCE PROJECTS**

	Region/ Location	Building/ Facility	Project Name	Current Condition	Performance Outcome	Alternatives	Benefit to Taxpayer	Project Cost/ Fund Source
2024	Southwest Region Niles Garage Southwest Prosperity Region County: Cass	GAR-1 Garage	Niles Garage	The vehicle lifts are in fair condition, showing normal signs of deterioration and decrease in functionality for their age.	Improved lift operations as a result of replacement	Defer project and absorb the risk of safety hazards	Preventive maintenance investment will mitigate risk of structural failure	\$ 98,044 2116-STF
2024	Southwest Region Southwest Region Office Southwest Prosperity Region County: Kalamazoo	REG-1 Region Office	Southwest Region Office	Exhaust fans are in generally fair condition and display signs of normal degradation for their age	Exhaust fans will operate more reliably, allowing for continued moisture removal from building	Defer project and absorb risk of damage to building contents.	Preventive maintenance investment will mitigate risk of building content damage.	\$ 26,284 2116-STF

**MICHIGAN DEPARTMENT OF TRANSPORTATION
CAPITAL OUTLAY FIVE-YEAR PROGRAM
FY 2024 SPECIAL MAINTENANCE PROJECTS**

	Region/ Location	Building/ Facility	Project Name	Current Condition	Performance Outcome	Alternatives	Benefit to Taxpayer	Project Cost/ Fund Source
2024	Southwest Region Marshall TSC Southwest Prosperity Region County: Calhoun	TSC-1 Transportation Service Center	Marshall TSC	Pavements has cracks and uneven levels.	Protective surface on which maintained vehicles can work and no operation hazards.	no viable alternatives.	No safety issues.	\$ 158,521 2116-STF
2024	Southwest Region Jones Garage Southwest Prosperity Region County: Cass	GAR-1 Garage	Jones Garage	Upgrade Vehicle Lift, 4-post, 30,000 LB and 20,000 LB	Protect vehicle lift operator and improve productivity.	No viable alternative.	Preventive maintained investment.	\$ 98,044 2116-STF

**MICHIGAN DEPARTMENT OF TRANSPORTATION
CAPITAL OUTLAY FIVE-YEAR PROGRAM
FY 2024 SPECIAL MAINTENANCE PROJECTS**

	Region/ Location	Building/ Facility	Project Name	Current Condition	Performance Outcome	Alternatives	Benefit to Taxpayer	Project Cost/ Fund Source
2024	Bay Region Zilwaukee Bridge Maintenance Facility East Central Prosperity Region County: Saginaw	GAR-1 Garage	Zilwaukee Bridge Maintenance Garage Addition	Building previously held four fulltime employees and only has one unisex restroom. Region recently combined bridge crew and zilwaukee bridge crew for operational improvements with the goal of eventually having both crews working out of Z bridge complex. Bridge crew equipment currently has to be left outside at regionwide crews complex due to lack of storage area.	Increased flexibility in bridge maintenance in the Bay Region, while sustaining staff to address the maintenance needs of the Zilwaukee Bridge and othe region bridge needs. Improved knowledge transfer in maintenance needs of Zilwaukee Bridge. All bridge equipment will be able to be stored indoors, extending the life of the equipment. Improved safety and security at the Zilwaukee bridge, with a full time staff on side daily.	After winter shifts, all crews will work at the Regionwide Special Crews complex. Some equipment may be stored at the Z bridge, which is inconvenient for daily maintenance operations.	Increased flexibility in bridge maintenance in the Bay Region, while sustaining staff to address the maintenance needs of the Zilwaukee Bridge and othe region bridge needs.	\$ 837,508 2116-STF

FY 2024 SPECIAL MAINTENANCE TOTAL \$ 6,084,866

**MICHIGAN DEPARTMENT OF TRANSPORTATION
CAPITAL OUTLAY FIVE-YEAR PROGRAM
FY 2025 SPECIAL MAINTENANCE PROJECTS**

	Region/ Location	Building/ Facility	Project Name	Current Condition	Performance Outcome	Alternatives	Benefit to Taxpayer	Project Cost/ Fund Source
2025	Southwest Region Paw Paw Garage Southwest Prosperity Region County: Van Buren	STE-1 Site	Paw Paw Garage	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.	 \$ 571,818 2116-STF
2025	Southwest Region Paw Paw Garage Southwest Prosperity Region County: Van Buren	STE-1 Site	Paw Paw Garage	Building is in fair condition with normal signs of deterioration for it's age.	new ancillary buildings will allow longer protection for it's contents and prevent hazardous conditions	No viable alternative	Preventive maintenance investment will mitigate risk of structural and building content damage.	 \$ 103,906 2116-STF

**MICHIGAN DEPARTMENT OF TRANSPORTATION
CAPITAL OUTLAY FIVE-YEAR PROGRAM
FY 2025 SPECIAL MAINTENANCE PROJECTS**

	Region/ Location	Building/ Facility	Project Name	Current Condition	Performance Outcome	Alternatives	Benefit to Taxpayer	Project Cost/ Fund Source
2025	Southwest Region Sawyer Garage Southwest Prosperity Region County: Berrien	STE-1 Site	Sawyer Garage	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.	 \$ 770,560 2116-STF
2025	Southwest Region Southwest Region Office Southwest Prosperity Region County: Kalamazoo	REG-1 Region Office	Southwest Region Office	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.	 \$ 164,270 2116-STF

**MICHIGAN DEPARTMENT OF TRANSPORTATION
CAPITAL OUTLAY FIVE-YEAR PROGRAM
FY 2025 SPECIAL MAINTENANCE PROJECTS**

	Region/ Location	Building/ Facility	Project Name	Current Condition	Performance Outcome	Alternatives	Benefit to Taxpayer	Project Cost/ Fund Source
2025	Southwest Region Coldwater Training Facility Southwest Prosperity Region County: Branch	STE-1 Site	Coldwater Training Center	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.	\$ 741,245 2116-STF
2025	Southwest Region Coloma Garage Southwest Prosperity Region County: Berrien	STE-1 Site	Coloma Garage	Parking lot is in poor condition, with accelerated signs of deterioration	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 sealing existing pavement in lieu of complete rehab and replacement. ADA striping compliance	\$ 67,810 2116-STF

**MICHIGAN DEPARTMENT OF TRANSPORTATION
CAPITAL OUTLAY FIVE-YEAR PROGRAM
FY 2025 SPECIAL MAINTENANCE PROJECTS**

	Region/ Location	Building/ Facility	Project Name	Current Condition	Performance Outcome	Alternatives	Benefit to Taxpayer	Project Cost/ Fund Source
2025	Southwest Region Coloma Garage Southwest Prosperity Region County: Berrien	GAR-1 Garage	Coloma Garage	Lockers are in fair condition with signs of normal deterioration and functionality loss for it's age	With the installation of new lockers, security features will be more reliable	Defer project and absorb risk of deterioration and low security	theft prevention	 \$ 25,827 2116-STF
2025	Southwest Region Coloma Garage Southwest Prosperity Region County: Berrien	STE-1 Site	Coloma Garage	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.	 \$ 698,888 2116-STF

**MICHIGAN DEPARTMENT OF TRANSPORTATION
CAPITAL OUTLAY FIVE-YEAR PROGRAM
FY 2025 SPECIAL MAINTENANCE PROJECTS**

	Region/ Location	Building/ Facility	Project Name	Current Condition	Performance Outcome	Alternatives	Benefit to Taxpayer	Project Cost/ Fund Source
2025	Southwest Region Kalamazoo TSC Southwest Prosperity Region County: Kalamazoo	TSC-1 Transportation Service Center	Kalamazoo TSC	Pavement has cracks and needs to be seal and striped to extend the life of the existing pavement.	Sealing and stripping will protect the integrity of the pavement.	Defer project and absorb risk of safety and damage concerns.	The safety concern will be less.	\$ 15,285 2116-STF
2025	Southwest Region Marshall TSC Southwest Prosperity Region County: Calhoun	TSC-1 Transportation Service Center	Marshall TSC	Irrigation system has failed.	Irrigation system will be replaced with an energy efficient system and landscaping will look clean.	no viable alternatives	High quality view and reduced energy cost.	\$ 28,714 2116-STF

**MICHIGAN DEPARTMENT OF TRANSPORTATION
CAPITAL OUTLAY FIVE-YEAR PROGRAM
FY 2025 SPECIAL MAINTENANCE PROJECTS**

	Region/ Location	Building/ Facility	Project Name	Current Condition	Performance Outcome	Alternatives	Benefit to Taxpayer	Project Cost/ Fund Source
2025	Southwest Region Marshall TSC Southwest Prosperity Region County: Calhoun	TSC-1 Transportation Service Center	Marshall TSC	Parking lot has cracks and uneven levels.	Will be effective for working conditions and extend the remaining life of the pavement.	no viable alternatives.	No safety hazards.	 \$ 16,080 2116-STF
2025	Southwest Region Niles Garage Southwest Prosperity Region County: Cass	GAR-1 Garage	Niles Garage	Lockers are in fair condition with signs of normal deterioration and functionality loss for it's age	With the installation of new lockers, security features will be more reliable	Defer project and absorb risk of deterioration and low security	theft prevention	 \$ 22,239 2116-STF

**MICHIGAN DEPARTMENT OF TRANSPORTATION
CAPITAL OUTLAY FIVE-YEAR PROGRAM
FY 2025 SPECIAL MAINTENANCE PROJECTS**

	Region/ Location	Building/ Facility	Project Name	Current Condition	Performance Outcome	Alternatives	Benefit to Taxpayer	Project Cost/ Fund Source
2025	Southwest Region Niles Garage Southwest Prosperity Region County: Cass	STE-1 Site	Niles Garage	Parking lot is in fair condition, with normal signs of deterioration	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 sealing existing pavement in lieu of complete rehab and replacement. ADA striping compliance	\$ 15,218 2116-STF
2025	Southwest Region Sawyer Garage Southwest Prosperity Region County: Berrien	STE-1 Site	Sawyer Garage	Parking lot is in fair condition, with normal signs of deterioration	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 sealing existing pavement in lieu of complete rehab and replacement. ADA striping compliance	\$ 79,317 2116-STF

**MICHIGAN DEPARTMENT OF TRANSPORTATION
CAPITAL OUTLAY FIVE-YEAR PROGRAM
FY 2025 SPECIAL MAINTENANCE PROJECTS**

	Region/ Location	Building/ Facility	Project Name	Current Condition	Performance Outcome	Alternatives	Benefit to Taxpayer	Project Cost/ Fund Source
2025	Southwest Region South Haven Garage Southwest Prosperity Region County: Van Buren	STE-1 Site	South Haven Garage	Parking lot is in fair condition, with normal signs of deterioration	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 sealing existing pavement in lieu of complete rehab and replacement. ADA striping compliance	\$ 39,902 2116-STF
2025	Southwest Region South Haven Garage Southwest Prosperity Region County: Van Buren	GAR-1 Garage	South Haven Garage	Lockers are in fair condition with signs of normal deterioration and functionality loss for it's age	With the installation of new lockers, security features will be more reliable	Defer project and absorb risk of deterioration and low security	theft prevention	\$ 18,532 2116-STF

**MICHIGAN DEPARTMENT OF TRANSPORTATION
CAPITAL OUTLAY FIVE-YEAR PROGRAM
FY 2025 SPECIAL MAINTENANCE PROJECTS**

	Region/ Location	Building/ Facility	Project Name	Current Condition	Performance Outcome	Alternatives	Benefit to Taxpayer	Project Cost/ Fund Source
2025	Southwest Region Southwest Region Office Southwest Prosperity Region County: Kalamazoo	STE-1 Site	Southwest Region Office	Parking lot is in fair condition, with normal signs of deterioration	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 sealing existing pavement in lieu of complete rehab and replacement. ADA striping compliance	\$ 18,754 2116-STF
2025	Southwest Region Southwest Region Office Southwest Prosperity Region County: Kalamazoo	REG-1 Region Office	Southwest Region Office	Circulator Pump is in fair condition showing normal signs of aging. Pump is not as energy efficient as modern equipment	Improved energy efficiency and prolong Mechanical system life	Defer project and absorb high energy consumption and associated costs.	Improved operations and a reduction in energy consumption and associated costs.	\$ 28,341 2116-STF

**MICHIGAN DEPARTMENT OF TRANSPORTATION
CAPITAL OUTLAY FIVE-YEAR PROGRAM
FY 2025 SPECIAL MAINTENANCE PROJECTS**

	Region/ Location	Building/ Facility	Project Name	Current Condition	Performance Outcome	Alternatives	Benefit to Taxpayer	Project Cost/ Fund Source
2025	Southwest Region Coloma Business Office Southwest Prosperity Region County: Van Buren	STE-1 Site	Coloma Business Office	Parking lot is in fair condition, with normal signs of deterioration	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 sealing existing pavement in lieu of complete rehab and replacement. ADA striping compliance	\$ 19,589 2116-STF
2025	Southwest Region Jones Garage Southwest Prosperity Region County: Cass	GAR-1 Garage	Jones Garage	Pressure washer has reached end of life use.	Improved operation for the structural need.	no viable alternatives.	Prevention of costly maintained investments.	\$ 47,501 2116-STF

**MICHIGAN DEPARTMENT OF TRANSPORTATION
CAPITAL OUTLAY FIVE-YEAR PROGRAM
FY 2025 SPECIAL MAINTENANCE PROJECTS**

	Region/ Location	Building/ Facility	Project Name	Current Condition	Performance Outcome	Alternatives	Benefit to Taxpayer	Project Cost/ Fund Source
2025	Southwest Region Coldwater Training Facility Southwest Prosperity Region County: Branch	STE-1 Site	Coldwater Training Center	Parking lot is in good condition, with normal signs of deterioration	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 sealing existing pavement in lieu of complete rehab and replacement. ADA striping compliance	\$ 80,946 2116-STF
2025	Southwest Region Sawyer Garage Southwest Prosperity Region County: Berrien	GAR-1 Garage	Sawyer Garage	Pressure washer condition generally fair, with normal signs of deterioration and functionality loss	new pressure washer will be more effective and reliable	no viable alternative	Improved operations and a reduction in energy consumption and associated costs.	\$ 18,680 2116-STF

**MICHIGAN DEPARTMENT OF TRANSPORTATION
CAPITAL OUTLAY FIVE-YEAR PROGRAM
FY 2025 SPECIAL MAINTENANCE PROJECTS**

	Region/ Location	Building/ Facility	Project Name	Current Condition	Performance Outcome	Alternatives	Benefit to Taxpayer	Project Cost/ Fund Source
2025	Southwest Region Kalamazoo TSC Southwest Prosperity Region County: Kalamazoo	TSC-1 Transportation Service Center	Kalamazoo TSC	Remove and replace ceiling tiles to improve and increase thermal and structural integrity.	Protection and preservation of building and contents.	no viable alternatives.	Prevention of maintenance issues and safety hazards.	\$ 31,768 2116-STF
2025	Southwest Region Marshall Garage Southwest Prosperity Region County: Calhoun	GAR-1 Garage	Marshall Garage	Lockers are rusting and some are bent out of shape.	Lockers will be in suitable working conditions and will improve space use.	no viable alternatives.	There will be a close off area where personal belongings can be kept.	\$ 14,736 2116-STF

**MICHIGAN DEPARTMENT OF TRANSPORTATION
CAPITAL OUTLAY FIVE-YEAR PROGRAM
FY 2025 SPECIAL MAINTENANCE PROJECTS**

	Region/ Location	Building/ Facility	Project Name	Current Condition	Performance Outcome	Alternatives	Benefit to Taxpayer	Project Cost/ Fund Source
2025	Southwest Region Jones Garage Southwest Prosperity Region County: Cass	GAR-1 Garage	Jones Garage	Interior wall finish is deteriorating and does not providing structural protection.	Preserve and protection structural integrity.	No viable alternatives.	Prevention of safety and health hazards.	\$ 68,842 2116-STF
2025	Southwest Region Jones Garage Southwest Prosperity Region County: Cass	GAR-1 Garage	Jones Garage	Paint is deteriorating and no longer providing protection.	Preserve and protect structural integrity.	Defer project and absorb risk of structural and content damage.	Reduce risk healthy safety concerns.	\$ 16,770 2116-STF

**MICHIGAN DEPARTMENT OF TRANSPORTATION
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FY 2025 SPECIAL MAINTENANCE PROJECTS**

	Region/ Location	Building/ Facility	Project Name	Current Condition	Performance Outcome	Alternatives	Benefit to Taxpayer	Project Cost/ Fund Source
2025	Southwest Region Jones Garage Southwest Prosperity Region County: Cass	GAR-1 Garage	Jones Garage	Lack of proper insulation can cause increase in energy cost.	Protective interior conditions and lower energy cost.	No viable alternatives	Lower energy cost.	\$ 37,613 2116-STF
2025	Southwest Region Kalamazoo TSC Southwest Prosperity Region County: Kalamazoo	TSC-1 Transportation Service Center	Kalamazoo TSC	Paint is deteriorating and no longer providing protections.	Protect structure.	Defer project and absorb risk of damage to structure.	Prevention of major maintenance investment.	\$ 27,922 2116-STF

**MICHIGAN DEPARTMENT OF TRANSPORTATION
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FY 2025 SPECIAL MAINTENANCE PROJECTS**

	Region/ Location	Building/ Facility	Project Name	Current Condition	Performance Outcome	Alternatives	Benefit to Taxpayer	Project Cost/ Fund Source
2025	Southwest Region Marshall TSC Southwest Prosperity Region County: Calhoun	TSC-1 Transportation Service Center	Marshall TSC	The paint is deteriorating and no longer providing protection.	Protect and preserve surface.	No viable alternatives.	No health hazards.	 \$ 35,224 2116-STF
2025	Southwest Region Niles Garage Southwest Prosperity Region County: Cass	STE-1 Site	Niles Garage	Tank is in generally fair condition with signs of normal deterioration for its age	If replacement occurs, the tank will continue reliable operation for an extended period	No Viable Alternative	Improved operations	 \$ 35,732 2116-STF

**MICHIGAN DEPARTMENT OF TRANSPORTATION
CAPITAL OUTLAY FIVE-YEAR PROGRAM
FY 2025 SPECIAL MAINTENANCE PROJECTS**

	Region/ Location	Building/ Facility	Project Name	Current Condition	Performance Outcome	Alternatives	Benefit to Taxpayer	Project Cost/ Fund Source
2025	Southwest Region Coloma Garage Southwest Prosperity Region County: Berrien	GAR-1 Garage	Coloma Garage	Pressure washer condition generally fair, with normal signs of deterioration and functionality loss	new pressure washer will be more effective and reliable	no viable alternative	Improved operations and a reduction in energy consumption and associated costs.	\$ 18,679 2116-STF
2025	Southwest Region Niles Garage Southwest Prosperity Region County: Cass	GAR-1 Garage	Niles Garage	Paint is deteriorating and no longer providing protection.	Preserve and protect structural integrity.	Defer project and absorb risk of structural and content damage.	Reduce risk healthy safety concerns.	\$ 41,076 2116-STF

**MICHIGAN DEPARTMENT OF TRANSPORTATION
CAPITAL OUTLAY FIVE-YEAR PROGRAM
FY 2025 SPECIAL MAINTENANCE PROJECTS**

	Region/ Location	Building/ Facility	Project Name	Current Condition	Performance Outcome	Alternatives	Benefit to Taxpayer	Project Cost/ Fund Source
2025	Southwest Region Sawyer Garage Southwest Prosperity Region County: Berrien	CSB-1 Cold Storage	Sawyer Garage	Interior wall paint shows normal deterioration for it's age	repainted walls will provide better protection to building contents	Defer project and absorb risk of further deterioration	Preventive maintenance investment will mitigate risk of building content damage.	\$ 11,590 2116-STF
2025	Southwest Region Niles Garage Southwest Prosperity Region County: Cass	GAR-1 Garage	Niles Garage	Interior wall paint shows normal deterioration for it's age	repainted walls will provide better protection to building contents	Defer project and absorb risk of further deterioration	Preventive maintenance investment will mitigate risk of building content damage.	\$ 86,483 2116-STF

**MICHIGAN DEPARTMENT OF TRANSPORTATION
CAPITAL OUTLAY FIVE-YEAR PROGRAM
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	Region/ Location	Building/ Facility	Project Name	Current Condition	Performance Outcome	Alternatives	Benefit to Taxpayer	Project Cost/ Fund Source
2025	Southwest Region South Haven Garage Southwest Prosperity Region County: Van Buren	GAR-1 Garage	South Haven Garage	Interior wall paint shows normal deterioration for it's age	repainted walls will provide better protection to building contents	Defer project and absorb risk of further deterioration	Preventive maintenance investment will mitigate risk of building content damage.	 \$ 48,050 2116-STF
2025	Southwest Region Southwest Region Office Southwest Prosperity Region County: Kalamazoo	REG-1 Region Office	Southwest Region Office	Interior wall paint shows normal deterioration for it's age	repainted walls will provide better protection to building contents	Defer project and absorb risk of further deterioration	Preventive maintenance investment will mitigate risk of building content damage.	 \$ 79,513 2116-STF

FY 2025 SPECIAL MAINTENANCE TOTAL \$ 4,260,602

Appendix C

Facility Assessment Overview
(Leased Facilities are not assessed)

Michigan Department of Transportation
Capital Outlay Five-Year Program (2021-2025)
Facility Assessment Overview

Region/ Business Area	Facility Name	Own/Lease ^(a)	Assessment Year ^(b)	Inspection Date ^(b)	Major Capital
Bay	Bay City TSC	Own	2017	05/22/2017	
Bay	Bay Region Maintenance Crews	Own	2017	05/23/2017	
Bay	Bay Region Office (Shared with Huron TSC)	Own	2017	05/23/2017	
Bay	Clare Welcome Center	Own	2017	05/24/2017	
Bay	Davison TSC	Own	2017	06/07/2017	
Bay	Huron TSC (Shared with Bay Region Office)	Own	2017	05/23/2017	
Bay	Mt. Pleasant Garage (Shared with Mt. Pleasant TSC)	Own	2017	05/24/2017	
Bay	Mt. Pleasant TSC (Shared with Mt. Pleasant Garage)	Own	2017	05/24/2017	
Bay	Saginaw East Garage	Own	2017	05/23/2017	
Bay	Saginaw West Garage	Own	2017	05/23/2017	
Bay	Zilwaukee Bridge Maintenance Facility	Own	2017	05/22/2017	
BOBS	Blue Water Bridge Plaza	Own	2016	05/05/2016	
BOBS	Port Huron Garage	Own	2016	04/12/2016	
BOBS	Port Huron Project Office (Temporary)	Own	2016	04/12/2016	
BOBS	Port Huron Welcome Center	Own	2016	05/05/2016	
Grand	Cadillac TSC	Own	2017	04/27/2017	
Grand	Fennville Garage	Own	2017	05/04/2017	2025
Grand	Grand Rapids Garage	Own	2017	05/12/2017	
Grand	Grand Rapids TSC	Lease-Private	N/A	N/A	2025
Grand	Grand Region Maintenance Crews	Own	2017	05/12/2017	
Grand	Grand Region Office	Own	2017	05/12/2017	2024
Grand	Hastings Garage	Own	2017	04/26/2017	2024
Grand	Howard City Complex	Own	2017	05/04/2017	
Grand	Marion Garage	Own	2017	04/27/2017	
Grand	Muskegon TSC	Own	2017	05/02/2017	2025
Grand	Plainwell Garage	Own	2017	05/04/2017	
Grand	Reed City Garage	Own	2017	04/27/2017	2024
Lansing	Aeronautics Administration & Operations (Shared with Lansing TSC)	Own	2017	05/11/2017	
Lansing	Construction Field Services	Lease-DTMB	N/A	N/A	
Lansing	Fleet Administration & Operations	Own	2017	05/11/2017	
Lansing	Nixon Warehouse	Own	2017	05/11/2017	
Lansing	Transportation Systems Management and Operations	Own	2017	05/11/2017	
Lansing	Van Wagoner Building	Lease-DTMB	N/A	N/A	
Lansing	Warehouse/Secondary	Lease-DTMB	N/A	N/A	
Metro	Brush Street Garage	Own	2016	05/03/2016	
Metro	Caniff-Greeley Salt Storage Building	Own	2016	05/03/2016	2025
Metro	Detroit Garage	Own	2016	05/03/2016	
Metro	Detroit Operations and Service Center	Own	2016	05/10/2016	
Metro	Detroit Welcome Center	Lease-Private	N/A	N/A	
Metro	Ford/Wyoming Salt Storage Building	Own	2016	05/10/2016	
Metro	M-102 - US-24 Salt Storage Building	Own	2016	04/26/2016	
Metro	Macomb TSC	Lease-Private	N/A	N/A	2023
Metro	Metro Region Maintenance Crews	Own	2016	04/19/2016	
Metro	Metro Region Office	Own	2016	04/26/2016	
Metro	Metro Testing Lab	Lease-Private	N/A	N/A	
Metro	Oakland TSC	Own	2016	04/26/2016	
Metro	Pelham Yard Salt Storage Building	Own	2016	05/17/2016	
Metro	Taylor TSC	Own	2016	05/10/2016	
North	Alpena TSC	Lease-Private	N/A	N/A	
North	Atlanta Garage	Own	2017	05/17/2017	
North	Gaylord TSC (Shared with North Region Office)	Own	2017	05/16/2017	
North	Hillman Testing Lab	Own	2017	05/17/2017	
North	Kalkaska Garage	Own	2017	05/09/2017	

Michigan Department of Transportation
Capital Outlay Five-Year Program (2021-2025)
Facility Assessment Overview

Region/ Business Area	Facility Name	Own/Lease^(a)	Assessment Year^(b)	Inspection Date^(b)	Major Capital
North	Kalkaska Materials Testing Lab	Own	2017	05/09/2017	
North	Mackinac City Welcome Center	Own	2017	05/09/2017	2024
North	Mio Garage	Own	2017	05/15/2017	
North	North Region Maintenance Crews	Own	2017	05/09/2017	
North	North Region Office (Shared with Gaylord TSC)	Own	2017	05/16/2017	
North	Traverse City TSC	Lease-Private	N/A	N/A	2023
Pass. Trans.	Benton Harbor Bus Terminal	Own	2018	04/01/2015	
Pass. Trans.	Detroit Bus Terminal	Own	2016	05/24/2016	
Pass. Trans.	Mio OCATS (Oscoda County Area Transportation Specialist)	Own	2017	05/16/2017	
Pass. Trans.	New Center Rail Terminal	Own	2015	05/12/2015	
Pass. Trans.	Pontiac Bus/Rail Terminal	Own	2015	05/18/2015	
Pass. Trans.	Southfield Bus Terminal	Own	2015	05/18/2015	
Southwest	Coldwater Training Facility	Own	2019	05/29/2019	
Southwest	Coldwater Welcome Center	Own	2019	05/23/2019	
Southwest	Coloma Business Office	Own	2019	07/02/2019	
Southwest	Coloma Garage	Own	2019	07/03/2019	2023, 2025
Southwest	Jones Garage	Own	2019	06/20/2019	2024, 2025
Southwest	Kalamazoo Garage	Own	2019	07/24/2019	2023
Southwest	Kalamazoo TSC	Own	2019	05/21/2019	
Southwest	Marshall Garage	Own	2019	05/16/2019	
Southwest	Marshall TSC	Own	2019	05/23/2019	
Southwest	New Buffalo Welcome Center	Own	2019	05/30/2019	
Southwest	Niles Garage	Own	2019	07/09/2019	2025
Southwest	Paw Paw Garage	Own	2019	05/21/2019	
Southwest	Sawyer Garage	Own	2019	06/05/2019	2024
Southwest	South Haven Garage	Own	2019	06/13/2019	2024
Southwest	Southwest Region Maintenance Crews	Own	2019	07/26/2019	
Southwest	Southwest Region Office	Own	2019	05/20/2019	
Superior	Covington Storage	Own	2018	11/07/2018	
Superior	Crystal Falls TSC	Own	2018	11/09/2018	
Superior	Engadine Garage	Own	2018	11/15/2018	
Superior	Gladstone Sign & Signal Shop	Own	2018	11/15/2018	
Superior	Houghton Garage	Own	2018	11/07/2018	
Superior	Iron Mountain Welcome Center	Lease-Private	2018	N/A	
Superior	Ironwood Welcome Center	Own	2018	11/07/2018	2023
Superior	Ishpeming TSC	Own	2018	11/09/2018	
Superior	L'Anse Garage	Own	2019	06/21/2019	
Superior	Marquette Welcome Center	Own	2018	11/08/2018	
Superior	Menominee Welcome Center	Own	2019	06/17/2019	
Superior	Newberry TSC	Own	2018	11/09/2018	
Superior	Sault Ste. Marie Welcome Center	Own	2018	11/14/2018	2022
Superior	St. Ignace Garage	Own	2019	06/19/2019	2023
Superior	St. Ignace Welcome Center	Own	2019	06/20/2019	2022
Superior	Superior Region Office	Own	2018	11/16/2018	
University	Adrian Garage	Own	2016	05/02/2016	
University	Blackstone Storage	Own	2018	04/28/2018	
University	Brighton Garage	Own	2016	04/25/2016	
University	Brighton TSC	Lease-Private	N/A	N/A	2025
University	Charlotte Garage	Own	2016	04/14/2016	2023
University	Dundee Welcome Center	Own	2016	05/02/2016	2024
University	Grand Ledge Garage	Own	2016	04/14/2016	2022, 2023
University	Jackson Testing Lab	Own	2016	05/09/2016	
University	Jackson TSC	Own	2016	05/09/2016	

Michigan Department of Transportation
Capital Outlay Five-Year Program (2021-2025)
Facility Assessment Overview

Region/ Business Area	Facility Name	Own/Lease^(a)	Assessment Year^(b)	Inspection Date^(b)	Major Capital
University	Lansing TSC (Shared With Aeronautics Administration & Operations)	Own	2017	05/11/2017	2024
University	Mason Garage	Own	2016	05/16/2016	2025
University	Monroe Welcome Center	Own	2016	04/28/2016	
University	University Region Maintenance Crews	Own	2016	05/09/2016	2025
University	University Region Office	Own	2016	05/12/2016	
University	Williamston Garage	Own	2016	04/18/2016	

^(a)A distinction has been added for leased buildings. "Lease-DTMB" refers to leased buildings managed by the Department of Technology, Management, and Budget; "Lease-Private" refers to buildings leased from a private entity.

^(b)Leased facilities are not assessed by MDOT.

Bay Region

2017 FACILITY ASSESSMENT

Bay City TSC

<u>BUSINESS AREA</u> Bay Region	<u>OWN/LEASE</u> Own
East Central Michigan Prosperity Region	
<u>OAS ENGINEER</u> Steve Loney	<u>REGION CONTACT</u> Rick Maida

<u>ADDRESS</u> 2590 E. Wilder Rd., Bay City MI 48706		<u>COUNTY</u> Bay	<u>PHONE NO.</u> (989) 671-1555	<u>FAX NO.</u> (989) 671-1530	<u>SITE ACREAGE</u> 22.00	<u>INSPECTION DATE</u> 05/22/2017
<u>FACILITY FUNCTION</u> Transportation Service Center	<u>SECONDARY FUNCTION</u>		<u>WORK FORCE</u>	<u>ADMIN/EMPLOYEE AREA</u> 8,860 SQ FT	<u>UTILIZATION RATE</u> Fully Utilized	<u>FACILITY ENERGY AUDIT</u> 07/22/2010
SITE ASSESSMENT						
	<u>ADEQUACY</u>		<u>RATING</u>	<u>UTILITY</u>	<u>TYPE</u>	<u>VENDOR</u>
SITE CAPACITY FOR DEVELOPMENT	Adequate	SIDEWALKS	2	ELECTRICAL UTILITY	Electrical	Consumers Energy
SITE REGULATORY COMPLIANCE	Adequate	FENCING	0	GAS UTILITY (if present)	Natural Gas	Consumers Energy
	<u>RATING</u>	SECURITY	2	WATER UTILITY	Municipal	Bay County Department of Water and Sewer
PARKING/PAVING	3	LIGHTING	3	SEWAGE UTILITY	Municipal	Bay County Department of Water and Sewer
DRAINAGE	2	IRRIG SYS	2			

BUILDINGS								
<u>BLDG CODE</u>	<u>CONSTRUCTED PURPOSE</u>	<u>CURRENT USE</u>	<u>TOTAL SIZE (SQ FT)</u>	<u>OCCUPANCY YEAR</u>	<u>ESTIMATED REPLACEMENT VALUE</u>	<u>STRUCTURE</u>	<u>EXTERIOR FINISH</u>	<u>ROOF TYPE</u>
TSC-1	Transportation Service Center	Transportation Service Center	8,860	1999	\$ 2,658,000	Wood.	Masonry, vinyl and brick.	Wood and shingle.
HSB-1	Heated Storage	Heated Storage	2,232	2001	\$ 279,000	Wood.	Vinyl siding.	Wood shingles.
TOTAL COMPLEX SQ FT			11,092					

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

TSC401 00

2017 FACILITY ASSESSMENT

Bay Region Maintenance Crews

<u>BUSINESS AREA</u> Bay Region	<u>OWN/LEASE</u> Own
East Central Michigan Prosperity Region	
<u>OAS ENGINEER</u> Steve Loney	<u>REGION CONTACT</u> Rick Maida

<u>ADDRESS</u> 3502 East Washington Avenue, Saginaw MI 48601		<u>COUNTY</u> Saginaw	<u>PHONE NO.</u> (989) 754-0784	<u>FAX NO.</u> (989) 754-9250	<u>SITE ACREAGE</u> 38.00	<u>INSPECTION DATE</u> 05/23/2017	
<u>FACILITY FUNCTION</u> Maintenance Crews	<u>SECONDARY FUNCTION</u>		<u>WORK FORCE</u>	<u>ADMIN/EMPLOYEE AREA</u> 2,100 SQ FT	<u>UTILIZATION RATE</u> Fully Utilized	<u>FACILITY ENERGY AUDIT</u> 06/10/2010	
SITE ASSESSMENT		<u>ADEQUACY</u>	<u>RATING</u>	<u>UTILITY</u>	<u>TYPE</u>	<u>VENDOR</u>	<u>ADEQUACY</u>
SITE CAPACITY FOR DEVELOPMENT		Adequate	SIDEWALKS 2	ELECTRICAL UTILITY	Electrical	Consumers Energy	Adequate
SITE REGULATORY COMPLIANCE		Adequate	FENCING 0	GAS UTILITY (if present)	Natural Gas	Consumers Energy	Adequate
			SECURITY 2	WATER UTILITY	Municipal	Buena Vista Charter Township	
PARKING/PAVING			LIGHTING 2	SEWAGE UTILITY	Municipal	Buena Vista Charter Township	
DRAINAGE			IRRIG SYS 3				

BUILDINGS								
<u>BLDG CODE</u>	<u>CONSTRUCTED PURPOSE</u>	<u>CURRENT USE</u>	<u>TOTAL SIZE (SQ FT)</u>	<u>OCCUPANCY YEAR</u>	<u>ESTIMATED REPLACEMENT VALUE</u>	<u>STRUCTURE</u>	<u>EXTERIOR FINISH</u>	<u>ROOF TYPE</u>
RMC-1	Region Maintenance Crews	Region Maintenance Crews	28,150	1966	\$ 3,518,750	Masonry and steel.	Masonry.	Metal with a membrane coating over front
HSB-1	Heated Storage	Heated Storage	4,920	1966	\$ 615,000	Steel.	Metal.	Metal.
CSB-1	Cold Storage	Cold Storage	2,720	1993	\$ 272,000	Wood.	Metal.	Wood shingles.
CSB-2	Cold Storage	Cold Storage	3,000	1966	\$ 300,000	Wood.	Metal.	Wood and shingle.
TOTAL COMPLEX SQ FT			38,790					

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

2017 FACILITY ASSESSMENT

Bay Region Office (Shared with Huron TSC)

<u>BUSINESS AREA</u> Bay Region	<u>OWN/LEASE</u> Own
East Central Michigan Prosperity Region	
<u>OAS ENGINEER</u> Steve Loney	<u>REGION CONTACT</u> Rick Maida

<u>ADDRESS</u> 5859 Sherman Road, Saginaw MI 48604		<u>COUNTY</u> Saginaw	<u>PHONE NO.</u> (989) 754-7443	<u>FAX NO.</u> (989) 754-8122	<u>SITE ACREAGE</u> 4.49	<u>INSPECTION DATE</u> 05/23/2017
<u>FACILITY FUNCTION</u> Administration & Operations	<u>SECONDARY FUNCTION</u> Transportation Service Center		<u>WORK FORCE</u>	<u>ADMIN/EMPLOYEE AREA</u> 39,870 SQ FT	<u>UTILIZATION RATE</u> Fully Utilized	<u>FACILITY ENERGY AUDIT</u>
SITE ASSESSMENT						
	<u>ADEQUACY</u>		<u>RATING</u>	<u>UTILITY</u>	<u>TYPE</u>	<u>VENDOR</u>
SITE CAPACITY FOR DEVELOPMENT	Adequate	SIDEWALKS	2	ELECTRICAL UTILITY	Electrical	Consumers Energy
SITE REGULATORY COMPLIANCE	Adequate	FENCING	0	GAS UTILITY (if present)	Natural Gas	Consumers Energy
	<u>RATING</u>	SECURITY	2	WATER UTILITY	Municipal	Buena Vista Charter Township
PARKING/PAVING	4	LIGHTING	2	SEWAGE UTILITY	Municipal	Buena Vista Charter Township
DRAINAGE	3	IRRIG SYS	2			

BUILDINGS									
<u>BLDG CODE</u>	<u>CONSTRUCTED PURPOSE</u>	<u>CURRENT USE</u>	<u>TOTAL SIZE (SQ FT)</u>	<u>OCCUPANCY YEAR</u>	<u>ESTIMATED REPLACEMENT VALUE</u>	<u>STRUCTURE</u>	<u>EXTERIOR FINISH</u>	<u>ROOF TYPE</u>	
REG-1	Region Office	Region Office	39,870	1970	\$ 11,961,000	Masonry and steel.	Masonry and metal.	Asphalt Shingles.	
TOTAL COMPLEX SQ FT			39,870						

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

2017 FACILITY ASSESSMENT

Davison TSC

<u>BUSINESS AREA</u> Bay Region	<u>OWN/LEASE</u> Own
East Michigan Prosperity Region	
<u>OAS ENGINEER</u> Zach Verhulst	<u>REGION CONTACT</u> Rick Maida

<u>ADDRESS</u> 9495 E. Potter Road, Davison MI 48423		<u>COUNTY</u> Genesee	<u>PHONE NO.</u> (810) 653-7470	<u>FAX NO.</u> (810) 653-1248	<u>SITE ACREAGE</u> 5.00	<u>INSPECTION DATE</u> 06/07/2017
<u>FACILITY FUNCTION</u> Transportation Service Center	<u>SECONDARY FUNCTION</u>		<u>WORK FORCE</u>	<u>ADMIN/EMPLOYEE AREA</u> 6,400 SQ FT	<u>UTILIZATION RATE</u> Fully Utilized	<u>FACILITY ENERGY AUDIT</u> 07/23/2010
SITE ASSESSMENT						
	<u>ADEQUACY</u>		<u>RATING</u>	<u>UTILITY</u>	<u>TYPE</u>	<u>VENDOR</u>
SITE CAPACITY FOR DEVELOPMENT	Adequate	SIDEWALKS	3	ELECTRICAL UTILITY	Electrical	Consumers Energy
SITE REGULATORY COMPLIANCE	Adequate	FENCING	0	GAS UTILITY (if present)	Natural Gas	Consumers Energy
	<u>RATING</u>	SECURITY	2	WATER UTILITY	Municipal	Richfield Township
PARKING/PAVING	4	LIGHTING	2	SEWAGE UTILITY	Municipal	Richfield Township
DRAINAGE	2	IRRIG SYS	2			
						<u>ADEQUACY</u>
						Adequate
						Adequate

BUILDINGS								
<u>BLDG CODE</u>	<u>CONSTRUCTED PURPOSE</u>	<u>CURRENT USE</u>	<u>TOTAL SIZE (SQ FT)</u>	<u>OCCUPANCY YEAR</u>	<u>ESTIMATED REPLACEMENT VALUE</u>	<u>STRUCTURE</u>	<u>EXTERIOR FINISH</u>	<u>ROOF TYPE</u>
TSC-1	Transportation Service Center	Transportation Service Center	6,400	2001	\$ 1,920,000	Wood.	Vinyl siding and brick.	Wood and shingles.
HSB-1	Heated Storage	Heated Storage	896	2003	\$ 112,000	Wood.	Vinyl and brick.	Wood and shingles.
TOTAL COMPLEX SQ FT			7,296					

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

2017 FACILITY ASSESSMENT

Huron TSC (Shared with Bay Region Office)

<u>BUSINESS AREA</u> Bay Region	<u>OWN/LEASE</u> Own
East Central Michigan Prosperity Region	
<u>OAS ENGINEER</u> Steve Loney	<u>REGION CONTACT</u> Rick Maida

<u>ADDRESS</u> 5859 Sherman Road, Saginaw MI 48604		<u>COUNTY</u> Saginaw	<u>PHONE NO.</u> (989) 754-7443	<u>FAX NO.</u> (989) 754-8122	<u>SITE ACREAGE</u> 0.00	<u>INSPECTION DATE</u> 05/23/2017
<u>FACILITY FUNCTION</u> Transportation Service Center	<u>SECONDARY FUNCTION</u>		<u>WORK FORCE</u>	<u>ADMIN/EMPLOYEE AREA</u> 1,050 SQ FT	<u>UTILIZATION RATE</u> Fully Utilized	<u>FACILITY ENERGY AUDIT</u>
SITE ASSESSMENT						
	<u>ADEQUACY</u>		<u>RATING</u>	<u>UTILITY</u>	<u>TYPE</u>	<u>VENDOR</u>
SITE CAPACITY FOR DEVELOPMENT	Adequate	SIDEWALKS	3	ELECTRICAL UTILITY	Electrical	Consumers Energy
SITE REGULATORY COMPLIANCE	Adequate	FENCING	3	GAS UTILITY (if present)	Natural Gas	Consumers Energy
	<u>RATING</u>	SECURITY	3	WATER UTILITY	Municipal	Buena Vista Charter Township
PARKING/PAVING	3	LIGHTING	3	SEWAGE UTILITY	Municipal	Buena Vista Charter Township
DRAINAGE	3	IRRIG SYS	3			
						<u>ADEQUACY</u>
						Adequate
						Adequate

BUILDINGS							
<u>BLDG CODE</u>	<u>CONSTRUCTED PURPOSE</u>	<u>CURRENT USE</u>	<u>TOTAL SIZE (SQ FT)</u>	<u>OCCUPANCY YEAR</u>	<u>ESTIMATED REPLACEMENT VALUE</u>	<u>STRUCTURE</u>	<u>EXTERIOR FINISH</u>
TSC-1	Transportation Service Center	Transportation Service Center	1,050	0	\$ 315,000		
TOTAL COMPLEX SQ FT			1,050				

BUILDING ASSESSMENT																
<u>BLDG CODE</u>	<u>5 YR ADEQUACY</u>	<u>ADA COMPLIANCE</u>	<u>Structural</u>	<u>Exterior</u>	<u>Interior</u>	<u>Windows</u>	<u>Insulation</u>	<u>Roof</u>	<u>Overhead/ Sliding Doors</u>	<u>Service Doors</u>	<u>HVAC</u>	<u>Engine Exhaust</u>	<u>Plumbing (Int)</u>	<u>Electrical</u>	<u>Lighting</u>	<u>Fire Protection</u>
TSC-1	Adequate		3	3	3	3	3	3	3	3	3	3	3	3	3	3

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)

2017 FACILITY ASSESSMENT

Mt. Pleasant Garage (Shared with Mt. Pleasant TSC)

<u>BUSINESS AREA</u> Bay Region	<u>OWN/LEASE</u> Own
East Central Michigan Prosperity Region	
<u>OAS ENGINEER</u> Zach Verhulst	<u>REGION CONTACT</u> Rick Maida

<u>ADDRESS</u> 1212 Corporate Drive, Mt. Pleasant MI 48858	<u>COUNTY</u> Isabella	<u>PHONE NO.</u> (989) 773-3532	<u>FAX NO.</u> (989) 773-0944	<u>SITE ACREAGE</u> 14.00	<u>INSPECTION DATE</u> 05/24/2017	
<u>FACILITY FUNCTION</u> Garage	<u>SECONDARY FUNCTION</u> Transportation Service Center	<u>WORK FORCE</u>	<u>ADMIN/EMPLOYEE AREA</u> 5,000 SQ FT	<u>UTILIZATION RATE</u> Fully Utilized	<u>FACILITY ENERGY AUDIT</u> 05/18/2010	
SITE ASSESSMENT						
	<u>ADEQUACY</u>	<u>RATING</u>	<u>UTILITY</u>	<u>TYPE</u>	<u>VENDOR</u>	<u>ADEQUACY</u>
SITE CAPACITY FOR DEVELOPMENT	Adequate	SIDEWALKS 2	ELECTRICAL UTILITY	Electrical	Consumers Energy	Adequate
SITE REGULATORY COMPLIANCE	Adequate	FENCING 3	GAS UTILITY (if present)	Natural Gas	DTE (includes MichCon)	Adequate
	<u>RATING</u>	SECURITY 2	WATER UTILITY	Municipal	Mt. Pleasant, City of	
PARKING/PAVING 4		LIGHTING 2	SEWAGE UTILITY	Municipal	Mt. Pleasant, City of	
DRAINAGE 4		IRRIG SYS 0				

BUILDINGS								
<u>BLDG CODE</u>	<u>CONSTRUCTED PURPOSE</u>	<u>CURRENT USE</u>	<u>TOTAL SIZE (SQ FT)</u>	<u>OCCUPANCY YEAR</u>	<u>ESTIMATED REPLACEMENT VALUE</u>	<u>STRUCTURE</u>	<u>EXTERIOR FINISH</u>	<u>ROOF TYPE</u>
GAR-1	Garage	Garage	27,140	1987	\$ 3,392,500	Steel and masonry.	Masonry.	Metal with membrane coating.
HSB-1	Heated Storage	Heated Storage	6,000	1990	\$ 750,000	Steel and masonry.	Masonry.	Metal.
SSB-1	Salt/Sand Storage	Salt/Sand Storage	6,000	1988	\$ 600,000	Concrete and wood.	Concrete and wood.	Wood shingle.
TOTAL COMPLEX SQ FT			39,140					

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

Assessment Rating: 0 = NOT APPLICABLE (N/A)
 1 = EXCELLENT (Annual Maintenance per Schedule)
 2 = GOOD (Annual and Preventive Maintenance)
 50039G 00

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

2017 FACILITY ASSESSMENT

Mt. Pleasant TSC (Shared with Mt. Pleasant Garage)

<u>BUSINESS AREA</u> Bay Region	<u>OWN/LEASE</u> Own
East Central Michigan Prosperity Region	
<u>OAS ENGINEER</u> Zach Verhulst	<u>REGION CONTACT</u> Rick Maida

<u>ADDRESS</u> 1212 Corporate Drive, Mt. Pleasant MI 48858		<u>COUNTY</u> Isabella	<u>PHONE NO.</u> (989) 773-7756	<u>FAX NO.</u> (989) 775-6329	<u>SITE ACREAGE</u> 0.00	<u>INSPECTION DATE</u> 05/24/2017		
<u>FACILITY FUNCTION</u> Transportation Service Center	<u>SECONDARY FUNCTION</u>		<u>WORK FORCE</u>	<u>ADMIN/EMPLOYEE AREA</u> 5,000 SQ FT	<u>UTILIZATION RATE</u> Fully Utilized	<u>FACILITY ENERGY AUDIT</u> 05/18/2010		
SITE ASSESSMENT		<u>ADEQUACY</u>	<u>RATING</u>	<u>UTILITY</u>	<u>TYPE</u>	<u>VENDOR</u>		
SITE CAPACITY FOR DEVELOPMENT		Adequate	SIDEWALKS	2	ELECTRICAL UTILITY	Electrical	Consumers Energy	Adequate
SITE REGULATORY COMPLIANCE		Adequate	FENCING	3	GAS UTILITY (if present)	Natural Gas	DTE (includes MichCon)	Adequate
			SECURITY	2	WATER UTILITY	Municipal	Mt. Pleasant, City of	
			LIGHTING	2	SEWAGE UTILITY	Municipal	Mt. Pleasant, City of	
			IRRIG SYS	0				
PARKING/PAVING	RATING							
	4							
DRAINAGE	4							

BUILDINGS									
<u>BLDG CODE</u>	<u>CONSTRUCTED PURPOSE</u>	<u>CURRENT USE</u>	<u>TOTAL SIZE (SQ FT)</u>	<u>OCCUPANCY YEAR</u>	<u>ESTIMATED REPLACEMENT VALUE</u>	<u>STRUCTURE</u>	<u>EXTERIOR FINISH</u>	<u>ROOF TYPE</u>	
TSC-1	Transportation Service Center	Transportation Service Center	5,000	2000	\$ 1,500,000	Masonry and steel.	Masonry and steel.	Metal with membrane coating.	
TOTAL COMPLEX SQ FT			5,000						

BUILDING ASSESSMENT																	
<u>BLDG CODE</u>	<u>5 YR ADEQUACY</u>	<u>ADA COMPLIANCE</u>	<u>Structural</u>	<u>Exterior</u>	<u>Interior</u>	<u>Windows</u>	<u>Insulation</u>	<u>Roof</u>	<u>Overhead/ Sliding Doors</u>	<u>Service Doors</u>	<u>HVAC</u>	<u>Engine Exhaust</u>	<u>Plumbing (Int)</u>	<u>Electrical</u>	<u>Lighting</u>	<u>Fire Protection</u>	
TSC-1	Adequate		2	3	2	3	3	2	4	2	3	2	2	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)

TSC402 00

2017 FACILITY ASSESSMENT Saginaw East Garage

<u>BUSINESS AREA</u> Bay Region	<u>OWN/LEASE</u> Own
East Central Michigan Prosperity Region	
<u>OAS ENGINEER</u> Zach Verhulst	<u>REGION CONTACT</u> Rick Maida

<u>ADDRESS</u> 3510 East Washington Ave., Saginaw MI 48601	<u>COUNTY</u> Saginaw	<u>PHONE NO.</u> (989) 754-0784	<u>FAX NO.</u> (989) 754-9250	<u>SITE ACREAGE</u> 33.00	<u>INSPECTION DATE</u> 05/23/2017
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<u>FACILITY FUNCTION</u> Garage	<u>SECONDARY FUNCTION</u>	<u>WORK FORCE</u>	<u>ADMIN/EMPLOYEE AREA</u> 2,900 SQ FT	<u>UTILIZATION RATE</u> Fully Utilized	<u>FACILITY ENERGY AUDIT</u> 06/09/2010
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SITE ASSESSMENT	ADEQUACY	RATING	UTILITY	TYPE	VENDOR	ADEQUACY		
SITE CAPACITY FOR DEVELOPMENT	Adequate		SIDEWALKS	3	ELECTRICAL UTILITY	Electrical	Consumers Energy	Adequate
SITE REGULATORY COMPLIANCE	Adequate		FENCING	2	GAS UTILITY (if present)	Natural Gas	Consumers Energy	Adequate
			SECURITY	2	WATER UTILITY	Municipal	Buena Vista Charter Township	
			LIGHTING	2	SEWAGE UTILITY	Municipal	Buena Vista Charter Township	
PARKING/PAVING		4	IRRIG SYS	2				
DRAINAGE		3						

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	25,540	1991	\$ 3,192,500	Masonry and steel.	Masonry and metal.	Metal with membrane coating.	
HSB-1	Heated Storage	Heated Storage	11,670	2003	\$ 1,458,750	Steel.	Metal.	Metal with membrane coating.	
HSB-2	Heated Storage	Heated Storage	11,670	2003	\$ 1,458,750	Steel.	Metal.	Metal with membrane coating.	
SSB-1	Salt/Sand Storage	Salt/Sand Storage	2,400	2012	\$ 240,000				
SSB-2	Salt/Sand Storage	Salt/Sand Storage	6,000	1983	\$ 600,000	Wood.	Wood.	Wood and shingle.	
SSB-3	Salt/Sand Storage	Salt/Sand Storage	9,940	2000	\$ 994,000	Concrete and wood.	Concrete and wood.	Wood and shingle.	
CSB-1	Cold Storage	Cold Storage	1,900	1967	\$ 190,000	Wood.	Wood.	Wood and shingle.	
CMA-1	CMA Storage and Containment	CMA Storage and Containment	2,400	2009	\$ 240,000	Masonry	Masonry and Metal	Wood and shingle	
TOTAL COMPLEX SQ FT			71,520						

Assessment Rating: 0 = NOT APPLICABLE (N/A)
 1 = EXCELLENT (Annual Maintenance per Schedule)
 2 = GOOD (Annual and Preventive Maintenance)
 50007G 00

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

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

SPECIAL MAINTENANCE

Bay Region - Saginaw East Garage

Appn Year	Building Code	Project Name	Current Condition	Project Cost
2021	GAR-1	10514 Bay Saginaw East Garage GAR-1 Install Heaters	Heating and ventilation system in mechanic's area and adjacent parts room is in poor condition and are inefficient to operate.	\$ 110,000.00
2021	GAR-1	10517 Bay Saginaw East Garage GAR-1 Install Overhead Crane	The mechanic's area currently does not have an overhead crane for vehicle repair operations.	\$ 52,000.00
Special Maintenance Total:				\$ 162,000.00

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)

2017 FACILITY ASSESSMENT

Saginaw West Garage

<u>BUSINESS AREA</u> Bay Region	<u>OWN/LEASE</u> Own
East Central Michigan Prosperity Region	
<u>OAS ENGINEER</u> Zach Verhulst	<u>REGION CONTACT</u> Rick Maida

<u>ADDRESS</u> 1459 South Graham Road, M-52, Saginaw MI 48609		<u>COUNTY</u> Saginaw	<u>PHONE NO.</u> (989) 781-2310	<u>FAX NO.</u> (989) 781-0085	<u>SITE ACREAGE</u> 23.00	<u>INSPECTION DATE</u> 05/23/2017		
<u>FACILITY FUNCTION</u> Garage	<u>SECONDARY FUNCTION</u>		<u>WORK FORCE</u>	<u>ADMIN/EMPLOYEE AREA</u> 1,350 SQ FT	<u>UTILIZATION RATE</u> Fully Utilized	<u>FACILITY ENERGY AUDIT</u> 05/17/2010		
SITE ASSESSMENT		<u>ADEQUACY</u>	<u>RATING</u>	<u>UTILITY</u>	<u>TYPE</u>	<u>VENDOR</u>	<u>ADEQUACY</u>	
SITE CAPACITY FOR DEVELOPMENT		Adequate	SIDEWALKS	2	ELECTRICAL UTILITY	Electrical	Consumers Energy	Adequate
SITE REGULATORY COMPLIANCE		Adequate	FENCING	3	GAS UTILITY (if present)	Natural Gas	Consumers Energy	Adequate
			SECURITY	0	WATER UTILITY	Municipal	Thomas Township	
			LIGHTING	2	SEWAGE UTILITY	Municipal	Thomas Township	
			IRRIG SYS	3				
PARKING/PAVING	RATING							
	3							
DRAINAGE	2							

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	21,580	1970	\$ 2,697,500	Masonry and steel.	Masonry.	Metal with membrane coating.
SSB-1	Salt/Sand Storage	Salt/Sand Storage	9,940	2000	\$ 994,000	Cement and wood.	Cement and wood.	Wood and shingle.
CSB-1	Cold Storage	Cold Storage	6,000	1987	\$ 600,000	Masonry and steel.	Masonry and metal.	Metal with membrane coating.
CSB-2	Cold Storage	Cold Storage	6,000	1970	\$ 600,000	Wood.	Wood.	Wood shingle.
CSB-3	Cold Storage	Cold Storage	3,800	1984	\$ 380,000	Wood.	Wood.	Wood and shingle.
TOTAL COMPLEX SQ FT			47,320					

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

2017 FACILITY ASSESSMENT

Zilwaukee Bridge Maintenance Facility

<u>BUSINESS AREA</u> Bay Region	<u>OWN/LEASE</u> Own
East Central Michigan Prosperity Region	
<u>OAS ENGINEER</u> Zach Verhulst	<u>REGION CONTACT</u> Maida, Rick

<u>ADDRESS</u> 5777 N. Adams, Saginaw MI 48604		<u>COUNTY</u> Saginaw	<u>PHONE NO.</u> (989) 752-0092	<u>FAX NO.</u> (989) 752-5475	<u>SITE ACREAGE</u> 10.00	<u>INSPECTION DATE</u> 05/22/2017
<u>FACILITY FUNCTION</u> Garage	<u>SECONDARY FUNCTION</u>		<u>WORK FORCE</u>	<u>ADMIN/EMPLOYEE AREA</u> 1,800 SQ FT	<u>UTILIZATION RATE</u> Fully Utilized	<u>FACILITY ENERGY AUDIT</u>
SITE ASSESSMENT						
	<u>ADEQUACY</u>		<u>RATING</u>	<u>UTILITY</u>	<u>TYPE</u>	<u>VENDOR</u>
SITE CAPACITY FOR DEVELOPMENT	Adequate	SIDEWALKS	0	ELECTRICAL UTILITY	Electrical	Consumers Energy
SITE REGULATORY COMPLIANCE	Adequate	FENCING	3	GAS UTILITY (if present)	Propane	Amerigas (Saginaw)
	<u>RATING</u>	SECURITY	2	WATER UTILITY	Well	
PARKING/PAVING	3	LIGHTING	3	SEWAGE UTILITY	Holding Tank	
DRAINAGE	3	IRRIG SYS	0			

BUILDINGS								
<u>BLDG CODE</u>	<u>CONSTRUCTED PURPOSE</u>	<u>CURRENT USE</u>	<u>TOTAL SIZE (SQ FT)</u>	<u>OCCUPANCY YEAR</u>	<u>ESTIMATED REPLACEMENT VALUE</u>	<u>STRUCTURE</u>	<u>EXTERIOR FINISH</u>	<u>ROOF TYPE</u>
GAR-1	Garage	Garage	1,800	1996	\$ 225,000	Wood.	Vinyl siding.	Wood and shingles.
HSB-1	Heated Storage	Heated Storage	3,584	1998	\$ 448,000	Wood.	Vinyl siding.	Wood and shingle.
HSB-2	Heated Storage	Heated Storage	720	1998	\$ 90,000	Wood.	Vinyl siding.	Wood and shingles.
TOTAL COMPLEX SQ FT			6,104					

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

Assessment Rating: 0 = NOT APPLICABLE (N/A)
 1 = EXCELLENT (Annual Maintenance per Schedule)
 2 = GOOD (Annual and Preventive Maintenance)
 59050F 00

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 Region - Zilwaukee Bridge Maintenance Facility

<u>Appn Year</u>	<u>Building Code</u>	<u>Project Name</u>	<u>Current Condition</u>	<u>Project Cost</u>
2024	GAR-1	Zilwaukee Bridge Maintenance Garage Addition	Building previously held four fulltime employees and only has one unisex restroom. Region recently combined bridge crew and zilwaukee bridge crew for operational improvements with the goal of eventually having both crews working out of Z bridge complex. Bridge crew equipment currently has to be left outside at regionwide crews complex due to lack of storage area.	\$ 837,508.28
Special Maintenance Total:				\$ 837,508.28

Assessment Rating: 0 = NOT APPLICABLE (N/A)
 1 = EXCELLENT (Annual Maintenance per Schedule)
 59050F 00 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)

Bureau of Bridges and Structures

2016 FACILITY ASSESSMENT

Blue Water Bridge Administration Building

<u>BUSINESS AREA</u>	<u>OWN/LEASE</u>
BOBS	Own
East Michigan Prosperity Region	
<u>OAS ENGINEER</u>	<u>REGION CONTACT</u>
Parsons, Chris	Chaney, Jake

<u>ADDRESS</u> 1410 Elmwood, Port Huron MI 48060	<u>COUNTY</u> St. Clair	<u>PHONE NO.</u> (810) 984-3131	<u>FAX NO.</u> (810) 984-1810	<u>SITE ACREAGE</u> 53.00	<u>INSPECTION DATE</u> 05/05/2016
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<u>FACILITY FUNCTION</u> Bridge Operations	<u>SECONDARY FUNCTION</u>	<u>WORK FORCE</u>	<u>ADMIN/EMPLOYEE AREA</u> 22,208 SQ FT	<u>UTILIZATION RATE</u> Fully Utilized	<u>FACILITY ENERGY AUDIT</u> 03/22/2010
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<u>SITE ASSESSMENT</u>	<u>ADEQUACY</u>	<u>RATING</u>	<u>TYPE</u>	<u>VENDOR</u>	<u>ADEQUACY</u>
SITE CAPACITY FOR DEVELOPMENT	Inadequate	SIDEWALKS 3	ELECTRICAL UTILITY	Electrical	DTE (includes MichCon) Adequate
SITE REGULATORY COMPLIANCE	Adequate	FENCING 2	GAS UTILITY (if present)	Nat	SEMCO Adequate
		SECURITY 2	WATER UTILITY	Municipal	Port Huron, City of
		LIGHTING 3	SEWAGE UTILITY	Municipal	Port Huron, City of
		IRRIG SYS 3			
PARKING/PAVING		<u>RATING</u> 4			
DRAINAGE		3			

<u>BUILDINGS</u>								
<u>BLDG CODE</u>	<u>CONSTRUCTED PURPOSE</u>	<u>CURRENT USE</u>	<u>TOTAL SIZE (SQ FT)</u>	<u>OCCUPANCY YEAR</u>	<u>ESTIMATED REPLACEMENT VALUE</u>	<u>STRUCTURE</u>	<u>EXTERIOR FINISH</u>	<u>ROOF TYPE</u>
INS-1	Inspection Facility	Inspection Facility	17,795	1995	\$ 2,224,375	Steel/Block	Brick/Concrete	Built-up
INS-2	Inspection Facility	Other	324	1995	\$ 40,500	Steel and concrete.	Metal and limestone.	Rubber membrane.
OFF-1	Office Building	Office Building	22,208	1998	\$ 6,662,400	Concrete and steel.	Concrete.	Rubber membrane.
GEN-1	Emergency Generator Containment	Emergency Generator Containment	400	2001	\$ 50,000	Block.	Block.	Rubber membrane.
CSB-1	Cold Storage	Cold Storage	896	2001	\$ 89,600	Wood.	Metal.	Wood and shingle.
TLB-1	Toll Booth	Toll Booth	1,687	0	\$ 818,195	Steel and concrete.	Concrete and metal.	Metal.
TOTAL COMPLEX SQ FT			43,310					

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

BLDG CODE	5 YR ADEQUACY	ADA COMPLIANCE	Structural	Exterior	Interior	Windows	Insulation	Roof	Overhead/ Sliding Doors	Service Doors	HVAC	Engine Exhaust	Plumbing (Int)	Electrical	Lighting	Fire Protection
INS-1	Adequate		3	3	3	3	3	4	3	4	3	0	2	4	2	1
INS-2	Adequate		4	4	4	4	4	4	0	4	2	0	3	4	4	0
OFF-1	Adequate		3	3	3	3	3	4	0	4	2	0	2	3	3	1
GEN-1	Adequate		2	2	3	0	0	2	0	3	3	0	3	2	2	0
CSB-1	Adequate		2	3	2	0	0	3	3	3	0	0	0	2	2	0
TLB-1	Adequate		4	4	4	4	5	2	0	5	3	0	0	3	4	0

Assessment Rating:

BWBBRG 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)

2016 FACILITY ASSESSMENT

Port Huron Garage

<u>BUSINESS AREA</u>	<u>OWN/LEASE</u>
BOBS	Own
East Michigan Prosperity Region	
<u>OAS ENGINEER</u>	<u>REGION CONTACT</u>
Woodruff, Val	Chaney, Jake

<u>ADDRESS</u> 2900 Lewis Dr., Port Huron MI 48060	<u>COUNTY</u> St. Clair	<u>PHONE NO.</u> (810) 984-4482	<u>FAX NO.</u> (810) 984-1091	<u>SITE ACREAGE</u> 13.00	<u>INSPECTION DATE</u> 04/12/2016
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<u>FACILITY FUNCTION</u> Garage	<u>SECONDARY FUNCTION</u>	<u>WORK FORCE</u>	<u>ADMIN/EMPLOYEE AREA</u> 2,500 SQ FT	<u>UTILIZATION RATE</u> Fully Utilized	<u>FACILITY ENERGY AUDIT</u> 03/16/2010
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SITE ASSESSMENT	<u>ADEQUACY</u>	<u>RATING</u>	<u>TYPE</u>	<u>VENDOR</u>	<u>ADEQUACY</u>
SITE CAPACITY FOR DEVELOPMENT	Adequate	3	ELECTRICAL UTILITY	Electrical	Adequate
SITE REGULATORY COMPLIANCE	Adequate	5	GAS UTILITY (if present)	Natural Gas	Adequate
		2	WATER UTILITY	Municipal	
		3	SEWAGE UTILITY	Municipal	
		5			
<u>RATING</u>					
PARKING/PAVING		5		Port Huron, City of	
DRAINAGE		5		Port Huron Township	

BUILDINGS								
<u>BLDG CODE</u>	<u>CONSTRUCTED PURPOSE</u>	<u>CURRENT USE</u>	<u>TOTAL SIZE (SQ FT)</u>	<u>OCCUPANCY YEAR</u>	<u>ESTIMATED REPLACEMENT VALUE</u>	<u>STRUCTURE</u>	<u>EXTERIOR FINISH</u>	<u>ROOF TYPE</u>
GAR-1	Garage	Garage	34,848	2001	\$ 4,356,000	Steel.	Metal.	Rubber with stone ballast.
SSB-1	Salt/Sand Storage	Salt/Sand Storage	7,200	2001	\$ 720,000	Concrete and wood.	Concrete and metal.	Wood shingles.
TOTAL COMPLEX SQ FT			42,048					

BUILDING ASSESSMENT																
<u>BLDG CODE</u>	<u>5 YR ADEQUACY</u>	<u>ADA COMPLIANCE</u>	<u>Structural</u>	<u>Exterior</u>	<u>Interior</u>	<u>Windows</u>	<u>Insulation</u>	<u>Roof</u>	<u>Overhead/ Sliding Doors</u>	<u>Service Doors</u>	<u>HVAC</u>	<u>Engine Exhaust</u>	<u>Plumbing (Int)</u>	<u>Electrical</u>	<u>Lighting</u>	<u>Fire Protection</u>
GAR-1	Adequate		2	4	3	3	2	3	4	4	2	2	2	2	2	2
SSB-1	Adequate		2	3	2	0	0	2	3	0	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
BOBS - Port Huron Garage

<u>Appn Year</u>	<u>Building Code</u>	<u>Project Name</u>	<u>Current Condition</u>	<u>Project Cost</u>
2022	GAR-1	00124 BWB Port Huron Garage GAR-1 Construct Lean-to	Insufficient equipment storage.	\$ 85,000.00
Special Maintenance Total:				\$ 85,000.00

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)

2016 FACILITY ASSESSMENT

Port Huron Project Office (Temporary)

<u>BUSINESS AREA</u>	<u>OWN/LEASE</u>
BOBS	Own
East Michigan Prosperity Region	
<u>OAS ENGINEER</u>	<u>REGION CONTACT</u>
Woodruff, Val	Chaney, Jake

<u>ADDRESS</u> 2127 11th Ave., Port Huron MI 48060	<u>COUNTY</u> St. Clair	<u>PHONE NO.</u> (810) 985-5011	<u>FAX NO.</u> (810) 985-5042	<u>SITE ACREAGE</u> 1.00	<u>INSPECTION DATE</u> 04/12/2016
<u>FACILITY FUNCTION</u> Office	<u>SECONDARY FUNCTION</u>	<u>WORK FORCE</u>	<u>ADMIN/EMPLOYEE AREA</u> 6,110 SQ FT	<u>UTILIZATION RATE</u> Fully Utilized	<u>FACILITY ENERGY AUDIT</u>
SITE ASSESSMENT					
	<u>ADEQUACY</u>	<u>RATING</u>	<u>TYPE</u>	<u>VENDOR</u>	<u>ADEQUACY</u>
SITE CAPACITY FOR DEVELOPMENT	Adequate	SIDEWALKS 4	ELECTRICAL UTILITY Electrical	DTE (includes MichCon)	Adequate
SITE REGULATORY COMPLIANCE	Adequate	FENCING 3	GAS UTILITY (if present) Natural Gas	DTE (includes MichCon)	Adequate
		SECURITY 2	WATER UTILITY Municipal	Port Huron, City of	
		LIGHTING 3	SEWAGE UTILITY Municipal	Port Huron, City of	
		IRRIG SYS 3			
PARKING/PAVING		<u>RATING</u> 4			
DRAINAGE		3			

BUILDINGS								
<u>BLDG CODE</u>	<u>CONSTRUCTED PURPOSE</u>	<u>CURRENT USE</u>	<u>TOTAL SIZE (SQ FT)</u>	<u>OCCUPANCY YEAR</u>	<u>ESTIMATED REPLACEMENT VALUE</u>	<u>STRUCTURE</u>	<u>EXTERIOR FINISH</u>	<u>ROOF TYPE</u>
OFF-1	Office Building	Project Office	6,110	2000	\$ 1,833,000	Wood.	Masonry and vinyl.	Wood shingles.
TOTAL COMPLEX SQ FT			6,110					

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

SPECIAL MAINTENANCE

BOBS - Port Huron Project Office (Temporary)

<u>Appn Year</u>	<u>Building Code</u>	<u>Project Name</u>	<u>Current Condition</u>	<u>Project Cost</u>
2021	OFF-1	10567 BWB Port Huron Project Office STE-1 Pave Parking Lot	Asphalt pavement has extensive cracking.	\$ 43,335.00
Special Maintenance Total:				\$ 43,335.00

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)

Grand Region

2017 FACILITY ASSESSMENT

Cadillac TSC

<u>BUSINESS AREA</u> Grand Region	<u>OWN/LEASE</u> Own
Northwest Prosperity Region	
<u>OAS ENGINEER</u> Adam Doublestein	<u>REGION CONTACT</u> Del Kirkby

<u>ADDRESS</u> 7915 US-131 Hwy., Cadillac MI 49601		<u>COUNTY</u> Wexford	<u>PHONE NO.</u> (231) 775-3486	<u>FAX NO.</u> (231) 775-0301	<u>SITE ACREAGE</u> 24.10	<u>INSPECTION DATE</u> 04/27/2017
<u>FACILITY FUNCTION</u> Transportation Service Center	<u>SECONDARY FUNCTION</u>		<u>WORK FORCE</u>	<u>ADMIN/EMPLOYEE AREA</u> 7,080 SQ FT	<u>UTILIZATION RATE</u> Fully Utilized	<u>FACILITY ENERGY AUDIT</u> 07/01/2008
SITE ASSESSMENT						
	<u>ADEQUACY</u>		<u>RATING</u>	<u>UTILITY</u>	<u>TYPE</u>	<u>VENDOR</u>
SITE CAPACITY FOR DEVELOPMENT	Adequate	SIDEWALKS	1	ELECTRICAL UTILITY	Electrical	Consumers Energy
SITE REGULATORY COMPLIANCE	Adequate	FENCING	0	GAS UTILITY (if present)	Natural Gas	DTE (includes MichCon)
	<u>RATING</u>	SECURITY	0	WATER UTILITY	Well	
PARKING/PAVING	2	LIGHTING	1	SEWAGE UTILITY	Septic	
DRAINAGE	1	IRRIG SYS	1			

BUILDINGS								
<u>BLDG CODE</u>	<u>CONSTRUCTED PURPOSE</u>	<u>CURRENT USE</u>	<u>TOTAL</u>	<u>OCCUPANCY YEAR</u>	<u>ESTIMATED REPLACEMENT</u>	<u>STRUCTURE</u>	<u>EXTERIOR FINISH</u>	<u>ROOF TYPE</u>
TSC-1	Transportation Service Center	Transportation Service Center	7,080	2008	\$ 2,124,000	Wood.	Brick.	Shingles.
TST-1	Testing Lab	Testing Lab	720	2008	\$ 277,200	Wood.	Brick.	Shingles.
TOTAL COMPLEX SQ FT			7,800					

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

2017 FACILITY ASSESSMENT

Fennville Garage

<u>BUSINESS AREA</u> Grand Region	<u>OWN/LEASE</u> Own
West Michigan Prosperity Region	
<u>OAS ENGINEER</u> Adam Doublestein	<u>REGION CONTACT</u> Rick Weaver

<u>ADDRESS</u> 5252 East M-89, Fennville MI 49408		<u>COUNTY</u> Allegan	<u>PHONE NO.</u> (269) 561-6701	<u>FAX NO.</u> (269) 561-5489	<u>SITE ACREAGE</u> 3.00	<u>INSPECTION DATE</u> 05/04/2017
<u>FACILITY FUNCTION</u> Garage	<u>SECONDARY FUNCTION</u>		<u>WORK FORCE</u>	<u>ADMIN/EMPLOYEE AREA</u> 1,948 SQ FT	<u>UTILIZATION RATE</u> Fully Utilized	<u>FACILITY ENERGY AUDIT</u> 01/12/2010
SITE ASSESSMENT						
	<u>ADEQUACY</u>		<u>RATING</u>	<u>UTILITY</u>	<u>TYPE</u>	<u>VENDOR</u>
SITE CAPACITY FOR DEVELOPMENT	Adequate	SIDEWALKS	3	ELECTRICAL UTILITY	Electrical	Consumers Energy
SITE REGULATORY COMPLIANCE	Adequate	FENCING	3	GAS UTILITY (if present)	Natural Gas	Michigan Gas Utilities
	<u>RATING</u>	SECURITY	3	WATER UTILITY	Well	
PARKING/PAVING	3	LIGHTING	3	SEWAGE UTILITY	Septic	
DRAINAGE	3	IRRIG SYS	3			

BUILDINGS								
<u>BLDG CODE</u>	<u>CONSTRUCTED PURPOSE</u>	<u>CURRENT USE</u>	<u>TOTAL</u>	<u>OCCUPANCY YEAR</u>	<u>ESTIMATED REPLACEMENT</u>	<u>STRUCTURE</u>	<u>EXTERIOR FINISH</u>	<u>ROOF TYPE</u>
GAR-1	Garage	Garage	8,516	1966	\$ 1,064,500	Rigid steel frame.	Masonry and metal panels.	Metal roof panels.
HSB-1	Heated Storage	Heated Storage	4,800	1968	\$ 600,000	Rigid steel frame.	Prefinished insulated metal panels.	Prefinished metal panels.
HSB-2	Heated Storage	Heated Storage	12,443	2013	\$ 1,555,375	Steel.	Steel.	Metal panel.
SSB-1	Salt/Sand Storage	Salt/Sand Storage	7,854	1982	\$ 785,400	Concrete and wood.	Concrete and Shingle.	Shingle (new).
SSB-2	Salt/Sand Storage	Salt/Sand Storage	14,400	2013	\$ 1,440,000	Concrete and wood.	Wood.	Shingled.
CMA-1	CMA Storage and Containment	CMA Storage and Containment	629	0	\$ 62,900	Concrete (lower) and Metal arch truss frame	Concrete (lower)	Fabric
TOTAL COMPLEX SQ FT			48,642					

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

SPECIAL MAINTENANCE

Grand Region - Fennville Garage

<u>Appn Year</u>	<u>Building Code</u>	<u>Project Name</u>	<u>Current Condition</u>	<u>Project Cost</u>
2021	STE-1	10659 Grand Fennville Garage STE-1 Repair Fence	The existing Fence fabric is not properly attached at various locations. The three-wire barbed top is severely corroded and is not tensioned properly.	\$ 28,000.00
Special Maintenance Total:				\$ 28,000.00

MAJOR CAPITAL

Grand Region-Fennville Garage

Major Capital

<u>Appn Year</u>	<u>Building Code</u>	<u>Brief Scope of Work</u>	<u>Current Condition</u>	<u>Project Cost</u>
2025	GAR-3	10748 Grand Fennville Garage GAR-3 Construct New Maintenance Garage	The existing garage is inadequate in size and functionality. With current building layout, cannot expand to either the east or west. Spending large amounts of money for internal repairs/replacements is not recommended.	Formal scope and cost estimation in progress.

Assessment Rating:

50023G 00

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4 = POOR (Worn; Significant Maintenance or Repair)

5 = REHAB/REPLACE (Requires Rehabilitation or Replacement)

2017 FACILITY ASSESSMENT

Grand Rapids Garage

<u>BUSINESS AREA</u> Grand Region	<u>OWN/LEASE</u> Own
West Michigan Prosperity Region	
<u>OAS ENGINEER</u> Steve Loney	<u>REGION CONTACT</u> Rick Wanamaker

<u>ADDRESS</u> 1400 Scribner Avenue, Grand Rapids MI 49504		<u>COUNTY</u> Kent	<u>PHONE NO.</u> (616) 451-8411	<u>FAX NO.</u> (616) 451-0532	<u>SITE ACREAGE</u> 1.00	<u>INSPECTION DATE</u> 05/12/2017
<u>FACILITY FUNCTION</u> Garage	<u>SECONDARY FUNCTION</u>		<u>WORK FORCE</u>	<u>ADMIN/EMPLOYEE AREA</u> 760 SQ FT	<u>UTILIZATION RATE</u> Fully Utilized	<u>FACILITY ENERGY AUDIT</u> 06/29/2010
SITE ASSESSMENT						
	<u>ADEQUACY</u>		<u>RATING</u>	<u>UTILITY</u>	<u>TYPE</u>	<u>VENDOR</u>
SITE CAPACITY FOR DEVELOPMENT	Inadequate	SIDEWALKS	3	ELECTRICAL UTILITY	Electrical	Consumers Energy
SITE REGULATORY COMPLIANCE	Inadequate	FENCING	2	GAS UTILITY (if present)	Natural Gas	DTE (includes MichCon)
	<u>RATING</u>	SECURITY	2	WATER UTILITY	Municipal	Grand Rapids, City of
PARKING/PAVING	1	LIGHTING	5	SEWAGE UTILITY	Municipal	Grand Rapids, City of
DRAINAGE	3	IRRIG SYS	0			
						<u>ADEQUACY</u>
						Adequate
						Adequate

BUILDINGS								
<u>BLDG CODE</u>	<u>CONSTRUCTED PURPOSE</u>	<u>CURRENT USE</u>	<u>TOTAL</u>	<u>OCCUPANCY YEAR</u>	<u>ESTIMATED REPLACEMENT</u>	<u>STRUCTURE</u>	<u>EXTERIOR FINISH</u>	<u>ROOF TYPE</u>
GAR-1	Garage	Garage	10,550	1965	\$ 1,318,750	CMU block.	Painted block, and brick. EIFS on office area.	Flat with membrane coating.
TOTAL COMPLEX SQ FT			10,550					

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

Assessment Rating:

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- 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)

2017 FACILITY ASSESSMENT

Grand Region Maintenance Crews

<u>BUSINESS AREA</u> Grand Region	<u>OWN/LEASE</u> Own
West Michigan Prosperity Region	
<u>OAS ENGINEER</u> Steve Loney	<u>REGION CONTACT</u> Rick Wanamaker

<u>ADDRESS</u> 1240 Front Street NW, Grand Rapids MI 49504		<u>COUNTY</u> Kent	<u>PHONE NO.</u> (616) 451-4557	<u>FAX NO.</u> (616) 451-8062	<u>SITE ACREAGE</u> 2.00	<u>INSPECTION DATE</u> 05/12/2017
<u>FACILITY FUNCTION</u> Maintenance Crews	<u>SECONDARY FUNCTION</u>		<u>WORK FORCE</u>	<u>ADMIN/EMPLOYEE AREA</u> 2,800 SQ FT	<u>UTILIZATION RATE</u> Fully Utilized	<u>FACILITY ENERGY AUDIT</u> 02/16/2010
SITE ASSESSMENT						
	<u>ADEQUACY</u>		<u>RATING</u>	<u>UTILITY</u>	<u>TYPE</u>	<u>VENDOR</u>
SITE CAPACITY FOR DEVELOPMENT	Inadequate	SIDEWALKS	3	ELECTRICAL UTILITY	Electrical	Consumers Energy
SITE REGULATORY COMPLIANCE	Adequate	FENCING	3	GAS UTILITY (if present)	Natural Gas	DTE (includes MichCon)
		SECURITY	3	WATER UTILITY	Municipal	Grand Rapids, City of
		LIGHTING	4	SEWAGE UTILITY	Municipal	Grand Rapids, City of
PARKING/PAVING		IRRIG SYS	3			
DRAINAGE						

BUILDINGS								
<u>BLDG CODE</u>	<u>CONSTRUCTED PURPOSE</u>	<u>CURRENT USE</u>	<u>TOTAL</u>	<u>OCCUPANCY YEAR</u>	<u>ESTIMATED REPLACEMENT</u>	<u>STRUCTURE</u>	<u>EXTERIOR FINISH</u>	<u>ROOF TYPE</u>
RMC-1	Region Maintenance Crews	Region Maintenance Crews	23,430	1964	\$ 2,928,750	CMU.	Block (painted).	Rubber membrane.
	TOTAL COMPLEX SQ FT		23,430					

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

SPECIAL MAINTENANCE

Grand Region - Grand Region Maintenance Crews

<u>Appn Year</u>	<u>Building Code</u>	<u>Project Name</u>	<u>Current Condition</u>	<u>Project Cost</u>
2022	SPC-1	10156 Grand Region Maintenance Crews SPC-1 Paint Interior	Paint is showing signs of deterioration, including peeling and chipping.	\$ 33,562.00
Special Maintenance Total:				\$ 33,562.00

Assessment Rating:

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

4 = POOR (Worn; Significant Maintenance or Repair)

5 = REHAB/REPLACE (Requires Rehabilitation or Replacement)

2017 FACILITY ASSESSMENT

Grand Region Office

<u>BUSINESS AREA</u> Grand Region	<u>OWN/LEASE</u> Own
West Michigan Prosperity Region	
<u>OAS ENGINEER</u> Steve Loney	<u>REGION CONTACT</u> Rick Wanamaker

<u>ADDRESS</u> 1420 Front Avenue, NW, Grand Rapids MI 49504		<u>COUNTY</u> Kent	<u>PHONE NO.</u> (616) 451-3091	<u>FAX NO.</u> (616) 451-0707	<u>SITE ACREAGE</u> 2.00	<u>INSPECTION DATE</u> 05/12/2017
<u>FACILITY FUNCTION</u> Administration & Operations	<u>SECONDARY FUNCTION</u>		<u>WORK FORCE</u>	<u>ADMIN/EMPLOYEE AREA</u> 23,220 SQ FT	<u>UTILIZATION RATE</u> Fully Utilized	<u>FACILITY ENERGY AUDIT</u> 06/29/2010
SITE ASSESSMENT						
	<u>ADEQUACY</u>		<u>RATING</u>	<u>UTILITY</u>	<u>TYPE</u>	<u>VENDOR</u>
SITE CAPACITY FOR DEVELOPMENT	Inadequate	SIDEWALKS	4	ELECTRICAL UTILITY	Electrical	Consumers Energy
SITE REGULATORY COMPLIANCE	Inadequate	FENCING	4	GAS UTILITY (if present)	Natural Gas	DTE (includes MichCon)
	<u>RATING</u>	SECURITY	2	WATER UTILITY	Municipal	Grand Rapids, City of
PARKING/PAVING	4	LIGHTING	2	SEWAGE UTILITY	Municipal	Grand Rapids, City of
DRAINAGE	4	IRRIG SYS	2			
						<u>ADEQUACY</u>
						Adequate
						Adequate

BUILDINGS								
<u>BLDG CODE</u>	<u>CONSTRUCTED PURPOSE</u>	<u>CURRENT USE</u>	<u>TOTAL</u>	<u>OCCUPANCY YEAR</u>	<u>ESTIMATED REPLACEMENT</u>	<u>STRUCTURE</u>	<u>EXTERIOR FINISH</u>	<u>ROOF TYPE</u>
REG-1	Region Office	Region Office	23,220	1962	\$ 6,966,000	Masonry.	Grouted tile.	Rubber membrane.
TOTAL COMPLEX SQ FT			23,220					

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

Assessment Rating:

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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

Grand Region-Grand Region Office

Major Capital

<u>Appn Year</u>	<u>Building Code</u>	<u>Brief Scope of Work</u>	<u>Current Condition</u>	<u>Project Cost</u>
2023	TST-1	10160 Grand Region Office TST-1 Construct New Testing Lab	Currently contracted. This is not a cost effective option and MDOT does not retain control of testing environment/controls.	Formal scope and cost estimation in progress.

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)

2017 FACILITY ASSESSMENT

Hastings Garage

<u>BUSINESS AREA</u> Grand Region	<u>OWN/LEASE</u> Own
West Michigan Prosperity Region	
<u>OAS ENGINEER</u> Adam Doublestein	<u>REGION CONTACT</u> Steve Wessels

<u>ADDRESS</u> 1300 East Quimby Rd., Hastings MI 49058		<u>COUNTY</u> Barry	<u>PHONE NO.</u> (269) 945-3493	<u>FAX NO.</u> (269) 945-9394	<u>SITE ACREAGE</u> 10.00	<u>INSPECTION DATE</u> 04/26/2017
<u>FACILITY FUNCTION</u> Garage	<u>SECONDARY FUNCTION</u>		<u>WORK FORCE</u>	<u>ADMIN/EMPLOYEE AREA</u> 3,431 SQ FT	<u>UTILIZATION RATE</u> Fully Utilized	<u>FACILITY ENERGY AUDIT</u> 01/19/2010
SITE ASSESSMENT						
	<u>ADEQUACY</u>		<u>RATING</u>	<u>UTILITY</u>	<u>TYPE</u>	<u>VENDOR</u>
SITE CAPACITY FOR DEVELOPMENT	Adequate	SIDEWALKS	3	ELECTRICAL UTILITY	Electrical	Consumers Energy
SITE REGULATORY COMPLIANCE	Adequate	FENCING	3	GAS UTILITY (if present)	Natural Gas	Consumers Energy
	<u>RATING</u>	SECURITY	3	WATER UTILITY	Well	
PARKING/PAVING	4	LIGHTING	3	SEWAGE UTILITY	Septic	
DRAINAGE	3	IRRIG SYS	3			

BUILDINGS								
<u>BLDG CODE</u>	<u>CONSTRUCTED PURPOSE</u>	<u>CURRENT USE</u>	<u>TOTAL</u>	<u>OCCUPANCY YEAR</u>	<u>ESTIMATED REPLACEMENT</u>	<u>STRUCTURE</u>	<u>EXTERIOR FINISH</u>	<u>ROOF TYPE</u>
GAR-1	Garage	Garage	33,300	1985	\$ 4,162,500	Concrete and steel.	Concrete and steel.	Steel standing seam.
SSB-1	Salt/Sand Storage	Salt/Sand Storage	6,000	1985	\$ 600,000	Concrete and timber.	T1-11 (painted).	Shingle.
SSL-1	Salt/Sand Loading Structure	Salt/Sand Loading Structure	2,000	2013	\$ 200,000	Wood	N/A	N/A
CMA-1	CMA Storage and Containment	CMA Storage and Containment	4,000	2005	\$ 400,000	Concrete (lower) and metal truss arch frame.	Concrete (lower)	Fabric (polypropylene canvas).
TOTAL COMPLEX SQ FT			45,300					

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

Grand Region - Hastings Garage

<u>Appn Year</u>	<u>Building Code</u>	<u>Project Name</u>	<u>Current Condition</u>	<u>Project Cost</u>
2021	GAR-1	10095 Grand Hastings Garage GAR-1 Upgrade Electrical System	Lighting is not sufficient for operations and is not energy efficient. Upgraded electrical system required for modern lighting fixtures.	\$ 122,204.00
2022	STE-1	10364 Grand Hastings Garage STE-1 Repave Parking Lot	Pavement is in poor condition with excessive cracking.	\$ 243,000.00
Special Maintenance Total:				\$ 365,204.00

MAJOR CAPITAL

Grand Region-Hastings Garage

Major Capital

<u>Appn Year</u>	<u>Building Code</u>	<u>Brief Scope of Work</u>	<u>Current Condition</u>	<u>Project Cost</u>
2024	SSB-2	10188 Grand Hastings Garage SSB-2 Construct New SSB	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).	Formal scope and cost estimation in progress.
2025	WSH-1	10751 Grand Hastings Garage WSH-1 Construct New WSH	The existing wash bay is inadequate and does not meet the operational needs of the garage.	Formal scope and cost estimation in progress.

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)

2017 FACILITY ASSESSMENT

Howard City Complex

<u>BUSINESS AREA</u> Grand Region	<u>OWN/LEASE</u> Own
West Michigan Prosperity Region	
<u>OAS ENGINEER</u> Adam Doublestein	<u>REGION CONTACT</u> Terry Harrington

<u>ADDRESS</u> 19153 W. Howard City-Edmore Rd., Howard City MI 49329		<u>COUNTY</u> Montcalm	<u>PHONE NO.</u> (231) 937-7780	<u>FAX NO.</u> (231) 937-2281	<u>SITE ACREAGE</u> 8.00	<u>INSPECTION DATE</u> 05/04/2017
<u>FACILITY FUNCTION</u> Leased to MSP	<u>SECONDARY FUNCTION</u>		<u>WORK FORCE</u>	<u>ADMIN/EMPLOYEE AREA</u> 5,565 SQ FT	<u>UTILIZATION RATE</u> Fully Utilized	<u>FACILITY ENERGY AUDIT</u> 06/30/2010
SITE ASSESSMENT						
		<u>ADEQUACY</u>	<u>RATING</u>	<u>UTILITY</u>	<u>TYPE</u>	<u>VENDOR</u>
<u>SITE CAPACITY FOR DEVELOPMENT</u>		Adequate	3	ELECTRICAL UTILITY	Electrical	Great Lakes Energy
<u>SITE REGULATORY COMPLIANCE</u>		Adequate	0	GAS UTILITY (if present)	Natural Gas	DTE (includes MichCon)
			0	WATER UTILITY	Well	
<u>PARKING/PAVING</u>			3	SEWAGE UTILITY	Septic	
<u>DRAINAGE</u>			3			

BUILDINGS								
<u>BLDG CODE</u>	<u>CONSTRUCTED PURPOSE</u>	<u>CURRENT USE</u>	<u>TOTAL</u>	<u>OCCUPANCY YEAR</u>	<u>ESTIMATED REPLACEMENT</u>	<u>STRUCTURE</u>	<u>EXTERIOR FINISH</u>	<u>ROOF TYPE</u>
TSC-1	Transportation Service Center	Transportation Service Center	5,565	0	\$ 1,669,500			
HSB-1	Heated Storage	Heated Storage	900	0	\$ 112,500			
TOTAL COMPLEX SQ FT			6,465					

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

2017 FACILITY ASSESSMENT

Marion Garage

<u>BUSINESS AREA</u> Grand Region	<u>OWN/LEASE</u> Own
West Central Prosperity Region	
<u>OAS ENGINEER</u> Adam Doublestein	<u>REGION CONTACT</u> Cal Rehkopf

<u>ADDRESS</u> 2897 Sixteen Mile Rd, Marion MI 49665		<u>COUNTY</u> Osceola	<u>PHONE NO.</u> (231) 743-6831	<u>FAX NO.</u> (231) 743-9543	<u>SITE ACREAGE</u> 12.00	<u>INSPECTION DATE</u> 04/27/2017
<u>FACILITY FUNCTION</u> Garage	<u>SECONDARY FUNCTION</u>		<u>WORK FORCE</u>	<u>ADMIN/EMPLOYEE AREA</u> 2,000 SQ FT	<u>UTILIZATION RATE</u> Fully Utilized	<u>FACILITY ENERGY AUDIT</u> 02/24/2010
SITE ASSESSMENT						
	<u>ADEQUACY</u>		<u>RATING</u>	<u>UTILITY</u>	<u>TYPE</u>	<u>VENDOR</u>
SITE CAPACITY FOR DEVELOPMENT	Adequate	SIDEWALKS	3	ELECTRICAL UTILITY	Electrical	Great Lakes Energy
SITE REGULATORY COMPLIANCE	Inadequate	FENCING	3	GAS UTILITY (if present)	Natural Gas	Consumers Energy
	<u>RATING</u>	SECURITY	3	WATER UTILITY	Well	
PARKING/PAVING	4	LIGHTING	3	SEWAGE UTILITY	Septic	
DRAINAGE	3	IRRIG SYS	3			

BUILDINGS								
<u>BLDG CODE</u>	<u>CONSTRUCTED PURPOSE</u>	<u>CURRENT USE</u>	<u>TOTAL</u>	<u>OCCUPANCY YEAR</u>	<u>ESTIMATED REPLACEMENT</u>	<u>STRUCTURE</u>	<u>EXTERIOR FINISH</u>	<u>ROOF TYPE</u>
GAR-1	Garage	Garage	20,000	1974	\$ 2,500,000	Concrete and Masonry (CMU)	Painted masonry.	Flat with membrane coating.
SSB-1	Salt/Sand Storage	Salt/Sand Storage	8,064	1992	\$ 806,400	Concrete, Masonry and Wood.	Concrete and Masonry. T1-11 with Paint.	Shingle.
CSB-1	Cold Storage	Cold Storage	6,400	1994	\$ 640,000	Concrete and Masonry.	Masonry (Painted).	Flat membrane.
CSB-2	Cold Storage	Cold Storage	5,650	1974	\$ 565,000	Wood plank.	Wood (painted).	Shingle.
TOTAL COMPLEX SQ FT			40,114					

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

SPECIAL MAINTENANCE

Grand Region - Marion Garage

<u>Appn Year</u>	<u>Building Code</u>	<u>Project Name</u>	<u>Current Condition</u>	<u>Project Cost</u>
2023	STE-1	10785 Grand Marion-Garage STE-1 Repave Parking Lot	Parking lot has cracking and settlement.	\$ 95,972.48
Special Maintenance Total:				\$ 95,972.48

Assessment Rating:

50056G 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)

2017 FACILITY ASSESSMENT

Muskegon TSC

<u>BUSINESS AREA</u> Grand Region	<u>OWN/LEASE</u> Own
West Michigan Prosperity Region	
<u>OAS ENGINEER</u> Steve Loney	<u>REGION CONTACT</u> Mikesell, Leigh Ann

<u>ADDRESS</u> 2225 Olthoff Drive, Muskegon MI 49444		<u>COUNTY</u> Muskegon	<u>PHONE NO.</u> (231) 777-3451	<u>FAX NO.</u> (231) 777-3621	<u>SITE ACREAGE</u> 2.00	<u>INSPECTION DATE</u> 05/02/2017
<u>FACILITY FUNCTION</u> Transportation Service Center	<u>SECONDARY FUNCTION</u>		<u>WORK FORCE</u>	<u>ADMIN/EMPLOYEE AREA</u> 6,612 SQ FT	<u>UTILIZATION RATE</u> Fully Utilized	<u>FACILITY ENERGY AUDIT</u> 06/29/2010
SITE ASSESSMENT						
	<u>ADEQUACY</u>		<u>RATING</u>	<u>UTILITY</u>	<u>TYPE</u>	<u>VENDOR</u>
SITE CAPACITY FOR DEVELOPMENT	Adequate	SIDEWALKS	3	ELECTRICAL UTILITY	Electrical	Consumers Energy
SITE REGULATORY COMPLIANCE	Adequate	FENCING	0	GAS UTILITY (if present)	Natural Gas	DTE (includes MichCon)
	<u>RATING</u>	SECURITY	3	WATER UTILITY	Municipal	Muskegon, City of
PARKING/PAVING	3	LIGHTING	3	SEWAGE UTILITY	Municipal	Muskegon, City of
DRAINAGE	3	IRRIG SYS	3			

BUILDINGS								
<u>BLDG CODE</u>	<u>CONSTRUCTED PURPOSE</u>	<u>CURRENT USE</u>	<u>TOTAL</u>	<u>OCCUPANCY YEAR</u>	<u>ESTIMATED REPLACEMENT</u>	<u>STRUCTURE</u>	<u>EXTERIOR FINISH</u>	<u>ROOF TYPE</u>
TSC-1	Transportation Service Center	Transportation Service Center	6,612	1997	\$ 1,983,600	Wood.	Brick and EIFS.	Wood and shingle.
HSB-1	Heated Storage	Heated Storage	1,344	2005	\$ 168,000	Wood.	Vinyl.	Wood and shingle.
TOTAL COMPLEX SQ FT			7,956					

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

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

Grand Region-Muskegon TSC

Major Capital

<u>Appn Year</u>	<u>Building Code</u>	<u>Brief Scope of Work</u>
2025	TSC-1	10339 Grand Muskegon TSC TSC-1 Expand Facility

Current Condition

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

Project Cost

Formal scope and cost estimation in progress.

Assessment Rating:

TSC301 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)

2017 FACILITY ASSESSMENT

Plainwell Garage

<u>BUSINESS AREA</u> Grand Region	<u>OWN/LEASE</u> Own
West Michigan Prosperity Region	
<u>OAS ENGINEER</u> Adam Doublestein	<u>REGION CONTACT</u> Rick Wanamaker

<u>ADDRESS</u> 596 North 11th St., Plainwell MI 49080		<u>COUNTY</u> Allegan	<u>PHONE NO.</u> (269) 685-5350	<u>FAX NO.</u> (269) 685-1704	<u>SITE ACREAGE</u> 21.00	<u>INSPECTION DATE</u> 05/04/2017
<u>FACILITY FUNCTION</u> Garage	<u>SECONDARY FUNCTION</u>		<u>WORK FORCE</u>	<u>ADMIN/EMPLOYEE AREA</u> 3,120 SQ FT	<u>UTILIZATION RATE</u> Fully Utilized	<u>FACILITY ENERGY AUDIT</u> 05/05/2009
SITE ASSESSMENT						
	<u>ADEQUACY</u>		<u>RATING</u>	<u>UTILITY</u>	<u>TYPE</u>	<u>VENDOR</u>
SITE CAPACITY FOR DEVELOPMENT	Adequate	SIDEWALKS	4	ELECTRICAL UTILITY	Electrical	Consumers Energy
SITE REGULATORY COMPLIANCE	Inadequate	FENCING	5	GAS UTILITY (if present)	Natural Gas	Michigan Gas Utilities
	<u>RATING</u>	SECURITY	4	WATER UTILITY	Well	
PARKING/PAVING	4	LIGHTING	4	SEWAGE UTILITY	Septic	
DRAINAGE	4	IRRIG SYS	0			

BUILDINGS								
<u>BLDG CODE</u>	<u>CONSTRUCTED PURPOSE</u>	<u>CURRENT USE</u>	<u>TOTAL</u>	<u>OCCUPANCY YEAR</u>	<u>ESTIMATED REPLACEMENT</u>	<u>STRUCTURE</u>	<u>EXTERIOR FINISH</u>	<u>ROOF TYPE</u>
GAR-1	Garage	Garage	20,000	1963	\$ 2,500,000	Steel and CMU.	CMU block (painted) and some metal panel.	Metal.
SSB-1	Salt/Sand Storage	Salt/Sand Storage	2,500	1985	\$ 250,000	Concrete.	Concrete (painted).	Concrete (painted).
SSB-2	Salt/Sand Storage	Salt/Sand Storage	5,040	2005	\$ 504,000	Concrete and wood.	Concrete and wood.	Shingle.
CSB-1	Cold Storage	Cold Storage	7,260	1963	\$ 726,000	Steel frame.	Metal.	Metal.
CMA-1	CMA Storage and Containment	CMA Storage and Containment	600	0	\$ 60,000	Concrete.	Canvas.	Canvas.
TOTAL COMPLEX SQ FT			35,400					

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

SPECIAL MAINTENANCE

Grand Region - Plainwell Garage

<u>Appn Year</u>	<u>Building Code</u>	<u>Project Name</u>	<u>Current Condition</u>	<u>Project Cost</u>
2022	GAR-1	10664 Grand Plainwell Garage GAR-1 Paint Garage and Wash bay	The garage and wash bay interior masonry wall surfaces are peeled/blistered at various locations.	\$ 20,033.00
Special Maintenance Total:				\$ 20,033.00

Assessment Rating:

50022G 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)

2017 FACILITY ASSESSMENT

Reed City Garage

<u>BUSINESS AREA</u> Grand Region	<u>OWN/LEASE</u> Own
West Central Prosperity Region	
<u>OAS ENGINEER</u> Adam Doublestein	<u>REGION CONTACT</u> Cal Rehkopf

<u>ADDRESS</u> 19424 US-10, Reed City MI 49677		<u>COUNTY</u> Osceola	<u>PHONE NO.</u> (231) 832-5322	<u>FAX NO.</u> (231) 832-9047	<u>SITE ACREAGE</u> 10.00	<u>INSPECTION DATE</u> 04/27/2017
<u>FACILITY FUNCTION</u> Garage	<u>SECONDARY FUNCTION</u>		<u>WORK FORCE</u>	<u>ADMIN/EMPLOYEE AREA</u> 1,200 SQ FT	<u>UTILIZATION RATE</u> Fully Utilized	<u>FACILITY ENERGY AUDIT</u> 04/15/2010
SITE ASSESSMENT						
	<u>ADEQUACY</u>		<u>RATING</u>	<u>UTILITY</u>	<u>TYPE</u>	<u>VENDOR</u>
SITE CAPACITY FOR DEVELOPMENT	Adequate	SIDEWALKS	2	ELECTRICAL UTILITY	Electrical	Great Lakes Energy
SITE REGULATORY COMPLIANCE	Adequate	FENCING	2	GAS UTILITY (if present)	Natural Gas	DTE (includes MichCon)
	<u>RATING</u>	SECURITY	2	WATER UTILITY	Well	
PARKING/PAVING	2	LIGHTING	3	SEWAGE UTILITY	Municipal	Reed City, City of
DRAINAGE	2	IRRIG SYS	0			

BUILDINGS								
<u>BLDG CODE</u>	<u>CONSTRUCTED PURPOSE</u>	<u>CURRENT USE</u>	<u>TOTAL</u>	<u>OCCUPANCY YEAR</u>	<u>ESTIMATED REPLACEMENT</u>	<u>STRUCTURE</u>	<u>EXTERIOR FINISH</u>	<u>ROOF TYPE</u>
GAR-1	Garage	Garage	20,465	1976	\$ 2,558,125	Concrete Masonry (CMU)	Brick and paint; EIFS/Dry Fit	Flat with membrane coating.
SSB-1	Salt/Sand Storage	Salt/Sand Storage	5,650	1976	\$ 565,000	Wood.	Metal.	Shingle.
SSB-2	Salt/Sand Storage	Salt/Sand Storage	8,064	1991	\$ 806,400	Concrete and wood.	T1-11, painted.	Shingle.
TOTAL COMPLEX SQ FT			34,179					

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

Grand Region-Reed City Garage

Major Capital

<u>Appn Year</u>	<u>Building Code</u>	<u>Brief Scope of Work</u>	<u>Current Condition</u>	<u>Project Cost</u>
2024	CSB-1	10173 Grand Reed City Garage CSB-1 Construct New CSB	Materials and equipment are exposed to the elements. Exposed materials and equipment have increased rate of corrosion and reduced service life.	Formal scope and cost estimation in progress.

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)

Lansing Area

2017 FACILITY ASSESSMENT

Aeronautics Administration & Operations (Shared with Lansing TSC)

BUSINESS AREA	OWN/LEASE
Lansing	Own
Prosperity Region	
South Central Prosperity Region	
OAS ENGINEER	REGION CONTACT
Zac Verhulst	Tom Ferrigan

ADDRESS 2700 Port Lansing Rd., Lansing MI 48906	COUNTY Clinton	PHONE NO. (517) 335-9283	FAX NO. (517) 321-6422	SITE ACREAGE 4.00	INSPECTION DATE 05/11/2017
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FACILITY FUNCTION Administration & Operations	SECONDARY FUNCTION Transportation Service Center	WORK FORCE	ADMIN/EMPLOYEE AREA 42,890 SQ FT	UTILIZATION RATE Fully Utilized	FACILITY ENERGY AUDIT 07/17/2011
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SITE ASSESSMENT	ADEQUACY	RATING	TYPE	VENDOR	ADEQUACY
SITE CAPACITY FOR DEVELOPMENT	Inadequate	2	ELECTRICAL UTILITY	Lansing Board of Water & Light	Adequate
SITE REGULATORY COMPLIANCE	Adequate	2	GAS UTILITY (if present)	Consumers Energy	Adequate
		2	WATER UTILITY	Lansing Board of Water & Light	
		3	SEWAGE UTILITY	Lansing, City of	
		0			
PARKING/PAVING	4				
DRAINAGE	3				

BUILDINGS								
BLDG CODE	CONSTRUCTED PURPOSE	CURRENT USE	TOTAL SIZE (SQ FT)	OCCUPANCY YEAR	ESTIMATED REPLACEMENT VALUE	STRUCTURE	EXTERIOR FINISH	ROOF TYPE
AER-1	Aeronautics Administration	Aeronautics Administration/TSC	53,115	1993	\$ 15,934,500	Masonry and steel.	Brick.	Rubber membrane without ballast.
HNG-1	Aeronautics Hangar	Aeronautics Hangar	20,000	1993	\$ 2,500,000	Masonry and steel.	Masonry and metal.	Metal
TOTAL COMPLEX SQ FT			73,115					

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

2017 FACILITY ASSESSMENT

Fleet Administration & Operations

BUSINESS AREA	OWN/LEASE
Lansing	Own
Prosperity Region	
South Central Prosperity Region	
OAS ENGINEER	REGION CONTACT
Zac Verhulst	Scott Ratterree

ADDRESS 2510 West Main Street, Lansing MI 48917	COUNTY Ingham	PHONE NO. (517) 334-7758	FAX NO. (517) 334-7840	SITE ACREAGE 4.00	INSPECTION DATE 05/11/2017
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FACILITY FUNCTION Administration & Operations	SECONDARY FUNCTION	WORK FORCE	ADMIN/EMPLOYEE AREA 5,396 SQ FT	UTILIZATION RATE Fully Utilized	FACILITY ENERGY AUDIT 05/06/2010
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SITE ASSESSMENT	ADEQUACY	RATING	TYPE	VENDOR	ADEQUACY
SITE CAPACITY FOR DEVELOPMENT	Adequate	2	ELECTRICAL UTILITY	Electrical	Adequate
SITE REGULATORY COMPLIANCE	Adequate	1	GAS UTILITY (if present)	Natural Gas	Adequate
		1	WATER UTILITY	Municipal	Adequate
		2	SEWAGE UTILITY	Municipal	Adequate
		0			
		2			
		2			

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	26,504	1948	\$ 3,313,000	Mason	EIFS masonry.	Asphalt coated.
HSB-1	Heated Storage	Heated Storage	5,400	1985	\$ 675,000	Wood, masonry and metal.	Metal.	Metal.
HSB-2	Heated Storage	Heated Storage	500	1948	\$ 62,500	Wood and block foundation.	Metal.	Metal.
TOTAL COMPLEX SQ FT			32,404					

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

SPECIAL MAINTENANCE

Lansing - Fleet Administration & Operations

<u>Appn Year</u>	<u>Building Code</u>	<u>Project Name</u>	<u>Current Condition</u>	<u>Project Cost</u>
2022	GAR-1	10269 Lansing Fleet GAR-1 Replace Interior Lighting	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.	\$ 23,446.00
Special Maintenance Total:				\$ 23,446.00

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)

2017 FACILITY ASSESSMENT

Operations Field Services

BUSINESS AREA	OWN/LEASE
Lansing	Own
Prosperity Region	
South Central Prosperity Region	
OAS ENGINEER	REGION CONTACT
Zac Verhulst	Bill Herron

ADDRESS 6333 Old Lansing Rd., Lansing MI 48917	COUNTY Eaton	PHONE NO. (517) 322-3300	FAX NO. (517) 322-3385	SITE ACREAGE 26.00	INSPECTION DATE 05/11/2017
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FACILITY FUNCTION Administration & Operations	SECONDARY FUNCTION Maintenance Operations	WORK FORCE	ADMIN/EMPLOYEE AREA 11,448 SQ FT	UTILIZATION RATE Fully Utilized	FACILITY ENERGY AUDIT 04/19/2010
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SITE ASSESSMENT	ADEQUACY	RATING	TYPE	VENDOR	ADEQUACY
SITE CAPACITY FOR DEVELOPMENT	Adequate	2	ELECTRICAL UTILITY	Lansing Board of Water & Light	Adequate
SITE REGULATORY COMPLIANCE	Adequate	1	GAS UTILITY (if present)	Consumers Energy	Adequate
		1	WATER UTILITY	Delta Township	
		2	SEWAGE UTILITY	Delta Township	
PARKING/PAVING		2			
DRAINAGE		2			

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	44,210	1984	\$ 5,526,250	Masonry and steel.	Masonry.	Metal with membrane.
CSB-1	Cold Storage	Cold Storage	7,500	1974	\$ 750,000	Block Steel	Steel	Metal
TOTAL COMPLEX SQ FT			51,710					

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

Assessment Rating:

50080F 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)

2017 FACILITY ASSESSMENT

Van Wagoner Building

Leased Facility - Not Assessed

BUSINESS AREA	OWN/LEASE
Lansing	Lease-DTMB
Prosperity Region	
South Central Prosperity Region	
OAS ENGINEER	REGION CONTACT

ADDRESS 425 W. Ottawa, Lansing MI 48933	COUNTY Ingham	PHONE NO. (517) 241-4340	FAX NO. (517) 241-8675	SITE ACREAGE	INSPECTION DATE 05/09/2017
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FACILITY FUNCTION Administration & Operations	SECONDARY FUNCTION	WORK FORCE	ADMIN/EMPLOYEE AREA 275,894 SQ FT	UTILIZATION RATE Fully Utilized	FACILITY ENERGY AUDIT
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SITE ASSESSMENT	ADEQUACY	RATING	TYPE	VENDOR	ADEQUACY
SITE CAPACITY FOR DEVELOPMENT		0	ELECTRICAL UTILITY	Electrical	
SITE REGULATORY COMPLIANCE		0	GAS UTILITY (if present)	N/A	
		0	WATER UTILITY	N/A	
		0	SEWAGE UTILITY	N/A	
		0			
PARKING/PAVING	RATING	0			
DRAINAGE		0			

BUILDINGS								
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	275,894	1968	\$ 82,768,200			
TOTAL COMPLEX SQ FT			275,894					

BUILDING ASSESSMENT																
Bldg Code	5 YR ADEQUACY	ADA COMPLIANCE	Structural	Exterior	Interior	Windows	Insulation	Roof	Overhead/ Sliding Doors	Service Doors	HVAC	Engine Exhaust	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)

2017 FACILITY ASSESSMENT

Warehouse/Secondary

Leased Facility - Not Assessed

BUSINESS AREA	OWN/LEASE
Lansing	Lease-DTMB
Prosperity Region	
South Central Prosperity Region	
OAS ENGINEER	REGION CONTACT

ADDRESS 7575 Crowner Dr., Dimondale MI 48909	COUNTY Eaton	PHONE NO. (517) 322-5559	FAX NO.	SITE ACREAGE	INSPECTION DATE 05/09/2017
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FACILITY FUNCTION Warehouse	SECONDARY FUNCTION Statewide Maintenance crews	WORK FORCE	ADMIN/EMPLOYEE AREA 0 SQ FT	UTILIZATION RATE Fully Utilized	FACILITY ENERGY AUDIT
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SITE ASSESSMENT	ADEQUACY	RATING	TYPE	VENDOR	ADEQUACY
SITE CAPACITY FOR DEVELOPMENT		0	ELECTRICAL UTILITY	Electrical	
SITE REGULATORY COMPLIANCE		0	GAS UTILITY (if present)	N/A	
		0	WATER UTILITY	N/A	
		0	SEWAGE UTILITY	N/A	
		0			
		0			

BUILDINGS								
BLDG CODE	CONSTRUCTED PURPOSE	CURRENT USE	TOTAL SIZE (SQ FT)	OCCUPANCY YEAR	ESTIMATED REPLACEMENT VALUE	STRUCTURE	EXTERIOR FINISH	ROOF TYPE
WRH-1	Warehouse	Warehouse	92,442	1975	\$ 9,244,200	Masonry.	Masonry.	Steel and membrane.
TOTAL COMPLEX SQ FT			92,442					

BUILDING ASSESSMENT																
Bldg Code	5 YR ADEQUACY	ADA COMPLIANCE	Structural	Exterior	Interior	Windows	Insulation	Roof	Overhead/ Sliding Doors	Service Doors	HVAC	Engine Exhaust	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)

Metro Region

2016 FACILITY ASSESSMENT

Brush Street Garage

<u>BUSINESS AREA</u>	<u>OWN/LEASE</u>
Metro Region	Own
Detroit Metro Prosperity Region	
<u>OAS ENGINEER</u>	<u>REGION CONTACT</u>
Woodruff, Val	Silver, Mia

<u>ADDRESS</u> 5811 Brush Street, Detroit MI 48208	<u>COUNTY</u> Wayne	<u>PHONE NO.</u> (313) 875-9066	<u>FAX NO.</u> (313) 875-0752	<u>SITE ACREAGE</u> 1.00	<u>INSPECTION DATE</u> 05/03/2016	
<u>FACILITY FUNCTION</u> Garage	<u>SECONDARY FUNCTION</u> Salt/Sand Storage	<u>WORK FORCE</u>	<u>ADMIN/EMPLOYEE AREA</u> 600 SQ FT	<u>UTILIZATION RATE</u> Fully Utilized	<u>FACILITY ENERGY AUDIT</u>	
SITE ASSESSMENT		<u>ADEQUACY</u>	<u>RATING</u>	<u>TYPE</u>	<u>VENDOR</u>	<u>ADEQUACY</u>
SITE CAPACITY FOR DEVELOPMENT		Inadequate	SIDEWALKS 3	ELECTRICAL UTILITY	Electrical	DTE (includes MichCon) Adequate
SITE REGULATORY COMPLIANCE		Inadequate	FENCING 4	GAS UTILITY (if present)	Natural Gas	DTE (includes MichCon) Adequate
	<u>RATING</u>		SECURITY 2	WATER UTILITY	Municipal	Detroit Water and Sewage Department
			LIGHTING 4	SEWAGE UTILITY	Municipal	Detroit Water and Sewage Department
PARKING/PAVING	5		IRRIG SYS 0			
DRAINAGE	5					

BUILDINGS								
<u>BLDG CODE</u>	<u>CONSTRUCTED PURPOSE</u>	<u>CURRENT USE</u>	<u>TOTAL SIZE (SQ FT)</u>	<u>OCCUPANCY YEAR</u>	<u>ESTIMATED REPLACEMENT VALUE</u>	<u>STRUCTURE</u>	<u>EXTERIOR FINISH</u>	<u>ROOF TYPE</u>
GAR-1	Garage	Garage	5,500	1976	\$ 687,500	Steel and Masonry	Masonry	Metal
SSB-1	Salt/Sand Storage	Salt/Sand Storage	1,800	1976	\$ 180,000	Concrete.	Masonry.	Metal.
CSB-1	Cold Storage	Cold Storage	420	2005	\$ 42,000	Wood.	Metal.	Metal.
TOTAL COMPLEX SQ FT			7,720					

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

2016 FACILITY ASSESSMENT

Caniff-Greeley Salt Storage Building

<u>BUSINESS AREA</u>	<u>OWN/LEASE</u>
Metro Region	Own
Detroit Metro Prosperity Region	
<u>OAS ENGINEER</u>	<u>REGION CONTACT</u>
Woodruff, Val	Silver, Mia

<u>ADDRESS</u> 10200 Greeley Street, Detroit MI 48211		<u>COUNTY</u> Wayne	<u>PHONE NO.</u> (810) 650-5921	<u>FAX NO.</u> (313) 295-0844	<u>SITE ACREAGE</u> 0.69	<u>INSPECTION DATE</u> 05/03/2016
<u>FACILITY FUNCTION</u> Salt/ Sand Storage	<u>SECONDARY FUNCTION</u>		<u>WORK FORCE</u>	<u>ADMIN/EMPLOYEE AREA</u> 0 SQ FT	<u>UTILIZATION RATE</u> Fully Utilized	<u>FACILITY ENERGY AUDIT</u>
SITE ASSESSMENT		<u>ADEQUACY</u>	<u>RATING</u>	<u>TYPE</u>	<u>VENDOR</u>	<u>ADEQUACY</u>
SITE CAPACITY FOR DEVELOPMENT		Adequate	SIDEWALKS 0	ELECTRICAL UTILITY Electrical	DTE (includes MichCon)	Adequate
SITE REGULATORY COMPLIANCE		Inadequate	FENCING 5	GAS UTILITY (if present) N/A		N/A
	<u>RATING</u>		SECURITY 0	WATER UTILITY N/A		
PARKING/PAVING	5		LIGHTING 4	SEWAGE UTILITY N/A		
DRAINAGE	4		IRRIG SYS 0			

BUILDINGS								
<u>BLDG CODE</u>	<u>CONSTRUCTED PURPOSE</u>	<u>CURRENT USE</u>	<u>TOTAL SIZE (SQ FT)</u>	<u>OCCUPANCY YEAR</u>	<u>ESTIMATED REPLACEMENT VALUE</u>	<u>STRUCTURE</u>	<u>EXTERIOR FINISH</u>	<u>ROOF TYPE</u>
SSB-1	Salt/Sand Storage	Salt/Sand Storage	4,000	1980	\$ 400,000	Wood.	Wood.	Wood and shingles.
SSB-2	Salt/Sand Storage	Salt/Sand Storage	4,500	1980	\$ 450,000	Wood.	Wood.	Wood Shingles.
CSB-1	Cold Storage	Cold Storage	6,000	1998	\$ 600,000	Concrete.	NA	NA
TOTAL COMPLEX SQ FT			14,500					

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

MAJOR CAPITAL

Metro Region-Caniff-Greeley Salt Storage Building

Major Capital

<u>Appn Year</u>	<u>Building Code</u>	<u>Brief Scope of Work</u>	<u>Current Condition</u>	<u>Project Cost</u>
2025	SSB-3	10478 Metro Caniff-Greeley Salt Storage SSB-3 Construct New SSB	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:

SSB700 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)

2016 FACILITY ASSESSMENT

Detroit Garage

<u>BUSINESS AREA</u>	<u>OWN/LEASE</u>
Metro Region	Own
Detroit Metro Prosperity Region	
<u>OAS ENGINEER</u>	<u>REGION CONTACT</u>
Woodruff, Val	Silver, Mia

<u>ADDRESS</u> 1500 E. Ferry Street, Detroit MI 48211	<u>COUNTY</u> Wayne	<u>PHONE NO.</u> (313) 874-2140	<u>FAX NO.</u> (313) 874-2173	<u>SITE ACREAGE</u> 10.00	<u>INSPECTION DATE</u> 05/03/2016
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<u>FACILITY FUNCTION</u> Garage	<u>SECONDARY FUNCTION</u>	<u>WORK FORCE</u>	<u>ADMIN/EMPLOYEE AREA</u> 2,000 SQ FT	<u>UTILIZATION RATE</u> Fully Utilized	<u>FACILITY ENERGY AUDIT</u> 03/05/2010
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<u>SITE ASSESSMENT</u>	<u>ADEQUACY</u>	<u>RATING</u>	<u>TYPE</u>	<u>VENDOR</u>	<u>ADEQUACY</u>
SITE CAPACITY FOR DEVELOPMENT	Adequate	3	ELECTRICAL UTILITY	Electrical	DTE (includes MichCon)
SITE REGULATORY COMPLIANCE	Adequate	2	GAS UTILITY (if present)	Natural Gas	DTE (includes MichCon)
		3	WATER UTILITY	Municipal	Detroit Water and Sewage Department
		3	SEWAGE UTILITY	Municipal	Detroit Water and Sewage Department
PARKING/PAVING		3			
DRAINAGE		4			

<u>BUILDINGS</u>								
<u>BLDG CODE</u>	<u>CONSTRUCTED PURPOSE</u>	<u>CURRENT USE</u>	<u>TOTAL SIZE (SQ FT)</u>	<u>OCCUPANCY YEAR</u>	<u>ESTIMATED REPLACEMENT VALUE</u>	<u>STRUCTURE</u>	<u>EXTERIOR FINISH</u>	<u>ROOF TYPE</u>
GAR-1	Garage	Garage	24,146	2007	\$ 3,018,250	Steel and masonry.	Masonry and metal.	Metal.
SSB-1	Salt/Sand Storage	Salt/Sand Storage	10,638	2004	\$ 1,063,800	Concrete and wood.	Concrete and wood.	Wood shingle.
CSB-1	Cold Storage	Cold Storage	30,000	0	\$ 3,000,000	Steel.	Metal.	Metal.
TOTAL COMPLEX SQ FT			64,784					

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

SPECIAL MAINTENANCE

Metro Region - Detroit Garage

<u>Appn Year</u>	<u>Building Code</u>	<u>Project Name</u>	<u>Current Condition</u>	<u>Project Cost</u>
2023	STE-1	10610 Metro Detroit Garage STE-1 Install Sewer System	The combined sanitary / storm sewer system backs-up under heavy rain due to inadequately sized drainage pipe. Note: The facility sewer system is connected to an undersized 10" drain pipe owned by the City of Detroit.	\$ 435,500.00
Special Maintenance Total:				\$ 435,500.00

Assessment Rating:

50063G 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)

2016 FACILITY ASSESSMENT

Detroit Operations & Service Center

<u>BUSINESS AREA</u> Metro Region	<u>OWN/LEASE</u> Own
Detroit Metro Prosperity Region	
<u>OAS ENGINEER</u> Woodruff, Val	<u>REGION CONTACT</u> Silver, Mia

<u>ADDRESS</u> 1060 W. Fort Street, Detroit MI 48226		<u>COUNTY</u> Wayne	<u>PHONE NO.</u> (313) 965-6350	<u>FAX NO.</u> (313) 965-5933	<u>SITE ACREAGE</u> 2.26	<u>INSPECTION DATE</u> 05/10/2016
<u>FACILITY FUNCTION</u> Transportation Service Center	<u>SECONDARY FUNCTION</u> ITS/BOD/Other		<u>WORK FORCE</u>	<u>ADMIN/EMPLOYEE AREA</u> 45,241 SQ FT	<u>UTILIZATION RATE</u> Fully Utilized	<u>FACILITY ENERGY AUDIT</u> 07/01/2012
SITE ASSESSMENT						
	<u>ADEQUACY</u>		<u>RATING</u>	<u>TYPE</u>	<u>VENDOR</u>	<u>ADEQUACY</u>
SITE CAPACITY FOR DEVELOPMENT	Adequate	SIDEWALKS	2	ELECTRICAL UTILITY	Electrical	DTE (includes MichCon)
SITE REGULATORY COMPLIANCE	Adequate	FENCING	2	GAS UTILITY (if present)	Natural Gas	DTE (includes MichCon)
		SECURITY	2	WATER UTILITY	Municipal	Detroit Water and Sewage Department
		LIGHTING	2	SEWAGE UTILITY	Municipal	Detroit Water and Sewage Department
		IRRIG SYS	2			
PARKING/PAVING			3			
DRAINAGE			4			

BUILDINGS								
<u>BLDG CODE</u>	<u>CONSTRUCTED PURPOSE</u>	<u>CURRENT USE</u>	<u>TOTAL SIZE (SQ FT)</u>	<u>OCCUPANCY YEAR</u>	<u>ESTIMATED REPLACEMENT VALUE</u>	<u>STRUCTURE</u>	<u>EXTERIOR FINISH</u>	<u>ROOF TYPE</u>
TSC-1	Transportation Service Center	Transportation Service Center	18,096	2012	\$ 5,428,800	Steel	Metal	Membrane
TOTAL COMPLEX SQ FT			18,096					

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

2016 FACILITY ASSESSMENT

Ford/Wyoming Salt Storage Building

<u>BUSINESS AREA</u>	<u>OWN/LEASE</u>
Metro Region	Own
Detroit Metro Prosperity Region	
<u>OAS ENGINEER</u>	<u>REGION CONTACT</u>
Woodruff, Val	Silver, Mia

<u>ADDRESS</u> 10017 Ford Rd, Dearborn MI 48216		<u>COUNTY</u> Wayne	<u>PHONE NO.</u>	<u>FAX NO.</u>	<u>SITE ACREAGE</u> 1.00	<u>INSPECTION DATE</u> 05/10/2016
<u>FACILITY FUNCTION</u> Salt/ Sand Storage	<u>SECONDARY FUNCTION</u>		<u>WORK FORCE</u>	<u>ADMIN/EMPLOYEE AREA</u> 0 SQ FT	<u>UTILIZATION RATE</u> Fully Utilized	<u>FACILITY ENERGY AUDIT</u>
SITE ASSESSMENT		<u>ADEQUACY</u>	<u>RATING</u>	<u>TYPE</u>	<u>VENDOR</u>	<u>ADEQUACY</u>
SITE CAPACITY FOR DEVELOPMENT		Adequate	SIDEWALKS 0	ELECTRICAL UTILITY Electrical	DTE (includes MichCon)	Adequate
SITE REGULATORY COMPLIANCE		Inadequate	FENCING 5	GAS UTILITY (if present) N/A		N/A
	<u>RATING</u>		SECURITY 0	WATER UTILITY N/A		
PARKING/PAVING	5		LIGHTING 0	SEWAGE UTILITY N/A		
DRAINAGE	3		IRRIG SYS 0			

BUILDINGS								
<u>BLDG CODE</u>	<u>CONSTRUCTED PURPOSE</u>	<u>CURRENT USE</u>	<u>TOTAL SIZE (SQ FT)</u>	<u>OCCUPANCY YEAR</u>	<u>ESTIMATED REPLACEMENT VALUE</u>	<u>STRUCTURE</u>	<u>EXTERIOR FINISH</u>	<u>ROOF TYPE</u>
SSB-1	Salt/Sand Storage	Salt/Sand Storage	4,000	1976	\$ 400,000	Wood.	Metal and wood.	Asphalt shingle.
SSB-2	Salt/Sand Storage	Salt/Sand Storage	3,200	1976	\$ 320,000	Wood.	Metal and wood.	Wood.
TOTAL COMPLEX SQ FT			7,200					

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

Metro Region - Ford/Wyoming Salt Storage Building

<u>Appn Year</u>	<u>Building Code</u>	<u>Project Name</u>	<u>Current Condition</u>	<u>Project Cost</u>
2021	STE-1	10636 Metro Fort/ Wyoming Salt Storage STE-1 Install LED Lighting	The site does not have exterior lighting for security purposes.	\$ 34,000.00
Special Maintenance Total:				\$ 34,000.00

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)

2016 FACILITY ASSESSMENT

M-102 - US-24 Salt Storage Building

<u>BUSINESS AREA</u> Metro Region	<u>OWN/LEASE</u> Own
Detroit Metro Prosperity Region	
<u>OAS ENGINEER</u> Woodruff, Val	<u>REGION CONTACT</u> Silver, Mia

<u>ADDRESS</u> 24031 W. 8 Mile Rd., Detroit MI 48219	<u>COUNTY</u> Wayne	<u>PHONE NO.</u>	<u>FAX NO.</u>	<u>SITE ACREAGE</u> 1.00	<u>INSPECTION DATE</u> 04/26/2016
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<u>FACILITY FUNCTION</u> Salt/ Sand Storage	<u>SECONDARY FUNCTION</u>	<u>WORK FORCE</u>	<u>ADMIN/EMPLOYEE AREA</u> 0 SQ FT	<u>UTILIZATION RATE</u> Fully Utilized	<u>FACILITY ENERGY AUDIT</u>
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<u>SITE ASSESSMENT</u>	<u>ADEQUACY</u>	<u>RATING</u>	<u>TYPE</u>	<u>VENDOR</u>	<u>ADEQUACY</u>
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		N/A
		SECURITY 0	WATER UTILITY N/A		
		LIGHTING 0	SEWAGE UTILITY N/A		
PARKING/PAVING		IRRIG SYS 0			
DRAINAGE					

<u>BUILDINGS</u>									
<u>BLDG CODE</u>	<u>CONSTRUCTED PURPOSE</u>	<u>CURRENT USE</u>	<u>TOTAL SIZE (SQ FT)</u>	<u>OCCUPANCY YEAR</u>	<u>ESTIMATED REPLACEMENT VALUE</u>	<u>STRUCTURE</u>	<u>EXTERIOR FINISH</u>	<u>ROOF TYPE</u>	
SSB-1	Salt/Sand Storage	Salt/Sand Storage	4,500	1976	\$ 450,000	Wood.	Metal and wood.	Shingles.	
TOTAL COMPLEX SQ FT			4,500						

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

2016 FACILITY ASSESSMENT

Macomb TSC

Leased Facility - Not Assessed

<u>BUSINESS AREA</u>	<u>OWN/LEASE</u>
Metro Region	Lease-Private
Detroit Metro Prosperity Region	
<u>OAS ENGINEER</u>	<u>REGION CONTACT</u>
	Silver, Mia

<u>ADDRESS</u> 26170 21 Mile Road, New Baltimore MI 48051	<u>COUNTY</u> Macomb	<u>PHONE NO.</u> (586) 421-3920	<u>FAX NO.</u> (586) 598-4043	<u>SITE ACREAGE</u>	<u>INSPECTION DATE</u> 04/26/2016
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<u>FACILITY FUNCTION</u> Transportation Service Center	<u>SECONDARY FUNCTION</u>	<u>WORK FORCE</u>	<u>ADMIN/EMPLOYEE AREA</u> 10,428 SQ FT	<u>UTILIZATION RATE</u> Fully Utilized	<u>FACILITY ENERGY AUDIT</u>
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<u>SITE ASSESSMENT</u>		<u>ADEQUACY</u>	<u>RATING</u>	<u>TYPE</u>	<u>VENDOR</u>	<u>ADEQUACY</u>
SITE CAPACITY FOR DEVELOPMENT			0	ELECTRICAL UTILITY	Electrical	
SITE REGULATORY COMPLIANCE	SIDEWALKS		0	GAS UTILITY (if present)	N/A	
	FENCING		0	WATER UTILITY	N/A	
	SECURITY		0	SEWAGE UTILITY	N/A	
	LIGHTING		0			
	IRRIG SYS		0			
PARKING/PAVING		0				
DRAINAGE		0				

<u>BUILDINGS</u>								
<u>BLDG CODE</u>	<u>CONSTRUCTED PURPOSE</u>	<u>CURRENT USE</u>	<u>TOTAL SIZE (SQ FT)</u>	<u>OCCUPANCY YEAR</u>	<u>ESTIMATED REPLACEMENT VALUE</u>	<u>STRUCTURE</u>	<u>EXTERIOR FINISH</u>	<u>ROOF TYPE</u>
TSC-1	Transportation Service Center	Transportation Service Center	10,428	0	\$ 3,128,400			
TOTAL COMPLEX SQ FT			10,428					

<u>BUILDING ASSESSMENT</u>																
<u>BLDG CODE</u>	<u>5 YR ADEQUACY</u>	<u>ADA COMPLIANCE</u>	<u>Structural</u>	<u>Exterior</u>	<u>Interior</u>	<u>Windows</u>	<u>Insulation</u>	<u>Roof</u>	<u>Overhead/ Sliding Doors</u>	<u>Service Doors</u>	<u>HVAC</u>	<u>Engine Exhaust</u>	<u>Plumbing (Int)</u>	<u>Electrical</u>	<u>Lighting</u>	<u>Fire Protection</u>
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MAJOR CAPITAL

Metro Region-Macomb TSC

Major Capital

<u>Apnn Year</u>	<u>Building Code</u>	<u>Brief Scope of Work</u>	<u>Current Condition</u>	<u>Project Cost</u>
2023	TSC-1	10050 Metro Macomb TSC TSC-1 Construct New TSC	The TSC and testing lab currently operate from separate leased facilities in Macomb County with inadequate space to efficiently conduct daily operations.	Formal scope and cost estimation in progress.

Assessment Rating:

TSC703 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)

2016 FACILITY ASSESSMENT

Metro Region Maintenance Crews

<u>BUSINESS AREA</u>	<u>OWN/LEASE</u>
Metro Region	Own
Detroit Metro Prosperity Region	
<u>OAS ENGINEER</u>	<u>REGION CONTACT</u>
Woodruff, Val	Silver, Mia

<u>ADDRESS</u> 2945 Lapeer Road, Auburn Hills MI 48326	<u>COUNTY</u> Oakland	<u>PHONE NO.</u> (248) 373-4900	<u>FAX NO.</u> (248) 373-2322	<u>SITE ACREAGE</u> 22.00	<u>INSPECTION DATE</u> 04/19/2016
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<u>FACILITY FUNCTION</u> Maintenance Crews	<u>SECONDARY FUNCTION</u>	<u>WORK FORCE</u>	<u>ADMIN/EMPLOYEE AREA</u> 7,735 SQ FT	<u>UTILIZATION RATE</u> Fully Utilized	<u>FACILITY ENERGY AUDIT</u> 11/23/2009
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SITE ASSESSMENT	<u>ADEQUACY</u>	<u>RATING</u>	<u>TYPE</u>	<u>VENDOR</u>	<u>ADEQUACY</u>
SITE CAPACITY FOR DEVELOPMENT	Adequate		ELECTRICAL UTILITY	Electrical	DTE (includes MichCon)
SITE REGULATORY COMPLIANCE	Adequate		GAS UTILITY (if present)	Natural Gas	Consumers Energy
			WATER UTILITY	Municipal	Auburn Hills, City of
			SEWAGE UTILITY	Municipal	Auburn Hills, City of
<u>RATING</u>					
PARKING/PAVING		2			
DRAINAGE		4			

BUILDINGS

BLDG CODE	CONSTRUCTED PURPOSE	CURRENT USE	TOTAL SIZE (SQ FT)	OCCUPANCY YEAR	ESTIMATED REPLACEMENT VALUE	STRUCTURE	EXTERIOR FINISH	ROOF TYPE	
RMC-1	Region Maintenance Crews	Region Maintenance Crews	12,450	1985	\$ 1,556,250	Masonry.	Masonry and metal.	Rubber membrane.	
HSB-1	Heated Storage	Heated Storage	10,000	1991	\$ 1,250,000	Masonry.	Masonry.	Rubber membrane.	
CSB-1	Cold Storage	Cold Storage	14,336	2000	\$ 1,433,600	Steel.	Metal.	Metal.	
TOTAL COMPLEX SQ FT			36,786						

BUILDING ASSESSMENT

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

SPECIAL MAINTENANCE

Metro Region - Metro Region Maintenance Crews

<u>Appn Year</u>	<u>Building Code</u>	<u>Project Name</u>	<u>Current Condition</u>	<u>Project Cost</u>
2022	HSB-1	10590 Metro Metro Region Maintenance Crews HSB-1 Replace Lighting System	The ex. light fixtures are the metal halide type, which are not energy efficient, and take 5 or more minutes for lights to fully illuminate area.	\$ 41,000.00
Special Maintenance Total:				\$ 41,000.00

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)

2016 FACILITY ASSESSMENT

Metro Region Office

<u>BUSINESS AREA</u>	<u>OWN/LEASE</u>
Metro Region	Own
Detroit Metro Prosperity Region	
<u>OAS ENGINEER</u>	<u>REGION CONTACT</u>
Woodruff, Val	Silver, Mia

<u>ADDRESS</u> 18101 W. Nine Mile Rd., Southfield MI 48075		<u>COUNTY</u> Oakland	<u>PHONE NO.</u> (248) 483-5100	<u>FAX NO.</u> (248) 483-9602	<u>SITE ACREAGE</u> 3.00	<u>INSPECTION DATE</u> 04/26/2016
<u>FACILITY FUNCTION</u> Administration & Operations	<u>SECONDARY FUNCTION</u>		<u>WORK FORCE</u>	<u>ADMIN/EMPLOYEE AREA</u> 24,000 SQ FT	<u>UTILIZATION RATE</u> Fully Utilized	<u>FACILITY ENERGY AUDIT</u> 03/30/2010
SITE ASSESSMENT		<u>ADEQUACY</u>	<u>RATING</u>	<u>TYPE</u>	<u>VENDOR</u>	<u>ADEQUACY</u>
SITE CAPACITY FOR DEVELOPMENT		Adequate	SIDEWALKS 4	ELECTRICAL UTILITY Electrical	DTE (includes MichCon)	Adequate
SITE REGULATORY COMPLIANCE		Adequate	FENCING 2	GAS UTILITY (if present) Natural Gas	Consumers Energy	Adequate
	<u>RATING</u>		SECURITY 2	WATER UTILITY Municipal	Southfield, City of	
PARKING/PAVING	4		LIGHTING 2	SEWAGE UTILITY Municipal	Southfield, City of	
DRAINAGE	3		IRRIG SYS 2			

BUILDINGS								
<u>BLDG CODE</u>	<u>CONSTRUCTED PURPOSE</u>	<u>CURRENT USE</u>	<u>TOTAL SIZE (SQ FT)</u>	<u>OCCUPANCY YEAR</u>	<u>ESTIMATED REPLACEMENT VALUE</u>	<u>STRUCTURE</u>	<u>EXTERIOR FINISH</u>	<u>ROOF TYPE</u>
REG-1	Region Office	Region Office	24,000	2002	\$ 7,200,000	Steel, Masonry	Masonry	Membrane
TOTAL COMPLEX SQ FT			24,000					

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

SPECIAL MAINTENANCE**Metro Region - Metro Region Office**

<u>Appn Year</u>	<u>Building Code</u>	<u>Project Name</u>	<u>Current Condition</u>	<u>Project Cost</u>
2021	STE-1	10600 Metro Region Office STE-1 Replace Sidewalk	Concrete sidewalk is damaged, has large cracks, and has settled at various locations causing potential trip hazard. Concrete curbing is damaged at various locations.	\$ 54,000.00
2021	STE-1	10601 Metro Region Office STE-1 Pave North Parking Lot	North side parking lot HMA pavement is deteriorating and has shifted/depressed/settle catch basins.	\$ 53,000.00
Special Maintenance Total:				\$ 107,000.00

Assessment Rating:

REG700 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)

2016 FACILITY ASSESSMENT

Oakland TSC

<u>BUSINESS AREA</u>	<u>OWN/LEASE</u>
Metro Region	Own
Detroit Metro Prosperity Region	
<u>OAS ENGINEER</u>	<u>REGION CONTACT</u>
Woodruff, Val	Bartus, Joe

<u>ADDRESS</u> 800 Vanguard Dr., Pontiac MI 48341		<u>COUNTY</u> Oakland	<u>PHONE NO.</u> (248) 451-0001	<u>FAX NO.</u> (248) 451-0125	<u>SITE ACREAGE</u> 5.00	<u>INSPECTION DATE</u> 04/26/2016
<u>FACILITY FUNCTION</u> Transportation Service Center	<u>SECONDARY FUNCTION</u>		<u>WORK FORCE</u>	<u>ADMIN/EMPLOYEE AREA</u> 16,700 SQ FT	<u>UTILIZATION RATE</u> Fully Utilized	<u>FACILITY ENERGY AUDIT</u> 07/01/2009
SITE ASSESSMENT		<u>ADEQUACY</u>	<u>RATING</u>	<u>TYPE</u>	<u>VENDOR</u>	<u>ADEQUACY</u>
SITE CAPACITY FOR DEVELOPMENT		Adequate	SIDEWALKS 3	ELECTRICAL UTILITY Electrical	DTE (includes MichCon)	Adequate
SITE REGULATORY COMPLIANCE		Adequate	FENCING 3	GAS UTILITY (if present) Natural Gas	Consumers Energy	Adequate
	<u>RATING</u>		SECURITY 2	WATER UTILITY Municipal	Oakland County Water Resource Commission	
PARKING/PAVING	4		LIGHTING 2	SEWAGE UTILITY Municipal	Oakland County Water Resource Commission	
DRAINAGE	4		IRRIG SYS 2			

BUILDINGS								
<u>BLDG CODE</u>	<u>CONSTRUCTED PURPOSE</u>	<u>CURRENT USE</u>	<u>TOTAL SIZE (SQ FT)</u>	<u>OCCUPANCY YEAR</u>	<u>ESTIMATED REPLACEMENT VALUE</u>	<u>STRUCTURE</u>	<u>EXTERIOR FINISH</u>	<u>ROOF TYPE</u>
TSC-1	Transportation Service Center	Transportation Service Center	16,700	2009	\$ 5,010,000	Wood.	Brick and vinyl.	Shingle.
TST-1	Testing Lab	Testing Lab	600	2009	\$ 231,000	Wood	Vinyl siding	Asphalt shingles
TOTAL COMPLEX SQ FT			17,300					

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

SPECIAL MAINTENANCE
Metro Region - Oakland TSC

<u>Appn Year</u>	<u>Building Code</u>	<u>Project Name</u>	<u>Current Condition</u>	<u>Project Cost</u>
2021	STE-1	10598 Metro Oakland TSC STE-1 Pave Parking Lot	Parking lot has heaving, cracks, sunken manholes, and ponding at various locations.	\$ 242,000.00
Special Maintenance Total:				\$ 242,000.00

Assessment Rating:

TSC704 01

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)

2016 FACILITY ASSESSMENT

Pelham Yard Salt Storage Building

<u>BUSINESS AREA</u>	<u>OWN/LEASE</u>
Metro Region	Own
Detroit Metro Prosperity Region	
<u>OAS ENGINEER</u>	<u>REGION CONTACT</u>
Woodruff, Val	Silver, Mia

<u>ADDRESS</u> 6101 Pelham Rd., Allen Park MI 48101	<u>COUNTY</u> Wayne	<u>PHONE NO.</u>	<u>FAX NO.</u>	<u>SITE ACREAGE</u> 1.00	<u>INSPECTION DATE</u> 05/17/2016
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<u>FACILITY FUNCTION</u> Salt/ Sand Storage	<u>SECONDARY FUNCTION</u>	<u>WORK FORCE</u>	<u>ADMIN/EMPLOYEE AREA</u> 0 SQ FT	<u>UTILIZATION RATE</u> Fully Utilized	<u>FACILITY ENERGY AUDIT</u>
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<u>SITE ASSESSMENT</u>	<u>ADEQUACY</u>	<u>RATING</u>	<u>TYPE</u>	<u>VENDOR</u>	<u>ADEQUACY</u>
SITE CAPACITY FOR DEVELOPMENT	Adequate	0	ELECTRICAL UTILITY	Electrical	Adequate
SITE REGULATORY COMPLIANCE	Adequate	5	GAS UTILITY (if present)	N/A	N/A
		0	WATER UTILITY	N/A	
		5	SEWAGE UTILITY	N/A	
<u>RATING</u>					
PARKING/PAVING		3			
DRAINAGE		5			

<u>BUILDINGS</u>									
<u>BLDG CODE</u>	<u>CONSTRUCTED PURPOSE</u>	<u>CURRENT USE</u>	<u>TOTAL SIZE (SQ FT)</u>	<u>OCCUPANCY YEAR</u>	<u>ESTIMATED REPLACEMENT VALUE</u>	<u>STRUCTURE</u>	<u>EXTERIOR FINISH</u>	<u>ROOF TYPE</u>	
SSB-1	Salt/Sand Storage	Salt/Sand Storage	8,064	1992	\$ 806,400	Concrete and wood.	Concrete and wood.	Wood and shingles.	
TOTAL COMPLEX SQ FT			8,064						

<u>BUILDING ASSESSMENT</u>																
<u>BLDG CODE</u>	<u>5 YR ADEQUACY</u>	<u>ADA COMPLIANCE</u>	<u>Structural</u>	<u>Exterior</u>	<u>Interior</u>	<u>Windows</u>	<u>Insulation</u>	<u>Roof</u>	<u>Overhead/ Sliding Doors</u>	<u>Service Doors</u>	<u>HVAC</u>	<u>Engine Exhaust</u>	<u>Plumbing (Int)</u>	<u>Electrical</u>	<u>Lighting</u>	<u>Fire Protection</u>
SSB-1	Adequate		3	3	5	0	0	3	4	0	0	0	0	5	5	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**Metro Region - Pelham Yard Salt Storage Building**

<u>Appn Year</u>	<u>Building Code</u>	<u>Project Name</u>	<u>Current Condition</u>	<u>Project Cost</u>
2021	STE-1	00061 Metro Pelham Yard Salt Storage STE-1 Correct Site Drainage	Southwest corner of site and area behind salt shed are retaining water.	\$ 28,287.00
2022	STE-1	10650 Metro Pelham Yard Salt Storage STE-1 Install Driveway Shoulders	There is heavy rutting along both sides of the entry driveway, full length. Motorist frequently mistake entry driveway as on-ramp to expressway.	\$ 22,000.00
2022	STE-1	10651 Metro Pelham Yard Salt Storage STE-1 Replace Property Fence	The perimeter fencing and entry gate is in poor condition and has missing / damaged barbed wire top. A portion of the east property fence was removed to provide access to an area owned by MDOT for highway construction project material storage.	\$ 25,000.00
Special Maintenance Total:				\$ 75,287.00

Assessment Rating:

SSB704 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)

2016 FACILITY ASSESSMENT

Taylor TSC

<u>BUSINESS AREA</u>	<u>OWN/LEASE</u>
Metro Region	Own
Detroit Metro Prosperity Region	
<u>OAS ENGINEER</u>	<u>REGION CONTACT</u>
Woodruff, Val	Silver, Mia

<u>ADDRESS</u> 6510 Telegraph Rd., Taylor MI 48180		<u>COUNTY</u> Wayne	<u>PHONE NO.</u> (313) 375-2400	<u>FAX NO.</u> (313) 295-0822	<u>SITE ACREAGE</u> 6.30	<u>INSPECTION DATE</u> 05/10/2016
<u>FACILITY FUNCTION</u> Transportation Service Center	<u>SECONDARY FUNCTION</u>		<u>WORK FORCE</u>	<u>ADMIN/EMPLOYEE AREA</u> 11,832 SQ FT	<u>UTILIZATION RATE</u> Fully Utilized	<u>FACILITY ENERGY AUDIT</u> 07/01/2009
SITE ASSESSMENT		<u>ADEQUACY</u>	<u>RATING</u>	<u>TYPE</u>	<u>VENDOR</u>	<u>ADEQUACY</u>
SITE CAPACITY FOR DEVELOPMENT		Adequate	SIDEWALKS 4	ELECTRICAL UTILITY Electrical	DTE (includes MichCon)	Adequate
SITE REGULATORY COMPLIANCE		Adequate	FENCING 3	GAS UTILITY (if present) Natural Gas	DTE (includes MichCon)	Adequate
	<u>RATING</u>		SECURITY 2	WATER UTILITY Municipal	Taylor, City of	
PARKING/PAVING	4		LIGHTING 3	SEWAGE UTILITY Municipal	Taylor, City of	
DRAINAGE	2		IRRIG SYS 2			

BUILDINGS								
<u>BLDG CODE</u>	<u>CONSTRUCTED PURPOSE</u>	<u>CURRENT USE</u>	<u>TOTAL SIZE (SQ FT)</u>	<u>OCCUPANCY YEAR</u>	<u>ESTIMATED REPLACEMENT VALUE</u>	<u>STRUCTURE</u>	<u>EXTERIOR FINISH</u>	<u>ROOF TYPE</u>
TSC-1	Transportation Service Center	Transportation Service Center	11,832	2009	\$ 3,549,600	Wood.	Brick.	Shingle.
HSB-1	Heated Storage	Heated Storage	1,152	2010	\$ 144,000	Wood	Vinyl	Shingle
TOTAL COMPLEX SQ FT			12,984					

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

SPECIAL MAINTENANCE
Metro Region - Taylor TSC

<u>Appn Year</u>	<u>Building Code</u>	<u>Project Name</u>	<u>Current Condition</u>	<u>Project Cost</u>
2022	STE-1	10632 Metro Taylor TSC STE-1 Upgrade Parking Lot Lighting	Pole-mounted parking lot light fixtures are not energy efficient.	\$ 29,000.00
2022	STE-1	10633 Metro Taylor TSC STE-1 Repave Site and Replace Concrete	The HC ramps are non-compliant. There are heaved / depressed sidewalk sections with vertical level changes that are non-compliant creating a trip hazard. The main entry drive is in poor condition.	\$ 272,000.00
Special Maintenance Total:				\$ 301,000.00

Assessment Rating:

TSC701 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)

North Region

2017 FACILITY ASSESSMENT

Alpena TSC

Leased Facility - Not Assessed

<u>BUSINESS AREA</u>	<u>OWN/LEASE</u>
North Region	Lease-Private
Northeast Prosperity Region	
<u>OAS ENGINEER</u>	<u>REGION CONTACT</u>

<u>ADDRESS</u> 1540 Airport Rd., Alpena MI 49707	<u>COUNTY</u> Alpena	<u>PHONE NO.</u> (989) 356-2231	<u>FAX NO.</u> (989) 354-4142	<u>SITE ACREAGE</u>	<u>INSPECTION DATE</u> 05/09/2017
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<u>FACILITY FUNCTION</u> Transportation Service Center	<u>SECONDARY FUNCTION</u>	<u>WORK FORCE</u>	<u>ADMIN/EMPLOYEE AREA</u> 6,000 SQ FT	<u>UTILIZATION RATE</u> Fully Utilized	<u>FACILITY ENERGY AUDIT</u>
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SITE ASSESSMENT	<u>ADEQUACY</u>		<u>RATING</u>		<u>TYPE</u>		<u>VENDOR</u>	<u>ADEQUACY</u>
SITE CAPACITY FOR DEVELOPMENT	0	SIDEWALKS	0	ELECTRICAL UTILITY	Electrical		Presque Isle Electric & Gas	
SITE REGULATORY COMPLIANCE	0	FENCING	0	GAS UTILITY (if present)	Natural Gas		DTE (includes MichCon)	
	<u>RATING</u>	SECURITY	0	WATER UTILITY	N/A			
PARKING/PAVING	0	LIGHTING	0	SEWAGE UTILITY	N/A			
DRAINAGE	0	IRRIG SYS	0					

BUILDINGS								
<u>BLDG CODE</u>	<u>CONSTRUCTED PURPOSE</u>	<u>CURRENT USE</u>	<u>TOTAL SIZE (SQ FT)</u>	<u>OCCUPANCY YEAR</u>	<u>ESTIMATED REPLACEMENT VALUE</u>	<u>STRUCTURE</u>	<u>EXTERIOR FINISH</u>	<u>ROOF TYPE</u>
TSC-1	Transportation Service Center	Transportation Service Center	6,000	2002	\$ 1,800,000			
TOTAL COMPLEX SQ FT			6,000					

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

Assessment Rating:

TSC201 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)

2017 FACILITY ASSESSMENT

Atlanta Garage

<u>BUSINESS AREA</u>	<u>OWN/LEASE</u>
North Region	Own
Northeast Prosperity Region	
<u>OAS ENGINEER</u>	<u>REGION CONTACT</u>
Zac Verhulst	Bob Ciupka

<u>ADDRESS</u> 13490 M-32/M-33, Atlanta MI 49709		<u>COUNTY</u> Montmorency	<u>PHONE NO.</u> (989) 785-3514	<u>FAX NO.</u> (989) 785-3750	<u>SITE ACREAGE</u> 14.00	<u>INSPECTION DATE</u> 05/17/2017	
<u>FACILITY FUNCTION</u> Garage	<u>SECONDARY FUNCTION</u>		<u>WORK FORCE</u>	<u>ADMIN/EMPLOYEE AREA</u> 2,400 SQ FT	<u>UTILIZATION RATE</u> Fully Utilized	<u>FACILITY ENERGY AUDIT</u> 04/29/2010	
SITE ASSESSMENT							
	<u>ADEQUACY</u>		<u>RATING</u>	<u>TYPE</u>	<u>VENDOR</u>	<u>ADEQUACY</u>	
SITE CAPACITY FOR DEVELOPMENT	Adequate	SIDEWALKS	2	ELECTRICAL UTILITY	Electrical	Presque Isle Electric & Gas	Adequate
SITE REGULATORY COMPLIANCE	Adequate	FENCING	3	GAS UTILITY (if present)	Natural Gas	Presque Isle Electric & Gas	Adequate
		SECURITY	1	WATER UTILITY	Well		
		LIGHTING	1	SEWAGE UTILITY	Septic		
		IRRIG SYS	0				
	<u>RATING</u>						
PARKING/PAVING	3						
DRAINAGE	2						

BUILDINGS								
<u>BLDG CODE</u>	<u>CONSTRUCTED PURPOSE</u>	<u>CURRENT USE</u>	<u>TOTAL SIZE (SQ FT)</u>	<u>OCCUPANCY YEAR</u>	<u>ESTIMATED REPLACEMENT VALUE</u>	<u>STRUCTURE</u>	<u>EXTERIOR FINISH</u>	<u>ROOF TYPE</u>
GAR-1	Garage	Garage	24,780	1968	\$ 3,097,500	Concrete and Masonry (CMU).	Concrete, Masonry and Metal (painted).	Flat metal.
HSB-1	Heated Storage	Heated Storage	6,000	1985	\$ 750,000	Metal and Masonry.	CMU (painted).	Metal.
HSB-2	Heated Storage	Heated Storage	7,200	2004	\$ 900,000	Wood (Pole Barn).	Metal.	Metal.
SSB-1	Salt/Sand Storage	Salt/Sand Storage	14,260	2003	\$ 1,426,000	Concrete and wood.	Concrete and wood (painted).	Shingle.
WSH-1	Wash bay	Wash bay	2,250	0	\$ 675,000	Steel, Masonry, Precast Concrete	Masonry, Precast Concrete	Metal
CSB-1	Cold Storage	Cold Storage	2,400	1998	\$ 240,000	Wood (Pole Barn).	Metal.	Shingle.
CSB-2	Cold Storage	Salt/Sand Storage	4,200	1968	\$ 420,000	Wood plank.	Metal.	Metal.
CMA-1	CMA Storage and Containment	CMA Storage and Containment	2,400	2005	\$ 240,000	Wood (Pole Barn).	Metal.	Metal.
TOTAL COMPLEX SQ FT			63,490					

Assessment Rating:

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 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

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

Assessment Rating:

50029G 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)

2017 FACILITY ASSESSMENT

Gaylord TSC (Shared with North Region Office)

<u>BUSINESS AREA</u>	<u>OWN/LEASE</u>
North Region	Own
Northeast Prosperity Region	
<u>OAS ENGINEER</u>	<u>REGION CONTACT</u>
Zac Verhulst	Bob Ciupka

<u>ADDRESS</u> 1088 M-32 East, Gaylord MI 49735	<u>COUNTY</u> Otsego	<u>PHONE NO.</u> (989) 731-5090	<u>FAX NO.</u> (989) 732-3637	<u>SITE ACREAGE</u> 0.00	<u>INSPECTION DATE</u> 05/16/2017
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<u>FACILITY FUNCTION</u> Transportation Service Center	<u>SECONDARY FUNCTION</u>	<u>WORK FORCE</u>	<u>ADMIN/EMPLOYEE AREA</u> 4,487 SQ FT	<u>UTILIZATION RATE</u> Fully Utilized	<u>FACILITY ENERGY AUDIT</u>
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<u>SITE ASSESSMENT</u>	<u>ADEQUACY</u>	<u>RATING</u>	<u>TYPE</u>	<u>VENDOR</u>	<u>ADEQUACY</u>
SITE CAPACITY FOR DEVELOPMENT	Adequate	2	ELECTRICAL UTILITY	Electrical	Adequate
SITE REGULATORY COMPLIANCE	Adequate	2	GAS UTILITY (if present)	N/A	Adequate
		2	WATER UTILITY	N/A	
		2	SEWAGE UTILITY	N/A	
		0			
<u>RATING</u>					
PARKING/PAVING		2			
DRAINAGE		2			

<u>BUILDINGS</u>								
<u>BLDG CODE</u>	<u>CONSTRUCTED PURPOSE</u>	<u>CURRENT USE</u>	<u>TOTAL SIZE (SQ FT)</u>	<u>OCCUPANCY YEAR</u>	<u>ESTIMATED REPLACEMENT VALUE</u>	<u>STRUCTURE</u>	<u>EXTERIOR FINISH</u>	<u>ROOF TYPE</u>
TSC-1	Transportation Service Center	Transportation Service Center	4,487	2012	\$ 1,346,100			
TOTAL COMPLEX SQ FT			4,487					

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

2017 FACILITY ASSESSMENT

Hillman Testing Lab

<u>BUSINESS AREA</u>	<u>OWN/LEASE</u>
North Region	Own
Northeast Prosperity Region	
<u>OAS ENGINEER</u>	<u>REGION CONTACT</u>
Zac Verhulst	Bob Ciupka

<u>ADDRESS</u>	<u>COUNTY</u>	<u>PHONE NO.</u>	<u>FAX NO.</u>	<u>SITE ACREAGE</u>	<u>INSPECTION DATE</u>
410 North State Street, Hillman MI 49746	Montmorency	(989) 742-4223	(989) 742-2310	2.00	05/17/2017

<u>FACILITY FUNCTION</u>	<u>SECONDARY FUNCTION</u>	<u>WORK FORCE</u>	<u>ADMIN/EMPLOYEE AREA</u>	<u>UTILIZATION RATE</u>	<u>FACILITY ENERGY AUDIT</u>
Materials Testing			6,750 SQ FT	Fully Utilized	07/13/2010

SITE ASSESSMENT	ADEQUACY	RATING	TYPE	VENDOR	ADEQUACY	
SITE CAPACITY FOR DEVELOPMENT	Adequate	SIDEWALKS 2	ELECTRICAL UTILITY	Electrical	Alpena Power	Adequate
SITE REGULATORY COMPLIANCE	Adequate	FENCING 2	GAS UTILITY (if present)	Natural Gas	Presque Isle Electric & Gas	Adequate
		SECURITY 1	WATER UTILITY	Municipal	Hillman, Village of	
		LIGHTING 1	SEWAGE UTILITY	Municipal	Hillman, Village of	
		IRRIG SYS 0				
PARKING/PAVING		RATING 2				
DRAINAGE		5				

BUILDINGS									
BLDG CODE	CONSTRUCTED PURPOSE	CURRENT USE	TOTAL SIZE (SQ FT)	OCCUPANCY YEAR	ESTIMATED REPLACEMENT VALUE	STRUCTURE	EXTERIOR FINISH	ROOF TYPE	
TST-1	Testing Lab	Testing Lab	7,748	1935	\$ 2,982,980	Concrete and masonry.	Brick and vinyl.	Flat membrane.	
CSB-1	Cold Storage	Cold Storage	3,200	1959	\$ 320,000	Steel.	Steel.	Steel.	
TOTAL COMPLEX SQ FT			10,948						

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

2017 FACILITY ASSESSMENT

Kalkaska Garage

<u>BUSINESS AREA</u>	<u>OWN/LEASE</u>
North Region	Own
Northwest Prosperity Region	
<u>OAS ENGINEER</u>	<u>REGION CONTACT</u>
Zac Verhulst	Bob Ciupka

<u>ADDRESS</u> 809 North Birch Street, Kalkaska MI 49646	<u>COUNTY</u> Kalkaska	<u>PHONE NO.</u> (231) 258-5611	<u>FAX NO.</u> (231) 258-2536	<u>SITE ACREAGE</u> 9.00	<u>INSPECTION DATE</u> 05/09/2017
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<u>FACILITY FUNCTION</u> Garage	<u>SECONDARY FUNCTION</u>	<u>WORK FORCE</u>	<u>ADMIN/EMPLOYEE AREA</u> 1,030 SQ FT	<u>UTILIZATION RATE</u> Fully Utilized	<u>FACILITY ENERGY AUDIT</u> 11/20/2009
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SITE ASSESSMENT	ADEQUACY	RATING	TYPE	VENDOR	ADEQUACY
SITE CAPACITY FOR DEVELOPMENT	Adequate	2	ELECTRICAL UTILITY	Electrical	Adequate
SITE REGULATORY COMPLIANCE	Adequate	3	GAS UTILITY (if present)	Natural Gas	Inadequate
		2	WATER UTILITY	Municipal	
		2	SEWAGE UTILITY	Municipal	
PARKING/PAVING		3		Kalkaska, City of	
DRAINAGE		2		Kalkaska, City of	

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	20,060	1963	\$ 2,507,500	Steel frame and CMU.	Painted.	Metal.
HSB-1	Heated Storage	Heated Storage	4,800	1967	\$ 600,000	Steel.	Painted.	Steel with rubberized coating.
SSB-1	Salt/Sand Storage	Salt/Sand Storage	4,800	1967	\$ 480,000	Wood	Wood	Shingle.
SSB-2	Salt/Sand Storage	Salt/Sand Storage	12,400	1987	\$ 1,240,000	Concrete and wood.	Wood	Shingle.
CSB-1	Cold Storage	Cold Storage	6,000	2010	\$ 600,000	Steel	Painted	Steel
TOTAL COMPLEX SQ FT			48,060					

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

SPECIAL MAINTENANCE

North Region - Kalkaska Garage

<u>Appn Year</u>	<u>Building Code</u>	<u>Brief Scope of Work</u>	<u>Current Condition</u>	<u>Project Cost</u>
2021	SSB-2	10540 North Kalkaska Garage SSB-2 Construct Lean-to	Materials and equipment are exposed to the elements. Exposed materials and equipment have increased rate of corrosion and reduced service life.	\$ 41,000.00
Special Maintenance Total:				\$ 41,000.00

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)

2017 FACILITY ASSESSMENT

Kalkaska Materials Testing Lab

<u>BUSINESS AREA</u> North Region	<u>OWN/LEASE</u> Own
Northwest Prosperity Region	
<u>OAS ENGINEER</u> Zac Verhulst	<u>REGION CONTACT</u> Bob Ciupka

<u>ADDRESS</u> 809 North Birch Street, Kalkaska MI 49646	<u>COUNTY</u> Kalkaska	<u>PHONE NO.</u>	<u>FAX NO.</u>	<u>SITE ACREAGE</u> 0.00	<u>INSPECTION DATE</u> 05/09/2017
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<u>FACILITY FUNCTION</u> Materials Testing	<u>SECONDARY FUNCTION</u>	<u>WORK FORCE</u>	<u>ADMIN/EMPLOYEE AREA</u> 0 SQ FT	<u>UTILIZATION RATE</u> Fully Utilized	<u>FACILITY ENERGY AUDIT</u>
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SITE ASSESSMENT	ADEQUACY	RATING	TYPE	VENDOR	ADEQUACY
SITE CAPACITY FOR DEVELOPMENT	Adequate	2	ELECTRICAL UTILITY	Electrical	Adequate
SITE REGULATORY COMPLIANCE	Adequate	3	GAS UTILITY (if present)		Inadequate
		2	WATER UTILITY		
		2	SEWAGE UTILITY		
		0			
<u>RATING</u>					
PARKING/PAVING		3			
DRAINAGE		2			

BUILDINGS									
BLDG CODE	CONSTRUCTED PURPOSE	CURRENT USE	TOTAL SIZE (SQ FT)	OCCUPANCY YEAR	ESTIMATED REPLACEMENT VALUE	STRUCTURE	EXTERIOR FINISH	ROOF TYPE	
TST-1	Testing Lab	Testing Lab	4,288	2008	\$ 1,650,880	Wood frame.	Cement board.	Shingle.	
TOTAL COMPLEX SQ FT			4,288						

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

Assessment Rating:

50090F 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)

2017 FACILITY ASSESSMENT

Mio Garage

<u>BUSINESS AREA</u>	<u>OWN/LEASE</u>
North Region	Own
Northeast Prosperity Region	
<u>OAS ENGINEER</u>	<u>REGION CONTACT</u>
Zac Verhulst	Bob Ciupka

<u>ADDRESS</u>	<u>COUNTY</u>	<u>PHONE NO.</u>	<u>FAX NO.</u>	<u>SITE ACREAGE</u>	<u>INSPECTION DATE</u>
1161 M-72, Mio MI 48647	Oscoda	(989) 826-3663		35.00	05/15/2017

<u>FACILITY FUNCTION</u>	<u>SECONDARY FUNCTION</u>	<u>WORK FORCE</u>	<u>ADMIN/EMPLOYEE AREA</u>	<u>UTILIZATION RATE</u>	<u>FACILITY ENERGY AUDIT</u>
Garage			1,800 SQ FT	Fully Utilized	07/13/2010

<u>SITE ASSESSMENT</u>	<u>ADEQUACY</u>	<u>RATING</u>	<u>TYPE</u>	<u>VENDOR</u>	<u>ADEQUACY</u>
SITE CAPACITY FOR DEVELOPMENT	Adequate	1	ELECTRICAL UTILITY	Electrical	Adequate
SITE REGULATORY COMPLIANCE	Adequate	1	GAS UTILITY (if present)	Natural Gas	Adequate
		1	WATER UTILITY	Well	
		1	SEWAGE UTILITY	Septic	
		0			
<u>RATING</u>					
PARKING/PAVING		2			
DRAINAGE		2			

<u>BUILDINGS</u>								
<u>BLDG CODE</u>	<u>CONSTRUCTED PURPOSE</u>	<u>CURRENT USE</u>	<u>TOTAL SIZE (SQ FT)</u>	<u>OCCUPANCY YEAR</u>	<u>ESTIMATED REPLACEMENT VALUE</u>	<u>STRUCTURE</u>	<u>EXTERIOR FINISH</u>	<u>ROOF TYPE</u>
GAR-1	Garage	Garage	16,193	2008	\$ 2,024,125	Steel and CMU.	CMU, vinyl and steel.	Steel. With shingles
SSB-1	Salt/Sand Storage	Salt/Sand Storage	14,260	2003	\$ 1,426,000	Concrete and wood.	Concrete and wood (painted).	Shingle.
TOTAL COMPLEX SQ FT			30,453					

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

Assessment Rating:

50019G 01

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)

2017 FACILITY ASSESSMENT

North Region Office (Shared with Gaylord TSC)

<u>BUSINESS AREA</u>	<u>OWN/LEASE</u>
North Region	Own
Northeast Prosperity Region	
<u>OAS ENGINEER</u>	<u>REGION CONTACT</u>
Zac Verhulst	Bob Ciupka

<u>ADDRESS</u>	<u>COUNTY</u>	<u>PHONE NO.</u>	<u>FAX NO.</u>	<u>SITE ACREAGE</u>	<u>INSPECTION DATE</u>
1088 M-32 East, Gaylord MI 49735	Otsego	(989) 731-5090	(989) 731-0536	13.00	05/16/2017

<u>FACILITY FUNCTION</u>	<u>SECONDARY FUNCTION</u>	<u>WORK FORCE</u>	<u>ADMIN/EMPLOYEE AREA</u>	<u>UTILIZATION RATE</u>	<u>FACILITY ENERGY AUDIT</u>
Administration & Operations	Transportation Service Center		##### SQ FT	Fully Utilized	11/19/2009

SITE ASSESSMENT	<u>ADEQUACY</u>	<u>RATING</u>	<u>TYPE</u>	<u>VENDOR</u>	<u>ADEQUACY</u>
SITE CAPACITY FOR DEVELOPMENT	Adequate	2	ELECTRICAL UTILITY	Great Lakes Energy	Adequate
SITE REGULATORY COMPLIANCE	Adequate	0	GAS UTILITY (if present)	DTE (includes MichCon)	Adequate
		1	WATER UTILITY		
		1	SEWAGE UTILITY		
		2			
<u>RATING</u>					
PARKING/PAVING		2			
DRAINAGE		2			

BUILDINGS								
<u>BLDG CODE</u>	<u>CONSTRUCTED PURPOSE</u>	<u>CURRENT USE</u>	<u>TOTAL SIZE (SQ FT)</u>	<u>OCCUPANCY YEAR</u>	<u>ESTIMATED REPLACEMENT VALUE</u>	<u>STRUCTURE</u>	<u>EXTERIOR FINISH</u>	<u>ROOF TYPE</u>
REG-1	Region Office	Region Office	14,954	2006	\$ 4,486,200	Wood.	Brick.	Shingle.
CSB-1	Cold Storage	Cold Storage	768	2009	\$ 76,800	Wood	Brick, Siding	Shingle
TOTAL COMPLEX SQ FT			15,722					

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

2017 FACILITY ASSESSMENT
Traverse City TSC
Leased Facility - Not Assessed

<u>BUSINESS AREA</u>	<u>OWN/LEASE</u>
North Region	Lease-Private
Northwest Prosperity Region	
<u>OAS ENGINEER</u>	<u>REGION CONTACT</u>

<u>ADDRESS</u>	<u>COUNTY</u>	<u>PHONE NO.</u>	<u>FAX NO.</u>	<u>SITE ACREAGE</u>	<u>INSPECTION DATE</u>
2084 US-31 South, Suite B, Traverse City MI 49685	Grand Traverse	(231) 941-1986	(231) 941-3397		05/09/2017

<u>FACILITY FUNCTION</u>	<u>SECONDARY FUNCTION</u>	<u>WORK FORCE</u>	<u>ADMIN/EMPLOYEE AREA</u>	<u>UTILIZATION RATE</u>	<u>FACILITY ENERGY AUDIT</u>
Transportation Service Center			5,021 SQ FT	Fully Utilized	

SITE ASSESSMENT		<u>ADEQUACY</u>	<u>RATING</u>	<u>TYPE</u>	<u>VENDOR</u>	<u>ADEQUACY</u>
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)
	<u>RATING</u>	SECURITY	0	WATER UTILITY	N/A	
PARKING/PAVING	0	LIGHTING	0	SEWAGE UTILITY	N/A	
DRAINAGE	0	IRRIG SYS	0			

BUILDINGS								
<u>BLDG CODE</u>	<u>CONSTRUCTED PURPOSE</u>	<u>CURRENT USE</u>	<u>TOTAL SIZE (SQ FT)</u>	<u>OCCUPANCY YEAR</u>	<u>ESTIMATED REPLACEMENT VALUE</u>	<u>STRUCTURE</u>	<u>EXTERIOR FINISH</u>	<u>ROOF TYPE</u>
TSC-1	Transportation Service Center	Transportation Service Center	5,021	0	\$ 1,506,300			
TOTAL COMPLEX SQ FT			5,021					

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

MAJOR CAPITAL

North Region-Traverse City TSC

Major Capital

<u>Appn Year</u>	<u>Building Code</u>	<u>Brief Scope of Work</u>	<u>Current Condition</u>	<u>Project Cost</u>
2023	TSC-1	10174 North Traverse City TSC TSC-1 Construct New TSC	The TSC currently operates from a leased facility.	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)

Passenger Transportation

2015-2019 Facility Assessment

Benton Harbor Bus Terminal

<u>BUSINESS AREA</u>	<u>OWN/LEASE</u>
Pass Trans	Own
Southwest Prosperity Region	
<u>OAS ENGINEER</u>	<u>REGION CONTACT</u>
Don Klein	Jeanne Sharpe

<u>ADDRESS</u> 2412 M-139, Benton Harbor MI 49022	<u>COUNTY</u> Berrien	<u>PHONE NO.</u> (269) 925-1121	<u>FAX NO.</u>	<u>SITE ACREAGE</u> 0.95	<u>INSPECTION DATE</u> 07/03/2019
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<u>FACILITY FUNCTION</u> Passenger Transportation	<u>SECONDARY FUNCTION</u>	<u>WORK FORCE</u>	<u>ADMIN/EMPLOYEE AREA</u> 260 SQ FT	<u>UTILIZATION RATE</u> Fully Utilized	<u>FACILITY ENERGY AUDIT</u>
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<u>SITE ASSESSMENT</u>	<u>ADEQUACY</u>	<u>RATING</u>	<u>TYPE</u>	<u>VENDOR</u>	<u>ADEQUACY</u>
SITE CAPACITY FOR DEVELOPMENT	Adequate	SIDEWALKS 3	ELECTRICAL UTILITY Electrical	American Electric Power (AEP, Ind Mich Power)	Adequate
SITE REGULATORY COMPLIANCE	Adequate	FENCING 3	GAS UTILITY (if present) Natural Gas	Michigan Gas Utilities	Adequate
		SECURITY 3	WATER UTILITY Municipal	Benton Charter Township	
		LIGHTING 2	SEWAGE UTILITY Municipal	Benton Charter Township	
		IRRIG SYS 3			
<u>RATING</u>					
PARKING/PAVING 3					
DRAINAGE 3					

<u>BUILDINGS</u>								
<u>BLDG CODE</u>	<u>CONSTRUCTED PURPOSE</u>	<u>CURRENT USE</u>	<u>TOTAL SIZE (SQ FT)</u>	<u>OCCUPANCY YEAR</u>	<u>ESTIMATED REPLACEMENT VALUE</u>	<u>STRUCTURE</u>	<u>EXTERIOR FINISH</u>	<u>ROOF TYPE</u>
PTF-1	Passenger Transportation Facility	Passenger Transportation Facility	1,400	1991	\$ 462,000	Steel frame and block	Stone and glass	Metal/steel.
TOTAL COMPLEX SQ FT			1,400					

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

SPECIAL MAINTENANCE

Pass Trans - Benton Harbor Bus Terminal

<u>Apn Year</u>	<u>Building Code</u>	<u>Brief Scope of Work</u>	<u>Current Condition</u>	
2023	SRA-1	Benton Harbor Bus Terminal		\$17,779.54
Special Maintenance Total:				\$ 17,779.54

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)

2015-2019 Facility Assessment

Detroit Bus Terminal

<u>BUSINESS AREA</u>	<u>OWN/LEASE</u>
Pass Trans	Own
Detroit Metro Prosperity Region	
<u>OAS ENGINEER</u>	<u>REGION CONTACT</u>
Woodruff, Val	Silver, Mia

<u>ADDRESS</u> 1001 Howard St, Detroit MI 48226	<u>COUNTY</u> Wayne	<u>PHONE NO.</u> (313) 961-8009	<u>FAX NO.</u>	<u>SITE ACREAGE</u> 2.20	<u>INSPECTION DATE</u> 05/24/2016
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<u>FACILITY FUNCTION</u> Passenger Transportation	<u>SECONDARY FUNCTION</u>	<u>WORK FORCE</u>	<u>ADMIN/EMPLOYEE AREA</u> 5,000 SQ FT	<u>UTILIZATION RATE</u> Fully Utilized	<u>FACILITY ENERGY AUDIT</u>
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<u>SITE ASSESSMENT</u>	<u>ADEQUACY</u>	<u>RATING</u>	<u>TYPE</u>	<u>VENDOR</u>	<u>ADEQUACY</u>
SITE CAPACITY FOR DEVELOPMENT	Adequate	SIDEWALKS 5	ELECTRICAL UTILITY Electrical	DTE (includes MichCon)	Adequate
SITE REGULATORY COMPLIANCE	Adequate	FENCING 2	GAS UTILITY (if present) Natural Gas	DTE (includes MichCon)	Adequate
		SECURITY 3	WATER UTILITY Municipal	Detroit Water and Sewage Department	
		LIGHTING 2	SEWAGE UTILITY Municipal	Detroit Water and Sewage Department	
		IRRIG SYS 0			
<u>RATING</u>					
PARKING/PAVING 3					
DRAINAGE 3					

<u>BUILDINGS</u>								
<u>BLDG CODE</u>	<u>CONSTRUCTED PURPOSE</u>	<u>CURRENT USE</u>	<u>TOTAL SIZE (SQ FT)</u>	<u>OCCUPANCY YEAR</u>	<u>ESTIMATED REPLACEMENT VALUE</u>	<u>STRUCTURE</u>	<u>EXTERIOR FINISH</u>	<u>ROOF TYPE</u>
PTF-1	Passenger Transportation Facility	Passenger Transportation Facility	31,000	1991	\$ 10,230,000	Steel frame and block	Stone and glass	Built up with stone ballast
TOTAL COMPLEX SQ FT			31,000					

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

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)

2015-2019 Facility Assessment

Mio OCATS (Oscoda County Area Transportation Specialist)

<u>BUSINESS AREA</u> Pass Trans	<u>OWN/LEASE</u> Own
Northeast Prosperity Region	
<u>OAS ENGINEER</u> Zac Verhulst	<u>REGION CONTACT</u> Bob Ciupka

<u>ADDRESS</u> 1226 South M-72, Mio MI 48647	<u>COUNTY</u> Oscoda	<u>PHONE NO.</u> (989) 826-5078	<u>FAX NO.</u>	<u>SITE ACREAGE</u> 5.00	<u>INSPECTION DATE</u> 05/16/2017
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<u>FACILITY FUNCTION</u> Passenger Transportation	<u>SECONDARY FUNCTION</u>	<u>WORK FORCE</u>	<u>ADMIN/EMPLOYEE AREA</u> 550 SQ FT	<u>UTILIZATION RATE</u> Fully Utilized	<u>FACILITY ENERGY AUDIT</u>
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SITE ASSESSMENT		<u>ADEQUACY</u>	<u>RATING</u>	<u>TYPE</u>	<u>VENDOR</u>	<u>ADEQUACY</u>	
SITE CAPACITY FOR DEVELOPMENT	Adequate	SIDEWALKS	1	ELECTRICAL UTILITY	Electrical	DTE (includes MichCon)	Adequate
SITE REGULATORY COMPLIANCE	Adequate	FENCING	1	GAS UTILITY (if present)	Natural Gas	Consumers Energy	Adequate
	<u>RATING</u>	SECURITY	1	WATER UTILITY	Well		
PARKING/PAVING	2	LIGHTING	1	SEWAGE UTILITY	Septic		
DRAINAGE	2	IRRIG SYS	0				

BUILDINGS								
<u>BLDG CODE</u>	<u>CONSTRUCTED PURPOSE</u>	<u>CURRENT USE</u>	<u>TOTAL SIZE (SQ FT)</u>	<u>OCCUPANCY YEAR</u>	<u>ESTIMATED REPLACEMENT VALUE</u>	<u>STRUCTURE</u>	<u>EXTERIOR FINISH</u>	<u>ROOF TYPE</u>
PTF-1	Passenger Transportation Facility	Passenger Transportation Facility	4,550	1997	\$ 1,501,500	Wood and Steel	Vinyl and Steel	Steel and Asphalt Shingle
TOTAL COMPLEX SQ FT			4,550					

BUILDING ASSESSMENT																
<u>BLDG CODE</u>	<u>5 YR ADEQUACY</u>	<u>ADA COMPLIANCE</u>	<u>Structural</u>	<u>Exterior</u>	<u>Interior</u>	<u>Windows</u>	<u>Insulation</u>	<u>Roof</u>	<u>Overhead/ Sliding Doors</u>	<u>Service Doors</u>	<u>HVAC</u>	<u>Engine Exhaust</u>	<u>Plumbing (Int)</u>	<u>Electrical</u>	<u>Lighting</u>	<u>Fire Protection</u>
PTF-1	Adequate		1	1	1	0	0	1	0	1	0	0	0	1	0	0

Assessment Rating:

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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)

2015-2019 Facility Assessment

New Center Rail Terminal

<u>BUSINESS AREA</u>	<u>OWN/LEASE</u>
Pass Trans	Own
Detroit Metro Prosperity Region	
<u>OAS ENGINEER</u>	<u>REGION CONTACT</u>
Woodruff, Val	Nobach, Amy

<u>ADDRESS</u>	<u>COUNTY</u>	<u>PHONE NO.</u>	<u>FAX NO.</u>	<u>SITE ACREAGE</u>	<u>INSPECTION DATE</u>
11 West Baltimore Ave., Detroit MI 48202	Wayne	(517) 373-8749	(517) 373-0856	3.10	05/12/2015

<u>FACILITY FUNCTION</u>	<u>SECONDARY FUNCTION</u>	<u>WORK FORCE</u>	<u>ADMIN/EMPLOYEE AREA</u>	<u>UTILIZATION RATE</u>	<u>FACILITY ENERGY AUDIT</u>
Passenger Transportation			0 SQ FT	Fully Utilized	

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

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

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

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)

2015-2019 Facility Assessment

Pontiac Bus/Rail Terminal

<u>BUSINESS AREA</u>	<u>OWN/LEASE</u>
Pass Trans	Own
Detroit Metro Prosperity Region	
<u>OAS ENGINEER</u>	<u>REGION CONTACT</u>
Woodruff, Val	Nobach, Amy

<u>ADDRESS</u>	<u>COUNTY</u>	<u>PHONE NO.</u>	<u>FAX NO.</u>	<u>SITE ACREAGE</u>	<u>INSPECTION DATE</u>
51000 Woodward Ave., Pontiac MI 48341	Oakland			2.19	05/18/2015

<u>FACILITY FUNCTION</u>	<u>SECONDARY FUNCTION</u>	<u>WORK FORCE</u>	<u>ADMIN/EMPLOYEE AREA</u>	<u>UTILIZATION RATE</u>	<u>FACILITY ENERGY AUDIT</u>
Passenger Transportation			1,064 SQ FT	Fully Utilized	

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

<u>BUILDINGS</u>								
<u>BLDG CODE</u>	<u>CONSTRUCTED PURPOSE</u>	<u>CURRENT USE</u>	<u>TOTAL SIZE (SQ FT)</u>	<u>OCCUPANCY YEAR</u>	<u>ESTIMATED REPLACEMENT VALUE</u>	<u>STRUCTURE</u>	<u>EXTERIOR FINISH</u>	<u>ROOF TYPE</u>
PTF-1	Passenger Transportation Facility	Passenger Transportation Facility	4,527	2011	\$ 1,493,910	Steel	Brick	Membrane, Metal
TOTAL COMPLEX SQ FT			4,527					

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

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)

2015-2019 Facility Assessment

Southfield Bus Terminal

<u>BUSINESS AREA</u>	<u>OWN/LEASE</u>
Pass Trans	Own
Detroit Metro Prosperity Region	
<u>OAS ENGINEER</u>	<u>REGION CONTACT</u>
Woodruff, Val	Nobach, Amy

<u>ADDRESS</u> 26991 Lahser Rd., Southfield MI 48033	<u>COUNTY</u> Oakland	<u>PHONE NO.</u> (248) 353-2870	<u>FAX NO.</u>	<u>SITE ACREAGE</u> 2.56	<u>INSPECTION DATE</u> 05/18/2015
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<u>FACILITY FUNCTION</u> Passenger Transportation	<u>SECONDARY FUNCTION</u>	<u>WORK FORCE</u>	<u>ADMIN/EMPLOYEE AREA</u> 200 SQ FT	<u>UTILIZATION RATE</u> Fully Utilized	<u>FACILITY ENERGY AUDIT</u>
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SITE ASSESSMENT	<u>ADEQUACY</u>	<u>RATING</u>	<u>TYPE</u>	<u>VENDOR</u>	<u>ADEQUACY</u>
SITE CAPACITY FOR DEVELOPMENT	Adequate	SIDEWALKS 4	ELECTRICAL UTILITY Electrical	DTE (includes MichCon)	Adequate
SITE REGULATORY COMPLIANCE	Adequate	FENCING 0	GAS UTILITY (if present) Natural Gas	Consumers Energy	Adequate
		SECURITY 1	WATER UTILITY Municipal	Southfield, City of	
		LIGHTING 3	SEWAGE UTILITY Municipal	Southfield, City of	
		IRRIG SYS 0			
<u>RATING</u>					
PARKING/PAVING 5					
DRAINAGE 3					

BUILDINGS								
<u>BLDG CODE</u>	<u>CONSTRUCTED PURPOSE</u>	<u>CURRENT USE</u>	<u>TOTAL SIZE (SQ FT)</u>	<u>OCCUPANCY YEAR</u>	<u>ESTIMATED REPLACEMENT VALUE</u>	<u>STRUCTURE</u>	<u>EXTERIOR FINISH</u>	<u>ROOF TYPE</u>
PTF-1	Passenger Transportation Facility	Passenger Transportation Facility	3,122	1989	\$ 1,030,260	Masonry	Brick	Asphalt shingles
TOTAL COMPLEX SQ FT			3,122					

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

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)

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Southwest Region

2019 FACILITY ASSESSMENT

Bicentennial Lift Bridge

<u>BUSINESS AREA</u> Southwest Region	<u>OWN/LEASE</u> Own
<u>SOUTHWEST PROSPERITY REGION</u>	
<u>OAS ENGINEER</u> Klein, Don	<u>REGION CONTACT</u> Janine Cooper

<u>ADDRESS</u> 10 Main St., St. Joseph MI 49085	<u>COUNTY</u> Berrien	<u>PHONE NO.</u> (269) 926-2215	<u>FAX NO.</u>	<u>SITE ACREAGE</u>	<u>INSPECTION DATE</u> 06/04/2019
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<u>FACILITY FUNCTION</u> Bridge Operations	<u>SECONDARY FUNCTION</u>	<u>WORK FORCE</u>	<u>ADMIN/EMPLOYEE AREA</u> 0 SQ FT	<u>UTILIZATION RATE</u> Fully Utilized	<u>FACILITY ENERGY AUDIT</u>
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SITE ASSESSMENT	<u>ADEQUACY</u>	<u>RATING</u>	<u>TYPE</u>	<u>VENDOR</u>	<u>ADEQUACY</u>
SITE CAPACITY FOR DEVELOPMENT	Adequate	3	ELECTRICAL UTILITY	Electrical	Adequate
SITE REGULATORY COMPLIANCE	Adequate	3	GAS UTILITY (if present)	N/A	Adequate
		3	WATER UTILITY	N/A	
		3	SEWAGE UTILITY	N/A	
		3			
		3			
		3			
		3			
		3			

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

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

Assessment Rating:

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2019 FACILITY ASSESSMENT

Coloma Business Office

<u>BUSINESS AREA</u>	<u>OWN/LEASE</u>
Southwest Region	Own
Southwest Prosperity Region	
<u>OAS ENGINEER</u>	<u>REGION CONTACT</u>
Klein, Don	Janine Cooper

<u>ADDRESS</u> 3880 Red Arrow Hwy., Benton Harbor MI 49022	<u>COUNTY</u> Van Buren	<u>PHONE NO.</u> (269) 849-1165	<u>FAX NO.</u> (269) 849-1227	<u>SITE ACREAGE</u> 5.00	<u>INSPECTION DATE</u> 07/02/2019
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<u>FACILITY FUNCTION</u> Transportation Service Center	<u>SECONDARY FUNCTION</u>	<u>WORK FORCE</u>	<u>ADMIN/EMPLOYEE AREA</u> 7,650 SQ FT	<u>UTILIZATION RATE</u> Fully Utilized	<u>FACILITY ENERGY AUDIT</u> 06/16/2010
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<u>SITE ASSESSMENT</u>	<u>ADEQUACY</u>	<u>RATING</u>	<u>TYPE</u>	<u>VENDOR</u>	<u>ADEQUACY</u>
SITE CAPACITY FOR DEVELOPMENT	Adequate	3	ELECTRICAL UTILITY	Electrical	American Electric Power (AEP, Ind Mich Power)
SITE REGULATORY COMPLIANCE	Adequate	3	GAS UTILITY (if present)	Natural Gas	SEMCO
		3	WATER UTILITY	Well	
		3	SEWAGE UTILITY	Septic	
		3			
		3			
		3			

<u>BUILDINGS</u>								
<u>BLDG CODE</u>	<u>CONSTRUCTED PURPOSE</u>	<u>CURRENT USE</u>	<u>TOTAL SIZE (SQ FT)</u>	<u>OCCUPANCY YEAR</u>	<u>ESTIMATED REPLACEMENT VALUE</u>	<u>STRUCTURE</u>	<u>EXTERIOR FINISH</u>	<u>ROOF TYPE</u>
TSC-1	Transportation Service Center	Transportation Service Center	7,650	1993	\$ 2,295,000	Wood.	Vinyl.	Asphalt shingles.
TST-1	Testing Lab	Testing Lab	500	1992	\$ 192,500	Wood.	Metal wall panels.	Asphalt shingles.
TOTAL COMPLEX SQ FT			8,150					

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

Assessment Rating:

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- 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 Region - Coloma Business Office**

<u>Appn Year</u>	<u>Building Code</u>	<u>Project Name</u>	<u>Current Condition</u>	<u>Project Cost</u>
2022	STE-1	10356 Southwest Coloma Business Office STE-1 Repave Parking Lot	Pavement is in poor condition with excessive cracking.	\$ 55,000.00
2023	TSC-1	Coloma Business Office	Air handler unit is in fair condition showing normal signs of aging. Air handler unit is not as energy efficient as modern equipment	\$ 17,468.61
2024	TSC-1	Coloma Business Office	Interior lighting is not adequate for safe and efficient operations. Outdated lighting system is not energy efficient.	\$ 79,031.69
2024	STE-1	Coloma Business Office	Exterior lighting is not adequate for safe and efficient operations. Outdated lighting is not energy efficient.	\$ 17,815.86
2025	STE-1	Coloma Business Office	Parking lot is in fair condition, with normal signs of deterioration	\$ 19,588.58
Special Maintenance Total:				\$ 188,904.74

Assessment Rating:

TSC503 00

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5 = REHAB/REPLACE (Requires Rehabilitation or Replacement)

2019 FACILITY ASSESSMENT

Coloma Garage

<u>BUSINESS AREA</u>	<u>OWN/LEASE</u>
Southwest Region	Own
Southwest Prosperity Region	
<u>OAS ENGINEER</u>	<u>REGION CONTACT</u>
Klein, Don	Janine Cooper

<u>ADDRESS</u> 3880 Red Arrow Hwy., Benton Harbor MI 49022	<u>COUNTY</u> Berrien	<u>PHONE NO.</u> (269) 849-2811	<u>FAX NO.</u> (269) 849-2929	<u>SITE ACREAGE</u> 49.00	<u>INSPECTION DATE</u> 08/06/2019
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<u>FACILITY FUNCTION</u> Garage	<u>SECONDARY FUNCTION</u>	<u>WORK FORCE</u>	<u>ADMIN/EMPLOYEE AREA</u> 7,650 SQ FT	<u>UTILIZATION RATE</u> Fully Utilized	<u>FACILITY ENERGY AUDIT</u> 07/16/2010
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SITE ASSESSMENT	<u>ADEQUACY</u>	<u>RATING</u>	<u>TYPE</u>	<u>VENDOR</u>	<u>ADEQUACY</u>
SITE CAPACITY FOR DEVELOPMENT	Adequate	SIDEWALKS 3	ELECTRICAL UTILITY	Electrical	American Electric Power (AEP, Ind Mich Power) Adequate
SITE REGULATORY COMPLIANCE	Adequate	FENCING 3	GAS UTILITY (if present)	Natural Gas	Michigan Gas Utilities Adequate
		SECURITY 3	WATER UTILITY	Well	
		LIGHTING 3	SEWAGE UTILITY	Septic	
		IRRIG SYS 3			
PARKING/PAVING		RATING 3			
DRAINAGE		3			

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	20,137	1968	\$ 2,517,125	Masonry walls, steel roof.	Painted masonry.	Flat; single-ply membrane.
HSB-1	Heated Storage	Heated Storage	6,000	1978	\$ 750,000	Masonry walls with steel roof system.	Painted masonry	Single-ply membrane
SSB-1	Salt/Sand Storage	Salt/Sand Storage	3,808	1968	\$ 380,800	Timber frame.	Timber (painted).	Asphalt shingles.
SSB-2	Salt/Sand Storage	Salt/Sand Storage	8,100	1982	\$ 810,000	Concrete walls with wood roof.	Concrete circular wall.	Asphalt shingles.
WSH-1	Wash bay	Wash bay	1,664	2011	\$ 499,200	Masonry walls with steel roof.	Painted masonry.	Flat single-ply membrane
CMA-1	CMA Storage and Containment	CMA Storage and Containment	792	2009	\$ 79,200	Concrete walls and metal frame.	Concrete	Fabric.
TOTAL COMPLEX SQ FT			40,501					

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

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MAJOR CAPITAL

Southwest Region-Coloma Garage

Major Capital

<u>Appn Year</u>	<u>Building Code</u>	<u>Project Name</u>	<u>Current Condition</u>	<u>Project Cost</u>
2024	SSB-3	00059 Southwest Coloma Garage SSB-3 Construct New SSB	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.
2025	CSB-3	10752 Southwest Coloma Garage CSB-3 Construct Canopy	No canopy exists between the existing garage and heated storage building.	Formal scope and cost estimation in progress.

Assessment Rating:

50045G 00

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SPECIAL MAINTENANCE

Southwest Region - Coloma Garage

<u>Appn Year</u>	<u>Building Code</u>	<u>Project Name</u>	<u>Current Condition</u>	<u>Project Cost</u>
2022	SSB-1	10128 Southwest Coloma Garage SSB-1 Replace Exterior Lighting	Lighting is not sufficient for operations and is not energy efficient.	\$ 40,000.00
2022	GAR-1	10185 Southwest Coloma Garage GAR-1 Paint Interior	Interior paint is failing. Paint has faded and is peeling.	\$ 32,666.00
2022	STE-1	10362 Southwest Coloma Garage STE-1 Repave North Lot	Pavement is in poor condition with excessive cracking on the north side of the site.	\$ 130,000.00
2023	GAR-1	Coloma Garage	Door condition is generally fair, with signs of normal deterioration and functionality for it's age. Security is an issue for non-functioning doors	\$ 26,328.85
2023	GAR-1	Coloma Garage	Air compressor is in fair condition showing normal signs of aging. Not as energy efficient as modern equipment	\$ 55,066.50
2023	FSB-1	Coloma Garage	Building is in fair condition with normal signs of deterioration for it's age.	\$ 23,593.29
2024	STE-1	Coloma Garage	exterior wall paint shows normal deterioration for it's age	\$ 85,419.37
2024	HSB-1	Coloma Garage	Unit heaters in fair condition showing normal signs of aging. Not as energy efficient as modern equipment	\$ 13,998.17
2024	GAR-1	Coloma Garage	The vehicle lifts are in fair condition, showing normal signs of deterioration and decrease in functionality for their age.	\$ 25,044.01
2024	GAR-1	Coloma Garage	windows in generally fair condition with signs of normal deterioration for it's age. Not energy efficient	\$ 48,684.56
2025	STE-1	Coloma Garage	Parking lot is in poor condition, with accelerated signs of deterioration	\$ 67,810.05
2025	STE-1	Coloma Garage	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.	\$ 698,888.12

Assessment Rating:

50045G 00

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2025	GAR-1	Coloma Garage	Lockers are in fair condition with signs of normal deterioration and functionality loss for it's age	\$ 25,827.35
2025	GAR-1	Coloma Garage	Pressure washer condition generally fair, with normal signs of deterioration and functionality loss	\$ 18,678.65
Special Maintenance Total:				\$ 1,292,004.91

Assessment Rating:

50045G 00

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2019 FACILITY ASSESSMENT

Coldwater Training Facility

<u>BUSINESS AREA</u> Southwest Region	<u>OWN/LEASE</u> Own
Southwest Prosperity Region	
<u>OAS ENGINEER</u> Klein, Don	<u>REGION CONTACT</u> Janine Cooper

<u>ADDRESS</u> 34 N. Michigan Ave., Coldwater MI 49036	<u>COUNTY</u> Branch	<u>PHONE NO.</u> (517) 278-4388	<u>FAX NO.</u>	<u>SITE ACREAGE</u> 16.00	<u>INSPECTION DATE</u> 05/29/2019
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<u>FACILITY FUNCTION</u> Training Center	<u>SECONDARY FUNCTION</u>	<u>WORK FORCE</u>	<u>ADMIN/EMPLOYEE AREA</u> 5,000 SQ FT	<u>UTILIZATION RATE</u> Fully Utilized	<u>FACILITY ENERGY AUDIT</u> 06/17/2010
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<u>SITE ASSESSMENT</u>		<u>ADEQUACY</u>	<u>RATING</u>	<u>TYPE</u>	<u>VENDOR</u>	<u>ADEQUACY</u>	
SITE CAPACITY FOR DEVELOPMENT	Adequate	SIDEWALKS	2	ELECTRICAL UTILITY	Electrical	Coldwater Public Utilities	Adequate
SITE REGULATORY COMPLIANCE	Adequate	FENCING	3	GAS UTILITY (if present)	Natural Gas	Michigan Gas Utilities	Adequate
		SECURITY	3	WATER UTILITY	Municipal	Coldwater Public Utilities	
		LIGHTING	2	SEWAGE UTILITY	Municipal	Coldwater Public Utilities	
		IRRIG SYS	3				
	<u>RATING</u>						
PARKING/PAVING	2						
DRAINAGE	3						

<u>BUILDINGS</u>								
<u>BLDG CODE</u>	<u>CONSTRUCTED PURPOSE</u>	<u>CURRENT USE</u>	<u>TOTAL SIZE (SQ FT)</u>	<u>OCCUPANCY YEAR</u>	<u>ESTIMATED REPLACEMENT VALUE</u>	<u>STRUCTURE</u>	<u>EXTERIOR FINISH</u>	<u>ROOF TYPE</u>
TRG-1	Training Center	Training Center	16,800	1961	\$ 2,100,000	CMU block and steel frame.	EFIS with metal gable ends. Office walls brick.	Metal roof.
SSB-1	Salt/Sand Storage	Salt/Sand Storage	5,650	1981	\$ 565,000	Wood	Wood posts and planks.	Asphalt shingles.
TOTAL COMPLEX SQ FT			22,450					

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

Assessment Rating:

50043G 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)

SPECIAL MAINTENANCE**Southwest Region - Coldwater Training Facility**

<u>Appn Year</u>	<u>Building Code</u>	<u>Project Name</u>	<u>Current Condition</u>	<u>Project Cost</u>
2022	GAR-1	10181 Southwest Coldwater Training Facility GAR-1 Renovate Restrooms	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.	\$ 208,320.00
2022	GAR-1	10671 Southwest Coldwater Training Facility GAR-1 Paint Interior Walls	The interior painted wall surfaces need to be maintained.	\$ 12,402.00
2024	STE-1	Coldwater Training Center	Unit heaters in fair condition showing normal signs of aging. Not as energy efficient as modern equipment	\$ 28,724.13
2024	TRG-1	Coldwater Training Center	The vehicle lifts are in fair condition, showing normal signs of deterioration and decrease in functionality for their age.	\$ 58,499.23
2024	SSB-1	Coldwater Training Center	Interior lighting is not adequate for safe and efficient operations. Outdated lighting system is not energy efficient.	\$ 67,417.13
2025	STE-1	Coldwater Training Center	Parking lot is in good condition, with normal signs of deterioration	\$ 80,946.31
2025	STE-1	Coldwater Training Center	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.	\$ 741,244.98
Special Maintenance Total:				\$ 1,197,553.78

Assessment Rating:

50043G 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)

2019 FACILITY ASSESSMENT

Jones Garage

<u>BUSINESS AREA</u>	<u>OWN/LEASE</u>
Southwest Region	Own
Southwest Prosperity Region	
<u>OAS ENGINEER</u>	<u>REGION CONTACT</u>
Klein, Don	Janine Cooper

<u>ADDRESS</u> 61535 M-40, Jones MI 49061	<u>COUNTY</u> Cass	<u>PHONE NO.</u> (269) 244-5808	<u>FAX NO.</u> (269) 244-8331	<u>SITE ACREAGE</u> 14.00	<u>INSPECTION DATE</u> 06/20/2019
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<u>FACILITY FUNCTION</u> Garage	<u>SECONDARY FUNCTION</u>	<u>WORK FORCE</u>	<u>ADMIN/EMPLOYEE AREA</u> 2,940 SQ FT	<u>UTILIZATION RATE</u> Fully Utilized	<u>FACILITY ENERGY AUDIT</u> 06/18/2010
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<u>SITE ASSESSMENT</u>	<u>ADEQUACY</u>	<u>RATING</u>	<u>TYPE</u>	<u>VENDOR</u>	<u>ADEQUACY</u>
SITE CAPACITY FOR DEVELOPMENT	Adequate	SIDEWALKS 3	ELECTRICAL UTILITY	Electrical	American Electric Power (AEP, Ind Mich Power) Adequate
SITE REGULATORY COMPLIANCE	Adequate	FENCING 2	GAS UTILITY (if present)	Propane	Amerigas Adequate
		SECURITY 3	WATER UTILITY	Well	
		LIGHTING 3	SEWAGE UTILITY	Septic	
		IRRIG SYS 2			
<u>RATING</u>					
PARKING/PAVING 3					
DRAINAGE 3					

<u>BUILDINGS</u>								
<u>BLDG CODE</u>	<u>CONSTRUCTED PURPOSE</u>	<u>CURRENT USE</u>	<u>TOTAL SIZE (SQ FT)</u>	<u>OCCUPANCY YEAR</u>	<u>ESTIMATED REPLACEMENT VALUE</u>	<u>STRUCTURE</u>	<u>EXTERIOR FINISH</u>	<u>ROOF TYPE</u>
GAR-1	Garage	Garage	7,626	1957	\$ 953,250	CMU and steel.	CMU (painted).	Metal with fiberglass skylights.
GAR-2	Garage	Garage	18,080	1968	\$ 2,260,000	CMU and steel frame.	CMU (painted), EIFS and Brick.	Standing seam metal.
SSB-1	Salt/Sand Storage	Salt/Sand Storage	3,930	1957	\$ 393,000	Wood.	Wood.	Wood/Asphalt Shingles.
SSB-2	Salt/Sand Storage	Salt/Sand Storage	5,000	1982	\$ 500,000	Wood.	Wood.	Wood/Asphalt Shingles.
SSB-3	Salt/Sand Storage	Salt/Sand Storage	9,936	1996	\$ 993,600	Concrete and wood.	Painted T1-11 and concrete.	Asphalt Shingles.
CSB-1	Cold Storage	Cold Storage	3,930	1957	\$ 393,000	Steel frame.	Metal (painted).	Metal.
CSB-2	Cold Storage	Cold Storage	500	1982	\$ 50,000			
CMA-1	CMA Storage and Containment	CMA Storage and Containment	600	0	\$ 60,000	Canvas.	Canvas.	Canvas.
TOTAL COMPLEX SQ FT			49,602					

Assessment Rating:

50018G 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)

BUILDING ASSESSMENT

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

MAJOR CAPITAL

Southwest Region-Jones Garage

Major Capital

Appn Year	Building Code	Project Name	Current Condition	Project Cost
2023	WSH-1	10191 Southwest Jones Garage WSH-1 Construct New 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.
2025	CSB-1	10753 Southwest Jones Garage CSB-1 Construct New CSB	Currently the garage has inadequate space for storing materials / equipment requiring no heat.	Formal scope and cost estimation in progress.

Assessment Rating:

50018G 00

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 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 Region - Jones Garage

<u>Appn Year</u>	<u>Building Code</u>	<u>Project Name</u>	<u>Current Condition</u>	<u>Project Cost</u>
2021	GAR-2	10681 Southwest Jones Garage GAR-2 Repair Concrete Floor	The garage area concrete floor is severely spalled and cracked at various locations.	\$ 89,700.00
2022	STE-1	10193 Southwest Jones Garage STE-1 Repave Parking Lot	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.	\$ 189,700.00
2022	GAR-2	10680 Southwest Jones Garage GAR-2 Renovate Office Area	The office and lunch room areas are in poor condition and need to be maintained.	\$ 100,000.00
2023	GAR-1	Jones Garage	Roof is deteriorating and needs repairs.	\$ 277,932.39
2024	GAR-1	Jones Garage	Roof skylight causes energy lose due to air leaking from decoration around the sides.	\$ 11,416.31
2024	GAR-1	Jones Garage	Pavement has cracks and uneven levels where is needs to be sealed and stripped.	\$ 55,387.53
2024	GAR-1	Jones Garage	Paint is deteriorating and no longer providing structural protection.	\$ 35,522.37
2024	GAR-1	Jones Garage	Interior lighting is not efficient and outdated for operation needs.	\$ 80,114.94
2024	GAR-1	Jones Garage	Upgrade Vehicle Lift, 4-post, 30,000 LB and 20,000 LB	\$ 98,043.63
2025	GAR-1	Jones Garage	Interior wall finish is deteriorating and does not providing structural protection.	\$ 68,841.80
2025	GAR-1	Jones Garage	Pressure washer has reached end of life use.	\$ 47,500.84
2025	GAR-1	Jones Garage	Paint is deteriorating and no longer providing protection.	\$ 16,769.86

Assessment Rating:

50018G 00

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 2 = GOOD (Annual and Preventive Maintenance)

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 4 = POOR (Worn; Significant Maintenance or Repair)
 5 = REHAB/REPLACE (Requires Rehabilitation or Replacement)

2025

GAR-1

Jones Garage

Lack of proper insulation can cause increase in energy cost.

\$ 37,612.65

Special Maintenance Total: \$ 1,108,542.33

Assessment Rating:

50018G 00

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

4 = POOR (Worn; Significant Maintenance or Repair)

5 = REHAB/REPLACE (Requires Rehabilitation or Replacement)

2019 FACILITY ASSESSMENT

Kalamazoo Garage

<u>BUSINESS AREA</u>	<u>OWN/LEASE</u>
Southwest Region	Own
Southwest Prosperity Region	
<u>OAS ENGINEER</u>	<u>REGION CONTACT</u>
Klein, Don	Janine Cooper

<u>ADDRESS</u> 5673 W. Main St., Kalamazoo MI 49009	<u>COUNTY</u> Kalamazoo	<u>PHONE NO.</u> (269) 337-3981	<u>FAX NO.</u> (269) 337-3980	<u>SITE ACREAGE</u> 18.00	<u>INSPECTION DATE</u> 08/06/2019
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<u>FACILITY FUNCTION</u> Garage	<u>SECONDARY FUNCTION</u>	<u>WORK FORCE</u>	<u>ADMIN/EMPLOYEE AREA</u> 3,120 SQ FT	<u>UTILIZATION RATE</u> Fully Utilized	<u>FACILITY ENERGY AUDIT</u> 03/02/2010
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<u>SITE ASSESSMENT</u>	<u>ADEQUACY</u>	<u>RATING</u>	<u>TYPE</u>	<u>VENDOR</u>	<u>ADEQUACY</u>
SITE CAPACITY FOR DEVELOPMENT	Adequate	3	ELECTRICAL UTILITY	Electrical	Adequate
SITE REGULATORY COMPLIANCE	Adequate	3	GAS UTILITY (if present)	Natural Gas	Adequate
		3	WATER UTILITY	Municipal	
		3	SEWAGE UTILITY	Municipal	
<u>RATING</u>					
PARKING/PAVING		3			
DRAINAGE		3			

<u>BUILDINGS</u>								
<u>BLDG CODE</u>	<u>CONSTRUCTED PURPOSE</u>	<u>CURRENT USE</u>	<u>TOTAL SIZE (SQ FT)</u>	<u>OCCUPANCY YEAR</u>	<u>ESTIMATED REPLACEMENT VALUE</u>	<u>STRUCTURE</u>	<u>EXTERIOR FINISH</u>	<u>ROOF TYPE</u>
GAR-1	Garage	Garage	20,500	1967	\$ 2,562,500	CMU block and steel frame.	Block and EIFS (painted)	Shingle.
HSB-1	Heated Storage	Heated Storage	4,800	1967	\$ 600,000	Steel beam.	Metal (painted).	Metal.
SSB-1	Salt/Sand Storage	Salt/Sand Storage	3,000	2007	\$ 300,000	Aluminum tube frame with 6' concrete walls.	Concrete.	Canvas.
CSB-1	Cold Storage	Cold Storage	960	2008	\$ 96,000	Wood	Metal	Metal
CSB-2	Cold Storage	Cold Storage	3,106	1967	\$ 310,600	Wood plank.	Metal (painted).	Shingle.
CSB-3	Cold Storage	Cold Storage	3,000	1984	\$ 300,000	Concrete.	Concrete (painted).	Concrete.
CMA-1	CMA Storage and Containment	CMA Storage and Containment	810	0	\$ 81,000	Metal.	Canvas.	Canvas.
TOTAL COMPLEX SQ FT			36,176					

Assessment Rating:

50015G 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)

BUILDING ASSESSMENT

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

MAJOR CAPITAL

Southwest Region-Kalamazoo Garage

Major Capital

Appn Year	Building Code	Project Name	Current Condition	Project Cost
2024	CSB-1	10097 Southwest Kalamazoo Garage CSB-1 Construct New CSB	Materials and equipment are exposed to the elements. Exposed materials and equipment have increased rate of corrosion and reduced service life.	Formal scope and cost estimation in progress.

SPECIAL MAINTENANCE

Southwest Region - Kalamazoo Garage

Appn Year	Building Code	Project Name	Current Condition	Project Cost
2022	STE-1	10372 Southwest Kalamazoo Garage STE-1 Repave Parking Lot	Pavement is in poor condition with excessive cracking.	\$ 723,759.00
Special Maintenance Total:				\$ 723,759.00

Assessment Rating:

50015G 00

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 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)

2019 FACILITY ASSESSMENT

Kalamazoo TSC

<u>BUSINESS AREA</u>	<u>OWN/LEASE</u>
Southwest Region	Own
Southwest Prosperity Region	
<u>OAS ENGINEER</u>	<u>REGION CONTACT</u>
Klein, Don	Janine Cooper

<u>ADDRESS</u> 5372 South 9th Street, Kalamazoo MI 49009	<u>COUNTY</u> Kalamazoo	<u>PHONE NO.</u> (269) 375-8900	<u>FAX NO.</u> (269) 544-0080	<u>SITE ACREAGE</u> 3.00	<u>INSPECTION DATE</u> 05/21/2019
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<u>FACILITY FUNCTION</u> Transportation Service Center	<u>SECONDARY FUNCTION</u>	<u>WORK FORCE</u>	<u>ADMIN/EMPLOYEE AREA</u> 6,550 SQ FT	<u>UTILIZATION RATE</u> Fully Utilized	<u>FACILITY ENERGY AUDIT</u> 10/27/2009
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SITE ASSESSMENT	<u>ADEQUACY</u>	<u>RATING</u>	<u>TYPE</u>	<u>VENDOR</u>	<u>ADEQUACY</u>
SITE CAPACITY FOR DEVELOPMENT	Adequate	SIDEWALKS 3	ELECTRICAL UTILITY	Electrical	Consumers Energy Adequate
SITE REGULATORY COMPLIANCE	Adequate	FENCING 2	GAS UTILITY (if present)	Natural Gas	Consumers Energy Adequate
		SECURITY 3	WATER UTILITY	Municipal	Kalamazoo, City of
		LIGHTING 2	SEWAGE UTILITY	Municipal	Kalamazoo, City of
PARKING/PAVING		<u>RATING</u> 3			
DRAINAGE		3			

BUILDINGS								
<u>BLDG CODE</u>	<u>CONSTRUCTED PURPOSE</u>	<u>CURRENT USE</u>	<u>TOTAL SIZE (SQ FT)</u>	<u>OCCUPANCY YEAR</u>	<u>ESTIMATED REPLACEMENT VALUE</u>	<u>STRUCTURE</u>	<u>EXTERIOR FINISH</u>	<u>ROOF TYPE</u>
TSC-1	Transportation Service Center	Transportation Service Center	6,550	2003	\$ 1,965,000	Wood stick.	Brick and vinyl.	Shingle.
CSB-1	Cold Storage	Cold Storage	400	2005	\$ 40,000	Stick wood.	Vinyl.	Shingle.
CSB-2	Cold Storage	Cold Storage	960	2006	\$ 96,000	Stick wood.	Vinyl.	Shingle.
TOTAL COMPLEX SQ FT			7,910					

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

SPECIAL MAINTENANCE**Southwest Region - Kalamazoo TSC**

<u>Appn Year</u>	<u>Building Code</u>	<u>Project Name</u>	<u>Current Condition</u>	<u>Project Cost</u>
2023	TSC-1	Kalamazoo TSC	Window screens are compromising energy efficiency .	\$ 19,902.29
2024	TSC-1	Kalamazoo TSC	Lighting lacks energy efficiency.	\$ 23,569.97
2025	TSC-1	Kalamazoo TSC	Pavement has cracks and needs to be seal and striped to extend the life of the existing pavement.	\$ 15,284.75
2025	TSC-1	Kalamazoo TSC	Paint is deteriorating and no longer providing protections.	\$ 27,922.22
2025	TSC-1	Kalamazoo TSC	Remove and replace ceiling tiles to improve and increase thermal and structural integrity.	\$ 31,767.77
Special Maintenance Total:				\$ 118,447.00

Assessment Rating:

TSC501 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)

2019 FACILITY ASSESSMENT

Marshall Garage

<u>BUSINESS AREA</u>	<u>OWN/LEASE</u>
Southwest Region	Own
Southwest Prosperity Region	
<u>OAS ENGINEER</u>	<u>REGION CONTACT</u>
Klein, Don	Janine Cooper

<u>ADDRESS</u> 1242 S. Kalamazoo Ave., Marshall MI 49068	<u>COUNTY</u> Calhoun	<u>PHONE NO.</u> (269) 781-2894	<u>FAX NO.</u> (269) 781-2989	<u>SITE ACREAGE</u> 6.00	<u>INSPECTION DATE</u> 05/15/2019
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<u>FACILITY FUNCTION</u> Garage	<u>SECONDARY FUNCTION</u>	<u>WORK FORCE</u>	<u>ADMIN/EMPLOYEE AREA</u> 5,000 SQ FT	<u>UTILIZATION RATE</u> Fully Utilized	<u>FACILITY ENERGY AUDIT</u> 06/17/2010
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<u>SITE ASSESSMENT</u>	<u>ADEQUACY</u>	<u>RATING</u>	<u>TYPE</u>	<u>VENDOR</u>	<u>ADEQUACY</u>	
SITE CAPACITY FOR DEVELOPMENT	Adequate	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 3	WATER UTILITY	Municipal	Marshall, City of	
		LIGHTING 2	SEWAGE UTILITY	Municipal	Marshall, City of	
		IRRIG SYS 3				
PARKING/PAVING		RATING 3				
DRAINAGE		3				

<u>BUILDINGS</u>								
<u>BLDG CODE</u>	<u>CONSTRUCTED PURPOSE</u>	<u>CURRENT USE</u>	<u>TOTAL SIZE (SQ FT)</u>	<u>OCCUPANCY YEAR</u>	<u>ESTIMATED REPLACEMENT VALUE</u>	<u>STRUCTURE</u>	<u>EXTERIOR FINISH</u>	<u>ROOF TYPE</u>
GAR-1	Garage	Garage	17,600	1960	\$ 2,200,000	Steel frame and CMU.	Brick and CMU. Metal siding on gable ends.	Metal.
SSB-1	Salt/Sand Storage	Salt/Sand Storage	5,000	1983	\$ 500,000	Timber wood plank.	Wood plank.	Shingle roof.
SSB-2	Salt/Sand Storage	Salt/Sand Storage	8,496	2008	\$ 849,600	Concrete retaining walls, Wood structure above	Concrete, Wood Siding Above	Asphalt shingles
CSB-1	Cold Storage	Cold Storage	3,800	1960	\$ 380,000	Steel frame.	Metal siding.	Metal roof.
TOTAL COMPLEX SQ FT			34,896					

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

Assessment Rating:

50005G 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)

SPECIAL MAINTENANCE

Southwest Region - Marshall Garage

<u>Appn Year</u>	<u>Building Code</u>	<u>Project Name</u>	<u>Current Condition</u>	<u>Project Cost</u>
2022	SSB-3	10694 Southwest Marshall Garage SSB-3 Replace Tanks	The two (2) 10,000 gallon single wall fiberglass tanks used for brine storage have surface cracking.	\$ 96,159.00
2022	GAR-1	10754 Southwest Marshall Garage GAR-1 Renovate Office	The office / break room / rest room areas are insufficient for MDOT operations. Restrooms are not building code and HC compliant.	\$ 165,680.00
2022	GAR-1	10755 Southwest Marshall Garage GAR-1 Install Floor Hoist	The existing floor hoist is inadequate for MDOT operations.	\$ 165,000.00
2024	GAR-1	Marshall Garage	Pavement has cracks and uneven levels.	\$ 41,855.82
2024	GAR-1	Marshall Garage	Liner is deteriorating and no longer providing protection.	\$ 68,841.80
2024	GAR-1	Marshall Garage	Distribution system is at the end of it's life cycle.	\$ 566,783.73
2024	GAR-1	Marshall Garage	Exterior wall paint is deteriorating and no longer providing protection.	\$ 56,641.74
2024	GAR-1	Marshall Garage	Lack of efficient filters and proper controls throughout cause an increase in energy cost.	\$ 11,662.00
2024	FSB-1	Marshall Garage	Building structure is in hazardous conditions.	\$ 15,016.68
2024	GAR-1	Marshall Garage	Pavement is at the end of the remaining life where it makes sense to complete an overall surface repair.	\$ 406,625.82
2024	GAR-1	Marshall Garage	Water softener is reaching its remaining use of life.	\$ 22,907.01
2025	GAR-1	Marshall Garage	Lockers are rusting and some are bent out of shape.	\$ 14,736.26
Special Maintenance Total:				\$ 1,631,909.84

Assessment Rating:

50005G 00

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 2 = GOOD (Annual and Preventive Maintenance)

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

SPECIAL MAINTENANCE**Southwest Region - Marshall TSC**

<u>Appn Year</u>	<u>Building Code</u>	<u>Project Name</u>	<u>Current Condition</u>	<u>Project Cost</u>
2022	STE-1	10205 Southwest Marshall TSC STE-1 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.	\$ 104,415.00
2023	TSC-1	Marshall TSC	Packaged Unit is reaching end of remaining use of life.	\$ 22,613.08
2023	TSC-1	Marshall TSC	Roof shingles are loose and/or need to be replaced.	\$ 36,071.50
2024	TSC-1	Marshall TSC	Pavements has cracks and uneven levels.	\$ 158,520.53
2025	TSC-1	Marshall TSC	Irrigation system has failed.	\$ 28,713.83
2025	TSC-1	Marshall TSC	Parking lot has cracks and uneven levels.	\$ 16,079.60
2025	TSC-1	Marshall TSC	The paint is deteriorating and no longer providing protection.	\$ 35,223.55
Special Maintenance Total:				\$ 401,637.09

Assessment Rating:

TSC502 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)

2019 FACILITY ASSESSMENT

Niles Garage

<u>BUSINESS AREA</u>	<u>OWN/LEASE</u>
Southwest Region	Own
Southwest Prosperity Region	
<u>OAS ENGINEER</u>	<u>REGION CONTACT</u>
Klein, Don	Janine Cooper

<u>ADDRESS</u> 33971 US 12, Niles MI 49120	<u>COUNTY</u> Cass	<u>PHONE NO.</u> (269) 683-2855	<u>FAX NO.</u> (269) 683-8076	<u>SITE ACREAGE</u> 12.00	<u>INSPECTION DATE</u> 07/09/2019
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<u>FACILITY FUNCTION</u> Garage	<u>SECONDARY FUNCTION</u>	<u>WORK FORCE</u>	<u>ADMIN/EMPLOYEE AREA</u> 2,100 SQ FT	<u>UTILIZATION RATE</u> Fully Utilized	<u>FACILITY ENERGY AUDIT</u> 05/05/2009
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<u>SITE ASSESSMENT</u>	<u>ADEQUACY</u>	<u>RATING</u>	<u>TYPE</u>	<u>VENDOR</u>	<u>ADEQUACY</u>
SITE CAPACITY FOR DEVELOPMENT	Adequate	3	ELECTRICAL UTILITY	Electrical	American Electric Power (AEP, Ind Mich Power)
SITE REGULATORY COMPLIANCE	Adequate	2	GAS UTILITY (if present)	Natural Gas	SEMCO
		3	WATER UTILITY	N/A	
		3	SEWAGE UTILITY	N/A	
		3			
		3			
		3			

<u>BUILDINGS</u>								
<u>BLDG CODE</u>	<u>CONSTRUCTED PURPOSE</u>	<u>CURRENT USE</u>	<u>TOTAL SIZE (SQ FT)</u>	<u>OCCUPANCY YEAR</u>	<u>ESTIMATED REPLACEMENT VALUE</u>	<u>STRUCTURE</u>	<u>EXTERIOR FINISH</u>	<u>ROOF TYPE</u>
GAR-1	Garage	Garage	18,100	1970	\$ 2,262,500	Masonry/Steel.	Brick and EIFS.	Metal.
HSB-1	Heated Storage	Heated Storage	4,860	1970	\$ 607,500	Steel frame.	Metal.	Metal.
SSB-1	Salt/Sand Storage	Salt/Sand Storage	3,950	1970	\$ 395,000	Wood.	Wood (painted).	Shingle.
SSB-2	Salt/Sand Storage	Salt/Sand Storage	8,100	1984	\$ 810,000	Wood frame and concrete wall.	Concrete (painted)	Wood.
SSB-3	Salt/Sand Storage	Salt/Sand Storage	14,256	2007	\$ 1,425,600	Concrete and wood.	Concrete/wood	Wood/Asphalt Shingles
CSB-1	Cold Storage	Cold Storage	320	2004	\$ 32,000	Concrete wall.	Metal panels.	Shingle.
CMA-1	CMA Storage and Containment	CMA Storage and Containment	6,000	2004	\$ 600,000	Concrete	Canvas	Canvas
TOTAL COMPLEX SQ FT			55,586					

Assessment Rating:

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 5 = REHAB/REPLACE (Requires Rehabilitation or Replacement)

BUILDING ASSESSMENT

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

MAJOR CAPITAL

Southwest Region-Niles Garage

Major Capital

Appn Year	Building Code	Project Name	Current Condition	Project Cost
2025	CSB-1	10756 Southwest Niles Garage CSB-1 Construct CSB	Currently the garage has inadequate space for storing materials/equipment requiring no heat.	Formal scope and cost estimation in progress.

Assessment Rating:

50052G 00

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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 Region - Niles Garage

<u>Appn Year</u>	<u>Building Code</u>	<u>Project Name</u>	<u>Current Condition</u>	<u>Project Cost</u>
2021	SSB-1	10206 Southwest Niles Garage SSB-1 Install siding	Paint has difficulty adhering to the wood due to salt leaching. Paint has chipped away exposing raw wood.	\$ 43,489.00
2021	SSB-3	10307 Southwest Niles Garage SSB-3 Construct Lean-to	Materials and equipment are exposed to the elements. Exposed materials and equipment have increased rate of corrosion and reduced service life.	\$ 120,000.00
2022	STE-1	10311 Southwest Niles Garage STE-1 Install Paved Parking Area	No pavement to/from site areas. Lack of pavement creates environmental concern, no protection from spilled contaminants.	\$ 139,155.00
2022	GAR-1	10707 Southwest Niles Garage GAR-1 Replace Flooring and Paint Walls	The flooring and ceiling tile, and painted walls in the office/break room/conference room/corridor areas are in poor condition.	\$ 125,000.00
2024	STE-1	Niles Garage	exterior wall paint shows normal deterioration for it's age	\$ 142,877.72
2024	GAR-1	Niles Garage	Roof Top Unit is in fair condition showing normal signs of aging. Roof Top Unit is not as energy efficient as modern equipment	\$ 25,999.25
2024	GAR-1	Niles Garage	PVC Membrane roofing is in fair condition and showing signs of normal deterioration	\$ 464,086.68
2024	SSB-1	Niles Garage	Door condition is generally fair, with signs of normal deterioration and functionality for it's age. Security is an issue for non-functioning doors	\$ 45,135.18
2024	SSB-3	Niles Garage	Interior lighting is not adequate for safe and efficient operations. Outdated lighting system is not energy efficient.	\$ 136,157.78
2024	GAR-1	Niles Garage	The vehicle lifts are in fair condition, showing normal signs of deterioration and decrease in functionality for their age.	\$ 98,043.63
2025	STE-1	Niles Garage	Parking lot is in fair condition, with normal signs of deterioration	\$ 15,218.04
2025	GAR-1	Niles Garage	Paint is deteriorating and no longer providing protection.	\$ 41,075.61

Assessment Rating:

50052G 00

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2025	GAR-1	Niles Garage	Interior wall paint shows normal deterioration for it's age	\$ 86,482.51
2025	STE-1	Niles Garage	Tank is in generally fair condition with signs of normal deterioration for its age	\$ 35,732.02
2025	GAR-1	Niles Garage	Lockers are in fair condition with signs of normal deterioration and functionality loss for it's age	\$ 22,238.93

Special Maintenance Total: \$ 1,540,691.35

Assessment Rating:

50052G 00

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2019 FACILITY ASSESSMENT

Paw Paw Garage

<u>BUSINESS AREA</u> Southwest Region	<u>OWN/LEASE</u> Own
Southwest Prosperity Region	
<u>OAS ENGINEER</u> Klein, Don	<u>REGION CONTACT</u> Janine Cooper

<u>ADDRESS</u> 1003 E. Michigan Ave., Paw Paw MI 49079	<u>COUNTY</u> Van Buren	<u>PHONE NO.</u> (269) 657-4980	<u>FAX NO.</u> (269) 657-7894	<u>SITE ACREAGE</u> 6.00	<u>INSPECTION DATE</u> 05/21/2019
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<u>FACILITY FUNCTION</u> Garage	<u>SECONDARY FUNCTION</u>	<u>WORK FORCE</u>	<u>ADMIN/EMPLOYEE AREA</u> 4,980 SQ FT	<u>UTILIZATION RATE</u> Fully Utilized	<u>FACILITY ENERGY AUDIT</u> 03/02/2010
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SITE ASSESSMENT	<u>ADEQUACY</u>	<u>RATING</u>	<u>TYPE</u>	<u>VENDOR</u>	<u>ADEQUACY</u>
SITE CAPACITY FOR DEVELOPMENT	Adequate	3	ELECTRICAL UTILITY	Electrical	Paw Paw, Village of
SITE REGULATORY COMPLIANCE	Adequate	3	GAS UTILITY (if present)	Natural Gas	Consumers Energy
		3	WATER UTILITY	Municipal	Paw Paw, Village of
		2	SEWAGE UTILITY	Municipal	Paw Paw, Village of
		3			
<u>RATING</u>					
PARKING/PAVING		3			
DRAINAGE		3			

BUILDINGS								
<u>BLDG CODE</u>	<u>CONSTRUCTED PURPOSE</u>	<u>CURRENT USE</u>	<u>TOTAL SIZE (SQ FT)</u>	<u>OCCUPANCY YEAR</u>	<u>ESTIMATED REPLACEMENT VALUE</u>	<u>STRUCTURE</u>	<u>EXTERIOR FINISH</u>	<u>ROOF TYPE</u>
GAR-1	Garage	Garage	24,600	1958	\$ 3,075,000	Steel frame.	CMU block (painted)/Metal Panel Gable Ends	Metal with ThermaTec coating.
SSB-1	Salt/Sand Storage	Salt/Sand Storage	3,200	1984	\$ 320,000	Concrete and wood.	T1-11 (painted)/Concrete	Shingle.
TOTAL COMPLEX SQ FT			27,800					

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

Assessment Rating:

50017G 00

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 1 = EXCELLENT (Annual Maintenance per Schedule)
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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 Region - Paw Paw Garage

<u>Appn Year</u>	<u>Building Code</u>	<u>Project Name</u>	<u>Current Condition</u>	<u>Project Cost</u>
2022	STE-1	10134 Southwest Paw Paw Garage STE-1 Repave Parking Lot	Existing pavement has deteriorated to unacceptable conditions showing signs of large cracks and potholes.	\$ 135,000.00
2022	GAR-1	10211 Southwest Paw Paw Garage GAR-1 Paint Interior	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.	\$ 37,263.00
2022	GAR-1	10712 Southwest Paw Paw Garage GAR-1 Replace Flooring Paint Walls	The floor, walls, and ceiling of the office areas, conference and lunch rooms are in extremely poor condition.	\$ 26,000.00
2023	GAR-1	Paw Paw Garage	the steel I-beams are in poor condition, showing signs of accelerated rust and deterioration for its age	\$ 10,657.50
2024	SSB-1	Paw Paw Garage	Salt has caused the concrete walls to deteriorate and show the re-bar beneath.	\$ 140,649.08
2024	GAR-1	Paw Paw Garage	The backflow preventer is in fair conditions, showing normal signs of deterioration for its age	\$ 15,203.22
2024	GAR-1	Paw Paw Garage	exterior wall paint shows normal deterioration for it's age	\$ 51,554.16
2024	GAR-1	Paw Paw Garage	The vehicle lifts are in fair condition, showing normal signs of deterioration and decrease in functionality for their age.	\$ 58,499.23
2024	GAR-1	Paw Paw Garage	Exhaust fans are in generally fair condition and display signs of normal degradation for their age	\$ 27,933.86
2024	HSB-1	Paw Paw Garage	Unit heaters in fair condition showing normal signs of aging. Not as energy efficient as modern equipment	\$ 12,372.21
2024	SSB-1	Paw Paw Garage	Interior lighting is not adequate for safe and efficient operations. Outdated lighting system is not energy efficient.	\$ 44,745.89
2025	STE-1	Paw Paw Garage	Parking lot is in fair condition, with normal signs of deterioration	\$ 55,480.95

Assessment Rating:

50017G 00

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 4 = POOR (Worn; Significant Maintenance or Repair)
 5 = REHAB/REPLACE (Requires Rehabilitation or Replacement)

2025	STE-1	Paw Paw Garage	Building is in fair condition with normal signs of deterioration for it's age.	\$ 103,905.92
2025	STE-1	Paw Paw Garage	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.	\$ 571,817.56
2025	GAR-1	Paw Paw Garage	Lockers are in fair condition with signs of normal deterioration and functionality loss for it's age	\$ 31,154.24
Special Maintenance Total:				\$ 1,322,236.80

Assessment Rating:

50017G 00

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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)

2019 FACILITY ASSESSMENT

Sawyer Garage

<u>BUSINESS AREA</u>	<u>OWN/LEASE</u>
Southwest Region	Own
Southwest Prosperity Region	
<u>OAS ENGINEER</u>	<u>REGION CONTACT</u>
Klein, Don	Janine Cooper

<u>ADDRESS</u> 5948 Sawyer Rd., Sawyer MI 49125	<u>COUNTY</u> Berrien	<u>PHONE NO.</u> (269) 426-3700	<u>FAX NO.</u> (269) 426-3303	<u>SITE ACREAGE</u> 10.00	<u>INSPECTION DATE</u> 06/05/2019
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<u>FACILITY FUNCTION</u> Garage	<u>SECONDARY FUNCTION</u>	<u>WORK FORCE</u>	<u>ADMIN/EMPLOYEE AREA</u> 1,826 SQ FT	<u>UTILIZATION RATE</u> Fully Utilized	<u>FACILITY ENERGY AUDIT</u> 04/27/2010
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SITE ASSESSMENT	ADEQUACY	RATING	TYPE	VENDOR	ADEQUACY
SITE CAPACITY FOR DEVELOPMENT	Adequate	SIDEWALKS 3	ELECTRICAL UTILITY	Electrical	American Electric Power (AEP, Ind Mich Power)
SITE REGULATORY COMPLIANCE	Adequate	FENCING 3	GAS UTILITY (if present)	Natural Gas	SEMCO
		SECURITY 3	WATER UTILITY	Municipal	Chikaming Township
		LIGHTING 3	SEWAGE UTILITY	Municipal	Chikaming Township
		IRRIG SYS 3			
PARKING/PAVING		RATING 3			
DRAINAGE		RATING 3			

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	19,600	1973	\$ 2,450,000	CMU block.	CMU and split face block.	Flat coated.
SSB-1	Salt/Sand Storage	Salt/Sand Storage	8,100	1985	\$ 810,000	Concrete.	Concrete.	Concrete.
SSB-2	Salt/Sand Storage	Salt/Sand Storage	14,256	2007	\$ 1,425,600	Concrete and wood frame.	T1-11 Concrete	Shingle.
CSB-1	Cold Storage	Cold Storage	4,800	1976	\$ 480,000	Wood plank.	Wood (painted).	Shingle.
CSB-2	Cold Storage	Cold Storage	6,000	1994	\$ 600,000	CMU.	CMU (painted).	Flat coated.
TOTAL COMPLEX SQ FT			52,756					

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

Assessment Rating:

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 4 = POOR (Worn; Significant Maintenance or Repair)
 5 = REHAB/REPLACE (Requires Rehabilitation or Replacement)

MAJOR CAPITAL

Southwest Region-Sawyer Garage

Major Capital

<u>Appn Year</u>	<u>Building Code</u>	<u>Project Name</u>	<u>Current Condition</u>	<u>Project Cost</u>
2023	WSH-1	10216 Southwest Sawyer Garage WSH-1 Construct New 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.
2024	GAR-1	10217 Southwest Sawyer Garage GAR-1 Construct Garage Addition	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.

Assessment Rating:

50055G 00

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SPECIAL MAINTENANCE

Southwest Region - Sawyer Garage

<u>Appn Year</u>	<u>Building Code</u>	<u>Project Name</u>	<u>Current Condition</u>	<u>Project Cost</u>
2021	SSB-2	10105 Southwest Sawyer Garage SSB-2 Construct Lean To	Materials and equipment are exposed to the elements. Exposed materials and equipment have increased rate of corrosion and reduced service life.	\$ 47,301.00
2022	SSB-1	10218 Southwest Sawyer Garage SSB-1 Convert to CSB	Materials and equipment are exposed to the elements. Exposed materials and equipment have increased rate of corrosion and reduced service life.	\$ 124,121.00
2022	STE-1	10387 Southwest Sawyer Garage STE-1 Pave West/ South Parking Lots	Areas to west and south of salt dome are gravel (unpaved).	\$ 169,035.00
2023	CSB-1	Sawyer Garage	exterior wall shows accelerated deterioration for it's age	\$ 151,410.00
2024	STE-1	Sawyer Garage	exterior wall paint shows generally normal deterioration for it's age	\$ 141,053.98
2024	GAR-1	Sawyer Garage	The vehicle lifts are in fair condition, showing normal signs of deterioration and decrease in functionality for their age.	\$ 78,133.67
2024	STE-1	Sawyer Garage	Roofing is in fair condition and showing signs of normal deterioration	\$ 428,079.70
2025	STE-1	Sawyer Garage	Parking lot is in fair condition, with normal signs of deterioration	\$ 79,317.21
2025	CSB-1	Sawyer Garage	Interior wall paint shows normal deterioration for it's age	\$ 11,590.03
2025	STE-1	Sawyer Garage	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.	\$ 770,560.20
2025	GAR-1	Sawyer Garage	Pressure washer condition generally fair, with normal signs of deterioration and functionality loss	\$ 18,679.86
Special Maintenance Total:				\$ 2,019,281.66

Assessment Rating:

50055G 00

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

2019 FACILITY ASSESSMENT

South Haven Garage

<u>BUSINESS AREA</u>	<u>OWN/LEASE</u>
Southwest Region	Own
Southwest Prosperity Region	
<u>OAS ENGINEER</u>	<u>REGION CONTACT</u>
Klein, Don	Janine Cooper

<u>ADDRESS</u> 9235 Blue Star Memorial Hwy., South Haven MI 49090	<u>COUNTY</u> Van Buren	<u>PHONE NO.</u> (269) 637-2408	<u>FAX NO.</u> (269) 637-9381	<u>SITE ACREAGE</u> 12.00	<u>INSPECTION DATE</u> 06/13/2019
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<u>FACILITY FUNCTION</u> Garage	<u>SECONDARY FUNCTION</u>	<u>WORK FORCE</u>	<u>ADMIN/EMPLOYEE AREA</u> 1,887 SQ FT	<u>UTILIZATION RATE</u> Fully Utilized	<u>FACILITY ENERGY AUDIT</u> 04/23/2009
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SITE ASSESSMENT	<u>ADEQUACY</u>	<u>RATING</u>	<u>TYPE</u>	<u>VENDOR</u>	<u>ADEQUACY</u>	
SITE CAPACITY FOR DEVELOPMENT	Adequate	3	ELECTRICAL UTILITY	Electrical	South Haven, City of	Adequate
SITE REGULATORY COMPLIANCE	Adequate	3	GAS UTILITY (if present)	Natural Gas	Michigan Gas Utilities	Adequate
		3	WATER UTILITY	Municipal	South Haven, City of	
		3	SEWAGE UTILITY	Municipal	South Haven, City of	
<u>RATING</u>						
PARKING/PAVING		3				
DRAINAGE		3				

BUILDINGS								
<u>BLDG CODE</u>	<u>CONSTRUCTED PURPOSE</u>	<u>CURRENT USE</u>	<u>TOTAL SIZE (SQ FT)</u>	<u>OCCUPANCY YEAR</u>	<u>ESTIMATED REPLACEMENT VALUE</u>	<u>STRUCTURE</u>	<u>EXTERIOR FINISH</u>	<u>ROOF TYPE</u>
GAR-1	Garage	Garage	22,400	1941	\$ 2,800,000	Wood, Concrete, and Masonry	Concrete and masonry	Wood with membrane
GAR-2	Garage	Garage	4,500	1972	\$ 562,500	CMU block.	CMU and split face block (painted)	Steel with membrane
SSB-1	Salt/Sand Storage	Salt/Sand Storage	7,000	1985	\$ 700,000	Concrete and wood.	T1-11 (painted).	Shingle.
SSB-2	Salt/Sand Storage	Salt/Sand Storage	9,936	2000	\$ 993,600	Concrete and wood	T1-11 (painted).	Shingle.
CSB-1	Cold Storage	Cold Storage	2,400	1963	\$ 240,000	Wooden timber.	Wood timber (painted).	Shingle.
CSB-2	Cold Storage	Cold Storage	2,400	1998	\$ 240,000	Wood pole barn.	Metal Siding.	Shingle.
CMA-1	CMA Storage and Containment	CMA Storage and Containment	630	0	\$ 63,000	Metal truss and fabric.	Fabric	Metal truss and fabric.
TOTAL COMPLEX SQ FT			49,266					

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

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

MAJOR CAPITAL

Southwest Region-South Haven Garage

Major Capital

Appn Year	Building Code	Project Name	Current Condition	Project Cost
2023	WSH-1	10219 Southwest South Haven Garage WSH-1 Construct New 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.
2024	GAR-1	10221 Southwest South Haven Garage GAR-1 Construct Garage Addition	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.
2024	CSB-2	10223 Southwest South Haven Garage CSB-2 Construct New CSB	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.
2024	GAR-2	10222 Southwest South Haven Garage GAR-2 Construct Garage Addition	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.

Assessment Rating:

50048G 00

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 4 = POOR (Worn; Significant Maintenance or Repair)
 5 = REHAB/REPLACE (Requires Rehabilitation or Replacement)

SPECIAL MAINTENANCE

Southwest Region - South Haven Garage

<u>Appn Year</u>	<u>Building Code</u>	<u>Project Name</u>	<u>Current Condition</u>	<u>Project Cost</u>
2021	GAR-2	10301 Southwest South Haven Garage GAR-2 Paint Interior	Interior and exterior paint is peeling and worn.	\$ 90,898.00
2022	STE-1	10758 Southwest South Haven Garage STE-1 Obtain Easement	Currently MDOT is unable to conveniently access MDOT property located to the east of property owner.	\$ 210,000.00
2023	STE-1	South Haven Garage	Door condition is generally fair, with signs of normal deterioration and functionality for it's age. Security is an issue for non-functioning doors	\$ 48,667.50
2024	GAR-1	South Haven Garage	exterior wall shows accelerated deterioration for it's age	\$ 32,445.00
2024	GAR-1	South Haven Garage	exterior wall paint shows normal deterioration for it's age	\$ 20,351.78
2024	GAR-1	South Haven Garage	Air compressor is in fair condition showing normal signs of aging. Not as energy efficient as modern equipment	\$ 56,238.00
2024	STE-1	South Haven Garage	Existing roofing is in fair condition and showing signs of normal deterioration	\$ 424,991.57
2025	STE-1	South Haven Garage	Parking lot is in fair condition, with normal signs of deterioration	\$ 39,901.51
2025	GAR-1	South Haven Garage	Tank is in generally fair condition with signs of normal deterioration for its age	\$ 14,825.96
2025	GAR-1	South Haven Garage	Interior wall paint shows normal deterioration for it's age	\$ 48,050.16
2025	GAR-1	South Haven Garage	Lockers are in fair condition with signs of normal deterioration and functionality loss for it's age	\$ 18,532.45
2025	GAR-1	South Haven Garage	Tank is in generally fair condition with signs of normal deterioration for its age	\$ 11,723.25
Special Maintenance Total:				\$ 1,016,625.16

Assessment Rating:

50048G 00

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2019 FACILITY ASSESSMENT

Southwest Region Maintenance Crews

<u>BUSINESS AREA</u> Southwest Region	<u>OWN/LEASE</u> Own
Southwest Prosperity Region	
<u>OAS ENGINEER</u> Klein, Don	<u>REGION CONTACT</u> Janine Cooper

<u>ADDRESS</u> 6345 American Ave., Portage MI 49002	<u>COUNTY</u> Kalamazoo	<u>PHONE NO.</u> (269) 327-4499	<u>FAX NO.</u> (269) 327-6285	<u>SITE ACREAGE</u> 5.00	<u>INSPECTION DATE</u> 07/23/2019
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<u>FACILITY FUNCTION</u> Maintenance Crews	<u>SECONDARY FUNCTION</u>	<u>WORK FORCE</u>	<u>ADMIN/EMPLOYEE AREA</u> 5,385 SQ FT	<u>UTILIZATION RATE</u> Fully Utilized	<u>FACILITY ENERGY AUDIT</u> 03/23/2010
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<u>SITE ASSESSMENT</u>	<u>ADEQUACY</u>	<u>RATING</u>	<u>TYPE</u>	<u>VENDOR</u>	<u>ADEQUACY</u>
SITE CAPACITY FOR DEVELOPMENT	Adequate	2	ELECTRICAL UTILITY	Electrical	Adequate
SITE REGULATORY COMPLIANCE	Adequate	2	GAS UTILITY (if present)	Natural Gas	Adequate
		3	WATER UTILITY	Municipal	
		2	SEWAGE UTILITY	Municipal	
PARKING/PAVING		2		Portage, City of	
DRAINAGE		3		Portage, City of	

<u>BUILDINGS</u>									
<u>BLDG CODE</u>	<u>CONSTRUCTED PURPOSE</u>	<u>CURRENT USE</u>	<u>TOTAL SIZE (SQ FT)</u>	<u>OCCUPANCY YEAR</u>	<u>ESTIMATED REPLACEMENT VALUE</u>	<u>STRUCTURE</u>	<u>EXTERIOR FINISH</u>	<u>ROOF TYPE</u>	
RMC-1	Region Maintenance Crews	Region Maintenance Crews	37,840	1990	\$ 4,730,000	Metal frame and CMU.	Block (painted) and metal panels.	Slightly pitched steel corrugated.	
TOTAL COMPLEX SQ FT			37,840						

<u>BUILDING ASSESSMENT</u>																
<u>BLDG CODE</u>	<u>5 YR ADEQUACY</u>	<u>ADA COMPLIANCE</u>	<u>Structural</u>	<u>Exterior</u>	<u>Interior</u>	<u>Windows</u>	<u>Insulation</u>	<u>Roof</u>	<u>Overhead/ Sliding Doors</u>	<u>Service Doors</u>	<u>HVAC</u>	<u>Engine Exhaust</u>	<u>Plumbing (Int)</u>	<u>Electrical</u>	<u>Lighting</u>	<u>Fire Protection</u>
RMC-1	Adequate		2	2	3	2	3	2	3	3	2	2	2	2	2	2

Assessment Rating:

50077F 00

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

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 4 = POOR (Worn; Significant Maintenance or Repair)
 5 = REHAB/REPLACE (Requires Rehabilitation or Replacement)

SPECIAL MAINTENANCE

Southwest Region - Southwest Region Office

<u>Appn Year</u>	<u>Building Code</u>	<u>Project Name</u>	<u>Current Condition</u>	<u>Project Cost</u>
2022	STE-1	10382 Southwest Region Office STE-1 Replace Pavement	Pavement is in poor condition with excessive cracking.	\$ 253,546.00
2024	REG-1	Southwest Region Office	Gasoline is in poor condition, with accelerated signs of deterioration and performance degradation for its age. Not as efficient as modern generators	\$ 33,865.93
2024	REG-1	Southwest Region Office	Cooling Tower is in fair condition showing normal signs of aging. Cooling Tower is not as energy efficient as modern equipment	\$ 17,996.76
2024	REG-1	Southwest Region Office	EPDM Membrane roofing is in fair condition and showing signs of normal deterioration	\$ 107,425.34
2024	REG-1	Southwest Region Office	Exhaust fans are in generally fair condition and display signs of normal degradation for their age	\$ 26,283.56
2024	REG-1	Southwest Region Office	Building controls are in fair condition for age. Technology not as energy efficient or reliable/ smart as modern HVAC controls	\$ 146,957.24
2024	REG-1	Southwest Region Office	Boiler is in fair condition showing normal signs of aging. Boiler is not as energy efficient as modern equipment	\$ 29,890.61
2024	REG-1	Southwest Region Office	Chiller is in fair condition showing normal signs of aging. Chiller is not as energy efficient as modern equipment	\$ 69,841.93
2024	REG-1	Southwest Region Office	Elevator is in fair conditions with signs of normal aging. Elevator not as energy efficient as modern hydraulic elevators	\$ 136,401.51
2024	REG-1	Southwest Region Office	windows in generally fair condition with signs of normal deterioration for it's age. Not energy efficient	\$ 15,181.78
2024	REG-1	Southwest Region Office	Fan Coil Unit is in fair condition showing normal signs of aging. Fan Coil Unit is not as energy efficient as modern equipment	\$ 141,417.31
2025	REG-1	Southwest Region Office	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.	\$ 164,270.31

Assessment Rating:

REG500 00

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 1 = EXCELLENT (Annual Maintenance per Schedule)
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 4 = POOR (Worn; Significant Maintenance or Repair)
 5 = REHAB/REPLACE (Requires Rehabilitation or Replacement)

2025	STE-1	Southwest Region Office	Parking lot is in fair condition, with normal signs of deterioration	\$ 18,754.16
2025	REG-1	Southwest Region Office	Circulator Pump is in fair condition showing normal signs of aging. Pump is not as energy efficient as modern equipment	\$ 28,340.56
2025	REG-1	Southwest Region Office	Interior wall paint shows normal deterioration for it's age	\$ 79,513.01

Special Maintenance Total: \$ 1,269,686.01

Assessment Rating:

REG500 00

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Superior Region

2018-2019 FACILITY ASSESSMENT

Covington Storage

<u>BUSINESS AREA</u> Superior Region	<u>OWN/LEASE</u> Own
Western UP Prosperity Region	
<u>OAS ENGINEER</u> Klein, Don	<u>REGION CONTACT</u> Brad Schoff

<u>ADDRESS</u> 13262 School Road, Covington MI 49919	<u>COUNTY</u> Baraga	<u>PHONE NO.</u>	<u>FAX NO.</u>	<u>SITE ACREAGE</u> 2.00	<u>INSPECTION DATE</u> 11/07/2018
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<u>FACILITY FUNCTION</u> Warehouse	<u>SECONDARY FUNCTION</u>	<u>WORK FORCE</u>	<u>ADMIN/EMPLOYEE AREA</u> 0 SQ FT	<u>UTILIZATION RATE</u> Fully Utilized	<u>FACILITY ENERGY AUDIT</u> 04/05/2010
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SITE ASSESSMENT		<u>ADEQUACY</u>	<u>RATING</u>	<u>TYPE</u>	<u>VENDOR</u>	<u>ADEQUACY</u>	
SITE CAPACITY FOR DEVELOPMENT	Adequate	SIDEWALKS	0	ELECTRICAL UTILITY	Electrical	WE Energies (Wisconsin Electric)	Adequate
SITE REGULATORY COMPLIANCE	Adequate	FENCING	3	GAS UTILITY (if present)	None		
		SECURITY	0	WATER UTILITY	None		
		LIGHTING	3	SEWAGE UTILITY	None		
		IRRIG SYS	0				
	<u>RATING</u>						
PARKING/PAVING	3						
DRAINAGE	2						

BUILDINGS								
<u>BLDG CODE</u>	<u>CONSTRUCTED PURPOSE</u>	<u>CURRENT USE</u>	<u>TOTAL SIZE (SQ FT)</u>	<u>OCCUPANCY YEAR</u>	<u>ESTIMATED REPLACEMENT VALUE</u>	<u>STRUCTURE</u>	<u>EXTERIOR FINISH</u>	<u>ROOF TYPE</u>
SSB-1	Salt/Sand Storage	Salt/Sand Storage	8,064	1995	\$ 806,400	Concrete.	Concrete.	Wood.
CSB-1	Cold Storage	Cold Storage	2,250	1965	\$ 225,000	Steel.	Metal.	Metal.
TOTAL COMPLEX SQ FT			10,314					

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

SPECIAL MAINTENANCE

Superior Region - Covington Storage

<u>Appn Year</u>	<u>Building Code</u>	<u>Project Name</u>	<u>Current Condition</u>	<u>Project Cost</u>
2023	CSB-1	Covington Storage	Failed condition. 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. Will need to be sealed and striped.	\$ 13,367.08
2023	CSB-1	Covington Storage	Poor condition. 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.	\$ 117,084.09
2023	CSB-1	Covington Storage	Fair condition. Fans are entering the end of their remaining usable life.	\$ 18,836.93
2023	CSB-1	Covington Storage	Fair condition. Siding is showing areas of aging.	\$ 100,311.43
2023	CSB-1	Covington Storage	Fair condition. Fencing starting to show current areas of wear and tear.	\$ 93,256.80
2023	CSB-1	Covington Storage	Interior lighting is not adequate for safe and efficient operations. Outdated lighting system is not energy efficient.	\$ 52,689.60
Special Maintenance Total:				\$ 395,545.92

Assessment Rating:

STR100 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)

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2018-2019 FACILITY ASSESSMENT

Crystal Falls TSC

<u>BUSINESS AREA</u> Superior Region	<u>OWN/LEASE</u> Own
Western UP Prosperity Region	
<u>OAS ENGINEER</u> Klein, Don	<u>REGION CONTACT</u> Brad Schoff

<u>ADDRESS</u> 120 Tobin-Alpha Rd, Crystal Falls MI 49920	<u>COUNTY</u> Iron	<u>PHONE NO.</u> (906) 875-6644	<u>FAX NO.</u> (906) 875-6264	<u>SITE ACREAGE</u> 38.00	<u>INSPECTION DATE</u> 11/13/2018
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<u>FACILITY FUNCTION</u> Transportation Service Center	<u>SECONDARY FUNCTION</u>	<u>WORK FORCE</u>	<u>ADMIN/EMPLOYEE AREA</u> 6,300 SQ FT	<u>UTILIZATION RATE</u> Fully Utilized	<u>FACILITY ENERGY AUDIT</u> 06/09/2010
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SITE ASSESSMENT	<u>ADEQUACY</u>	<u>RATING</u>	<u>TYPE</u>	<u>VENDOR</u>	<u>ADEQUACY</u>
SITE CAPACITY FOR DEVELOPMENT	Adequate	0	ELECTRICAL UTILITY	Electrical	Adequate
SITE REGULATORY COMPLIANCE	Inadequate	0	GAS UTILITY (if present)	Natural Gas	Adequate
		2	WATER UTILITY	Municipal	
		3	SEWAGE UTILITY	Septic	
		0			
<u>RATING</u>					
PARKING/PAVING		4			
DRAINAGE		1			

BUILDINGS								
<u>BLDG CODE</u>	<u>CONSTRUCTED PURPOSE</u>	<u>CURRENT USE</u>	<u>TOTAL SIZE (SQ FT)</u>	<u>OCCUPANCY YEAR</u>	<u>ESTIMATED REPLACEMENT VALUE</u>	<u>STRUCTURE</u>	<u>EXTERIOR FINISH</u>	<u>ROOF TYPE</u>
TSC-1	Transportation Service Center	Transportation Service Center	6,300	2001	\$ 1,890,000	Wood.	Brick and vinyl.	Wood and shingle.
HSB-1	Heated Storage	Heated Storage	3,060	1966	\$ 382,500	Steel and block.	Block.	Metal with membrane.
TST-1	Testing Lab	Testing Lab	4,800	1962	\$ 1,848,000	Steel.	Metal.	Metal.
CSB-1	Cold Storage	Cold Storage	1,408	1970	\$ 140,800	Steel and wood	Wood.	Wood with shingle.
TOTAL COMPLEX SQ FT			15,568					

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

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4 = POOR (Worn; Significant Maintenance or Repair)

5 = REHAB/REPLACE (Requires Rehabilitation or Replacement)

SPECIAL MAINTENANCE
Superior Region - Crystal Falls TSC

<u>Appn Year</u>	<u>Building Code</u>	<u>Project Name</u>	<u>Current Condition</u>	<u>Project Cost</u>
2023	HSB-1	SUPERIOR-CRYSTAL FALLS-HSB-OIL/WATER SEPARATOR	Could not confirm existence of separator	\$ 21,176.16
2023	HSB-1	SUPERIOR-CRYSTAL FALLS-HSB-Membrane Roof	Roof approaching end of life	\$ 36,210.79
2023	TST-1	SUPERIOR-CRYSTAL FALLS-TST-PAINTING	Coating is approaching the end of life	\$ 14,773.08
2023	TST-1	SUPERIOR-CRYSTAL FALLS-TST-PAVING	Original Paving is cracked and has not been seal coated	\$ 55,042.78
2023	TSC-1	SUPERIOR-CRYSTAL FALLS-TSC-ROOF REPLACEMENT	Roof approaching end of life	\$ 31,121.11
2023	HSB-1	SUPERIOR-CRYSTAL FALLS-TST-EXTERIOR PAINT	Building was repainted and in about 5 years should be due for repainting	\$ 16,311.02
Special Maintenance Total:				\$ 174,634.95

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)

2018-2019 FACILITY ASSESSMENT

Engadine Garage

<u>BUSINESS AREA</u> Superior Region	<u>OWN/LEASE</u> Own
Eastern UP Prosperity Region	
<u>OAS ENGINEER</u> Klein, Don	<u>REGION CONTACT</u> Brad Schoff

<u>ADDRESS</u> 7077 M-117, Engadine MI 49827	<u>COUNTY</u> Mackinac	<u>PHONE NO.</u> (906) 477-6323	<u>FAX NO.</u> (906) 477-1065	<u>SITE ACREAGE</u> 6.00	<u>INSPECTION DATE</u> 11/16/2018
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<u>FACILITY FUNCTION</u> Garage	<u>SECONDARY FUNCTION</u>	<u>WORK FORCE</u>	<u>ADMIN/EMPLOYEE AREA</u> 3,726 SQ FT	<u>UTILIZATION RATE</u> Fully Utilized	<u>FACILITY ENERGY AUDIT</u> 01/21/2010
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SITE ASSESSMENT	<u>ADEQUACY</u>	<u>RATING</u>	<u>TYPE</u>	<u>VENDOR</u>	<u>ADEQUACY</u>
SITE CAPACITY FOR DEVELOPMENT	Adequate	3	ELECTRICAL UTILITY	Electrical	Adequate
SITE REGULATORY COMPLIANCE	Adequate	3	GAS UTILITY (if present)	Natural Gas	Adequate
		0	WATER UTILITY	Well	
		2	SEWAGE UTILITY	Septic	
<u>RATING</u>					
PARKING/PAVING		2			
DRAINAGE		3			

BUILDINGS								
<u>BLDG CODE</u>	<u>CONSTRUCTED PURPOSE</u>	<u>CURRENT USE</u>	<u>TOTAL SIZE (SQ FT)</u>	<u>OCCUPANCY YEAR</u>	<u>ESTIMATED REPLACEMENT VALUE</u>	<u>STRUCTURE</u>	<u>EXTERIOR FINISH</u>	<u>ROOF TYPE</u>
GAR-1	Garage	Garage	3,200	1959	\$ 400,000	Steel.	Block masonry.	Metal.
GAR-2	Garage	Garage	16,533	1970	\$ 2,066,625	Steel.	Masonry.	Metal membrane.
SSB-1	Salt/Sand Storage	Salt/Sand Storage	7,200	1993	\$ 720,000	Concrete and wood.	Concrete and wood.	Wood shingle.
CSB-1	Cold Storage	Cold Storage	4,800	2002	\$ 480,000	Wood.	Metal.	Wood shingle.
TOTAL COMPLEX SQ FT			31,733					

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

SPECIAL MAINTENANCE**Superior Region - Engadine Garage**

<u>Appn Year</u>	<u>Building Code</u>	<u>Project Name</u>	<u>Current Condition</u>	<u>Project Cost</u>
2021	SSB-1	10064 Superior Engadine Garage SSB-1 Construct New SSB	This facility has inadequate covered storage to store equipment and materials.	\$ 83,770.00
2021	STE-1	10232 Superior Engadine Garage STE-1 Replace Fencing	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.	\$ 106,520.00
2022	GAR-2	10392 Superior Engadine Garage GAR-2 Install Generator	No alternatives during emergency situations.	\$ 27,732.00
2023	GAR-1	Engadine Garage	Fair Condition, siding is showing signs of aging	\$ 31,886.95
2023	GAR-1	Engadine Garage	Fair Condition. Roof is showing signs of deterioration	\$ 279,959.79
2023	GAR-0	Engadine Garage	Paint is deteriorating and no longer providing structural protection.	\$ 77,054.44
Special Maintenance Total:				\$ 606,923.18

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)

2018-2019 FACILITY ASSESSMENT

Gladstone Sign & Signal Shop

<u>BUSINESS AREA</u> Superior Region	<u>OWN/LEASE</u> Own
Central UP Prosperity Region	
<u>OAS ENGINEER</u> Klein, Don	<u>REGION CONTACT</u> Brad Schoff

<u>ADDRESS</u> 816 Clark Drive, Gladstone MI 49837	<u>COUNTY</u> Delta	<u>PHONE NO.</u> (906) 428-9322	<u>FAX NO.</u> (906) 428-3152	<u>SITE ACREAGE</u> 2.00	<u>INSPECTION DATE</u> 11/15/2018
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<u>FACILITY FUNCTION</u> Sign/Signal Operations	<u>SECONDARY FUNCTION</u> Materials Testing/Survey Operations	<u>WORK FORCE</u>	<u>ADMIN/EMPLOYEE AREA</u> 4,000 SQ FT	<u>UTILIZATION RATE</u> Fully Utilized	<u>FACILITY ENERGY AUDIT</u> 06/10/2010
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SITE ASSESSMENT	<u>ADEQUACY</u>	<u>RATING</u>	<u>TYPE</u>	<u>VENDOR</u>	<u>ADEQUACY</u>
SITE CAPACITY FOR DEVELOPMENT	Adequate	2	ELECTRICAL UTILITY	Electrical	Adequate
SITE REGULATORY COMPLIANCE	Adequate	3	GAS UTILITY (if present)	Natural Gas	Adequate
		0	WATER UTILITY	Municipal	
		2	SEWAGE UTILITY	Municipal	
		2		Gladstone, City of	
		3		DTE (includes MichCon)	
		2		Gladstone, City of	
		3		Gladstone, City of	

BUILDINGS									
<u>BLDG CODE</u>	<u>CONSTRUCTED PURPOSE</u>	<u>CURRENT USE</u>	<u>TOTAL SIZE (SQ FT)</u>	<u>OCCUPANCY YEAR</u>	<u>ESTIMATED REPLACEMENT VALUE</u>	<u>STRUCTURE</u>	<u>EXTERIOR FINISH</u>	<u>ROOF TYPE</u>	
TST-1	Testing Lab	Testing Lab	2,400	2010	\$ 924,000	Wood	Vinyl	Wood and Shingle	
SGN-1	Sign Shop	Sign Shop	4,000	2001	\$ 500,000	Wood.	Vinyl.	Wood shingle.	
SMS-1	Signal Shop	Signal Shop	1,560	2003	\$ 195,000	Wood.	Vinyl.	Wood Shingle.	
TOTAL COMPLEX SQ FT			7,960						

BUILDING ASSESSMENT																
<u>BLDG CODE</u>	<u>5 YR ADEQUACY</u>	<u>ADA COMPLIANCE</u>	<u>Structural</u>	<u>Exterior</u>	<u>Interior</u>	<u>Windows</u>	<u>Insulation</u>	<u>Roof</u>	<u>Overhead/ Sliding Doors</u>	<u>Service Doors</u>	<u>HVAC</u>	<u>Engine Exhaust</u>	<u>Plumbing (Int)</u>	<u>Electrical</u>	<u>Lighting</u>	<u>Fire Protection</u>
TST-1	Adequate		2	2	2	2	2	2	0	2	2	0	2	2	2	2
SGN-1	Adequate		3	3	2	3	3	3	3	3	3	0	3	2	2	3
SMS-1	Adequate		3	2	2	2	3	3	0	0	3	0	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)

SPECIAL MAINTENANCE

Superior Region - Gladstone Sign & Signal Shop

<u>Appn Year</u>	<u>Building Code</u>	<u>Project Name</u>	<u>Current Condition</u>	<u>Project Cost</u>
2023	SMS-1	SUPERIOR_GLADSTONE SIGN SIGNAL SHOP_ASPHALT SEAL STRIPE	Fair. Pavement will need to be sealed and striped based on its age.	\$ 17,723.00
2023	SMS-1	SUPERIOR_GLADSTONE SIGN & SIGNAL SHOP_DUCTLESS SPLIT SYSTEM REPLACEMENT	Fair	\$ 15,318.80
2023	SMS-1	SUPERIOR_GLADSTONE SIGN SIGNAL SHOP_INTERIOR WALL PAINT	Coating is approaching the end of life	\$ 17,887.85
2023	OFF-1	SUPERIOR_GLADSTONE SIGN & SIGNAL SHOP OFFICE BUILDING_INTERIOR WALL PAINT	Fair	\$ 23,151.73
2023	OFF-1	SUPERIOR_GLADSTONE SIGN & SIGNAL SHOP OFFICE BUILDING_ROOF	Fair	\$ 13,076.49
2023	SMS-1	SUPERIOR_GLADSTONE SIGN & SIGNAL SHOP_REPLACE ASPHALT ROOF	Fair	\$ 29,447.42
2023	OFF-1	SUPERIOR_GLADSTONE SIGN & SIGNAL SHOP OFFICE BUILDING_INTERIOR DOORS	Door condition is generally fair, with signs of normal deterioration and functionality for it's age. Security is an issue for non-functioning doors	\$ 19,056.59
2023	SMS-1	SUPERIOR_GLADSTONE SIGN & SIGNAL SHOP_REPLACE OIL WATER SEPERATOR	Could not confirm existence of separator	\$ 23,833.96
2023	TST-1	SUPERIOR_GLADSTONE SIGN & SIGNAL SHOP TESTING LAB_LAB HOOD EXHAUSTS	Fair	\$ 56,253.27
2023	TST-1	SUPERIOR_GLADSTONE SIGN & SIGNAL SHOP TESTING LAB_HEAT PANELS	Fair	\$ 37,804.04
2023	SMS-1	SUPERIOR_GLADSTONE SIGN & SIGNAL SHOP_SIDING REPLACEMENT	Fair	\$ 32,099.38
Special Maintenance Total:				\$ 285,652.54

Assessment Rating:

50072F 00

0 = NOT APPLICABLE (N/A)

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5 = REHAB/REPLACE (Requires Rehabilitation or Replacement)

2018-2019 FACILITY ASSESSMENT

Houghton Garage

<u>BUSINESS AREA</u> Superior Region	<u>OWN/LEASE</u> Own
Western UP Prosperity Region	
<u>OAS ENGINEER</u> Klein, Don	<u>REGION CONTACT</u> Brad Schoff

<u>ADDRESS</u> 51750 Industrial Drive, Calumet MI 49913	<u>COUNTY</u> Houghton	<u>PHONE NO.</u> (906) 483-3937	<u>FAX NO.</u> (906) 483-3997	<u>SITE ACREAGE</u> 12.00	<u>INSPECTION DATE</u> 11/08/2018
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<u>FACILITY FUNCTION</u> Garage	<u>SECONDARY FUNCTION</u>	<u>WORK FORCE</u>	<u>ADMIN/EMPLOYEE AREA</u> 1,500 SQ FT	<u>UTILIZATION RATE</u> Fully Utilized	<u>FACILITY ENERGY AUDIT</u> 04/05/2010
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SITE ASSESSMENT	<u>ADEQUACY</u>	<u>RATING</u>	<u>TYPE</u>	<u>VENDOR</u>	<u>ADEQUACY</u>
SITE CAPACITY FOR DEVELOPMENT	Adequate	SIDEWALKS 2	ELECTRICAL UTILITY Electrical	Ontonagon County REA	Adequate
SITE REGULATORY COMPLIANCE	Adequate	FENCING 2	GAS UTILITY (if present) Natural Gas	SEMCO	Adequate
		SECURITY 2	WATER UTILITY Municipal	Houghton County Memorial Airport	
		LIGHTING 2	SEWAGE UTILITY Municipal	Houghton County Memorial Airport	
PARKING/PAVING	2	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
GAR-1	Garage	Garage	19,000	2008	\$ 2,375,000	Masonry and steel.	Metal and masonry.	Single ply membrane
SSB-1	Salt/Sand Storage	Salt/Sand Storage	23,328	2004	\$ 2,332,800	Concrete and wood.	Concrete and wood.	Asphalt shingles.
CSB-1	Cold Storage	Cold Storage	5,500	2017	\$ 550,000	Wood	Metal	Metal
TOTAL COMPLEX SQ FT			47,828					

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

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

Superior Region - Houghton Garage

<u>Appn Year</u>	<u>Building Code</u>	<u>Project Name</u>	<u>Current Condition</u>	<u>Project Cost</u>
2021	STE-1	10122 Superior Houghton Garage STE-1 Install Site Fencing	Fence is in poor condition. There is no existing gate to secure site, and exterior lighting is inadequate for operational and security purposes.	\$ 60,000.00
Special Maintenance Total:				\$ 60,000.00

Assessment Rating:

50064G 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)

2018-2019 FACILITY ASSESSMENT

Houghton-Hancock Portage Lift Bridge Control Room

<u>BUSINESS AREA</u> Superior Region	<u>OWN/LEASE</u> Own
Western UP Prosperity Region	
<u>OAS ENGINEER</u> Klein, Don	<u>REGION CONTACT</u> Brad Schoff

<u>ADDRESS</u> M-26, Hancock MI 49930	<u>COUNTY</u> Houghton	<u>PHONE NO.</u>	<u>FAX NO.</u>	<u>SITE ACREAGE</u>	<u>INSPECTION DATE</u> 11/08/2018
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<u>FACILITY FUNCTION</u> Bridge Operations	<u>SECONDARY FUNCTION</u>	<u>WORK FORCE</u>	<u>ADMIN/EMPLOYEE AREA</u> 0 SQ FT	<u>UTILIZATION RATE</u> Fully Utilized	<u>FACILITY ENERGY AUDIT</u>
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SITE ASSESSMENT	<u>ADEQUACY</u>	<u>RATING</u>	<u>TYPE</u>	<u>VENDOR</u>	<u>ADEQUACY</u>
SITE CAPACITY FOR DEVELOPMENT	Adequate	0	ELECTRICAL UTILITY	Electrical	Adequate
SITE REGULATORY COMPLIANCE	Adequate	3	GAS UTILITY (if present)	N/A	Adequate
		0	WATER UTILITY	N/A	
		3	SEWAGE UTILITY	N/A	
		0			
<u>RATING</u>					
PARKING/PAVING		3			
DRAINAGE		0			

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

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

Assessment Rating:

BRG100 01

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)

2018-2019 FACILITY ASSESSMENT

Ishpeming TSC

<u>BUSINESS AREA</u> Superior Region	<u>OWN/LEASE</u> Own
Central UP Prosperity Region	
<u>OAS ENGINEER</u> Klein, Don	<u>REGION CONTACT</u> Brad Schoff

<u>ADDRESS</u> 100 S. Westwood Dr., Ishpeming MI 49849	<u>COUNTY</u> Marquette	<u>PHONE NO.</u> (906) 485-4270	<u>FAX NO.</u> (906) 485-4878	<u>SITE ACREAGE</u> 4.00	<u>INSPECTION DATE</u> 11/09/2018
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<u>FACILITY FUNCTION</u> Transportation Service Center	<u>SECONDARY FUNCTION</u>	<u>WORK FORCE</u>	<u>ADMIN/EMPLOYEE AREA</u> 3,667 SQ FT	<u>UTILIZATION RATE</u> Fully Utilized	<u>FACILITY ENERGY AUDIT</u> 06/08/2010
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<u>SITE ASSESSMENT</u>	<u>ADEQUACY</u>	<u>RATING</u>	<u>TYPE</u>	<u>VENDOR</u>	<u>ADEQUACY</u>	
SITE CAPACITY FOR DEVELOPMENT	Adequate	2	ELECTRICAL UTILITY	Electrical	Upper Peninsula Power Company (UPPCO)	Adequate
SITE REGULATORY COMPLIANCE	Adequate	0	GAS UTILITY (if present)	Natural Gas	SEMCO	Adequate
		3	WATER UTILITY	N/A		
		3	SEWAGE UTILITY	N/A		
		3				
		3				
		3				

<u>BUILDINGS</u>									
<u>BLDG CODE</u>	<u>CONSTRUCTED PURPOSE</u>	<u>CURRENT USE</u>	<u>TOTAL SIZE (SQ FT)</u>	<u>OCCUPANCY YEAR</u>	<u>ESTIMATED REPLACEMENT VALUE</u>	<u>STRUCTURE</u>	<u>EXTERIOR FINISH</u>	<u>ROOF TYPE</u>	
TSC-1	Transportation Service Center	Transportation Service Center	6,133	1992	\$ 1,839,900	Wood.	Masonry and vinyl.	Wood and shingle.	
TST-1	Testing Lab	Testing Lab	625	1992	\$ 240,625	Wood.	Vinyl.	Wood and shingle.	
CSB-1	Cold Storage	Cold Storage	900	2009	\$ 90,000	Wood	Vinyl	Shingle	
TOTAL COMPLEX SQ FT			7,658						

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

Assessment Rating:

0 = NOT APPLICABLE (N/A)

1 = EXCELLENT (Annual Maintenance per Schedule)

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

4 = POOR (Worn; Significant Maintenance or Repair)

5 = REHAB/REPLACE (Requires Rehabilitation or Replacement)

2018-2019 FACILITY ASSESSMENT

L'Anse Garage

<u>BUSINESS AREA</u>	<u>OWN/LEASE</u>
Superior Region	Own
Western UP Prosperity Region	
<u>OAS ENGINEER</u>	<u>REGION CONTACT</u>
Klein, Don	Brad Schoff

<u>ADDRESS</u> 301 Winter Street, L'Anse MI 49946	<u>COUNTY</u> Baraga	<u>PHONE NO.</u> (906) 524-6124	<u>FAX NO.</u> (906) 524-5624	<u>SITE ACREAGE</u> 3.00	<u>INSPECTION DATE</u> 06/19/2019
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<u>FACILITY FUNCTION</u> Garage	<u>SECONDARY FUNCTION</u>	<u>WORK FORCE</u>	<u>ADMIN/EMPLOYEE AREA</u> 2,829 SQ FT	<u>UTILIZATION RATE</u> Fully Utilized	<u>FACILITY ENERGY AUDIT</u> 04/05/2010
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<u>SITE ASSESSMENT</u>	<u>ADEQUACY</u>	<u>RATING</u>	<u>TYPE</u>	<u>VENDOR</u>	<u>ADEQUACY</u>
SITE CAPACITY FOR DEVELOPMENT	Adequate	3	ELECTRICAL UTILITY	Electrical	Adequate
SITE REGULATORY COMPLIANCE	Adequate	3	GAS UTILITY (if present)	Natural Gas	Adequate
		3	WATER UTILITY	Municipal	
		3	SEWAGE UTILITY	Municipal	
		3			
		3			
		3			
		3			
		3			
		3			

<u>BUILDINGS</u>								
<u>BLDG CODE</u>	<u>CONSTRUCTED PURPOSE</u>	<u>CURRENT USE</u>	<u>TOTAL SIZE (SQ FT)</u>	<u>OCCUPANCY YEAR</u>	<u>ESTIMATED REPLACEMENT VALUE</u>	<u>STRUCTURE</u>	<u>EXTERIOR FINISH</u>	<u>ROOF TYPE</u>
GAR-1	Garage	Garage	21,200	1986	\$ 2,650,000	Masonry.	EIFS and masonry.	Metal.
GAR-2	Garage	Garage	12,800	2007	\$ 1,600,000	Steel.	Metal.	Metal.
SSB-1	Salt/Sand Storage	Salt/Sand Storage	12,320	1985	\$ 1,232,000	Concrete and wood.	Concrete and wood.	Wood and Shingle.
TOTAL COMPLEX SQ FT			46,320					

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

Assessment Rating:

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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
Superior Region - L'Anse Garage

<u>Appn Year</u>	<u>Building Code</u>	<u>Project Name</u>	<u>Current Condition</u>	<u>Project Cost</u>
2022	STE-1	10395 Superior L'Anse Garage STE-1 Repave Parking Lot	Existing pavement has deteriorated to poor conditions showing signs of large cracks.	\$ 57,000.00
Special Maintenance Total:				\$ 57,000.00

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)

2018-2019 FACILITY ASSESSMENT

Newberry TSC

<u>BUSINESS AREA</u> Superior Region	<u>OWN/LEASE</u> Own
Eastern UP Prosperity Region	
<u>OAS ENGINEER</u> Klein, Don	<u>REGION CONTACT</u> Brad Schoff

<u>ADDRESS</u> 14113 M-28, Newberry MI 49868	<u>COUNTY</u> Luce	<u>PHONE NO.</u> (906) 293-5168	<u>FAX NO.</u> (906) 293-3331	<u>SITE ACREAGE</u> 1.00	<u>INSPECTION DATE</u> 11/09/2018
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<u>FACILITY FUNCTION</u> Transportation Service Center	<u>SECONDARY FUNCTION</u>	<u>WORK FORCE</u>	<u>ADMIN/EMPLOYEE AREA</u> 5,240 SQ FT	<u>UTILIZATION RATE</u> Fully Utilized	<u>FACILITY ENERGY AUDIT</u> 06/08/2010
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SITE ASSESSMENT	<u>ADEQUACY</u>	<u>RATING</u>	<u>TYPE</u>	<u>VENDOR</u>	<u>ADEQUACY</u>
SITE CAPACITY FOR DEVELOPMENT	Adequate	3	ELECTRICAL UTILITY	Electrical	Adequate
SITE REGULATORY COMPLIANCE	Adequate	3	GAS UTILITY (if present)	Natural Gas	Adequate
		3	WATER UTILITY	Municipal	
		3	SEWAGE UTILITY	Municipal	
<u>RATING</u>					
PARKING/PAVING		3			
DRAINAGE		3			

BUILDINGS								
<u>BLDG CODE</u>	<u>CONSTRUCTED PURPOSE</u>	<u>CURRENT USE</u>	<u>TOTAL SIZE (SQ FT)</u>	<u>OCCUPANCY YEAR</u>	<u>ESTIMATED REPLACEMENT VALUE</u>	<u>STRUCTURE</u>	<u>EXTERIOR FINISH</u>	<u>ROOF TYPE</u>
TSC-1	Transportation Service Center	Transportation Service Center	11,250	1972	\$ 3,375,000	Wood and Masonry	Masonry and EIFS.	Membrane.
CSB-1	Cold Storage	Cold Storage	768	2011	\$ 76,800	Wood	Vinyl	Wood and metal.
TOTAL COMPLEX SQ FT			12,018					

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

SPECIAL MAINTENANCE**Superior Region - Newberry TSC**

<u>Appn Year</u>	<u>Building Code</u>	<u>Project Name</u>	<u>Current Condition</u>	<u>Project Cost</u>
2022	STE-1	10238 Superior Newberry TSC STE-1 Repave Parking Lot	Large cracking and areas of missing pavement. Improper drainage allows water to pool accelerating pavement deterioration. Current parking spaces are inadequate. Some cracking.	\$ 108,258.00
2023	TSC-1	Newberry TSC	Suspended ACT tile is showing signs of deterioration.	\$ 12,290.10
2023	TSC-1	Newberry TSC	Door condition is generally fair, with signs of normal deterioration and functionality for it's age. Security is an issue for non-functioning doors.	\$ 21,870.52
2023	TSC-1	Newberry TSC	Parking lot is in poor condition, with advanced signs of deterioration.	\$ 19,294.56
2023	TSC-1	Newberry TSC	Parking lot is in poor condition, with advanced signs of deterioration.	\$ 169,003.73
2023	TSC-1	Newberry TSC	Roofing is in poor condition and showing signs of normal deterioration	\$ 90,234.00
Special Maintenance Total:				\$ 420,950.90

Assessment Rating:

TSC103 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)

2018-2019 FACILITY ASSESSMENT

St. Ignace Garage

<u>BUSINESS AREA</u>	<u>OWN/LEASE</u>
Superior Region	Own
Eastern UP Prosperity Region	
<u>OAS ENGINEER</u>	<u>REGION CONTACT</u>
Klein, Don	Brad Schoff

<u>ADDRESS</u> 500 Ferry Ln., St. Ignace MI 49781	<u>COUNTY</u> Mackinac	<u>PHONE NO.</u> (906) 643-8700	<u>FAX NO.</u> (906) 643-7012	<u>SITE ACREAGE</u> 8.61	<u>INSPECTION DATE</u> 06/19/2019
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<u>FACILITY FUNCTION</u> Garage	<u>SECONDARY FUNCTION</u>	<u>WORK FORCE</u>	<u>ADMIN/EMPLOYEE AREA</u> 3,100 SQ FT	<u>UTILIZATION RATE</u> Fully Utilized	<u>FACILITY ENERGY AUDIT</u> 06/07/2010
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SITE ASSESSMENT	<u>ADEQUACY</u>	<u>RATING</u>	<u>TYPE</u>	<u>VENDOR</u>	<u>ADEQUACY</u>
SITE CAPACITY FOR DEVELOPMENT	Adequate	3	ELECTRICAL UTILITY	Electrical	Adequate
SITE REGULATORY COMPLIANCE	Adequate	3	GAS UTILITY (if present)	Natural Gas	Adequate
		3	WATER UTILITY	Municipal	
		3	SEWAGE UTILITY	Municipal	
<u>RATING</u>					
PARKING/PAVING		3			
DRAINAGE		3			

BUILDINGS								
<u>BLDG CODE</u>	<u>CONSTRUCTED PURPOSE</u>	<u>CURRENT USE</u>	<u>TOTAL SIZE (SQ FT)</u>	<u>OCCUPANCY YEAR</u>	<u>ESTIMATED REPLACEMENT VALUE</u>	<u>STRUCTURE</u>	<u>EXTERIOR FINISH</u>	<u>ROOF TYPE</u>
GAR-1	Garage	Garage	13,925	1950	\$ 1,740,625	Steel.	EIFS, metal, and vinyl.	Metal.
GAR-2	Garage	Garage	7,200	1950	\$ 900,000	Steel.	EIFS and metal.	Metal with ThermaTec Coating.
HSB-1	Heated Storage	Heated Storage	3,720	1950	\$ 465,000	Metal.	Metal.	Metal.
SSB-1	Salt/Sand Storage	Salt/Sand Storage	12,516	1995	\$ 1,251,600	Concrete and wood.	Wood and concrete.	Wood and asphalt shingles.
CSB-1	Cold Storage	Cold Storage	4,819	1950	\$ 481,900	Steel.	Metal.	Wood and asphalt shingles.
CSB-4	Cold Storage	Cold Storage	3,933	1950	\$ 393,300	Wood.	Wood and metal.	Wood and shingle.
TOTAL COMPLEX SQ FT			46,113					

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

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

MAJOR CAPITAL

Superior Region-St. Ignace Garage

Major Capital

Appn Year	Building Code	Project Name	Current Condition	Project Cost
2024	CSB-4	10056 Superior St. Ignace Garage CSB-4 Construct New CSB	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.	Formal scope and cost estimation in progress.

Assessment Rating:

50003G 00

0 = NOT APPLICABLE (N/A)

1 = EXCELLENT (Annual Maintenance per Schedule)

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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

Superior Region - St. Ignace Garage

<u>Appn Year</u>	<u>Building Code</u>	<u>Project Name</u>	<u>Current Condition</u>	<u>Project Cost</u>
2022	SSB-2	10125 Superior St. Ignace Garage SSB-2 Construct Lean-to	Materials and equipment are exposed to the elements. Exposed materials and equipment have increased rate of corrosion and reduced service life.	\$ 340,944.00
2023	GAR-1	St. Ignace Garage	Exterior wall shows accelerated deterioration for it's age.	\$ 224,845.93
2023	GAR-1	St. Ignace Garage	Exterior wall shows accelerated deterioration for it's age.	\$ 51,631.35
2023	GAR-1	St. Ignace Garage	exterior wall paint shows normal deterioration for it's age	\$ 100,681.13
2023	GAR-1	St. Ignace Garage	exterior wall paint shows normal deterioration for it's age.	\$ 21,558.01
2023	GAR-1	St. Ignace Garage	Make-Up Air Unit are in generally fair condition and display signs of normal degradation for their age.	\$ 41,362.45
2023	GAR-1	St. Ignace Garage	Door condition is generally fair, with signs of normal deterioration and functionality for it's age. Security is an issue for non-functioning doors.	\$ 16,304.03
2023	GAR-1	St. Ignace Garage	Parking lot is in fair condition, with normal signs of deterioration.	\$ 67,361.70
2023	GAR-1	St. Ignace Garage	Pressure Washer is in fair condition, displaying signs of normal deterioration and aging	\$ 17,094.72
2023	GAR-1	St. Ignace Garage	Exterior lighting is not adequate for safe and efficient operations. Outdated lighting is not energy efficient.	\$ 18,633.18
2023	GAR-1	St. Ignace Garage	The vehicle lifts are in fair condition, showing normal signs of deterioration and decrease in functionality for their age.	\$ 134,503.68
2023	GAR-1	St. Ignace Garage	Exhaust fans are in generally fair condition and display signs of normal degradation for their age	\$ 14,434.29
Special Maintenance Total:				\$ 1,049,354.48

Assessment Rating:

50003G 00

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

2018-2019 FACILITY ASSESSMENT

Superior Region Office

<u>BUSINESS AREA</u>	<u>OWN/LEASE</u>
Superior Region	Own
Central UP Prosperity Region	
<u>OAS ENGINEER</u>	<u>REGION CONTACT</u>
Klein, Don	Brad Schoff

<u>ADDRESS</u> 1818 3rd Ave. North, Escanaba MI 49829	<u>COUNTY</u> Delta	<u>PHONE NO.</u> (906) 786-1800	<u>FAX NO.</u> (906) 789-9775	<u>SITE ACREAGE</u> 1.00	<u>INSPECTION DATE</u> 11/16/2018
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<u>FACILITY FUNCTION</u> Administration & Operations	<u>SECONDARY FUNCTION</u>	<u>WORK FORCE</u>	<u>ADMIN/EMPLOYEE AREA</u> 11,300 SQ FT	<u>UTILIZATION RATE</u> Fully Utilized	<u>FACILITY ENERGY AUDIT</u> 09/20/2010
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SITE ASSESSMENT	<u>ADEQUACY</u>	<u>RATING</u>	<u>TYPE</u>	<u>VENDOR</u>	<u>ADEQUACY</u>
SITE CAPACITY FOR DEVELOPMENT	Adequate	3	ELECTRICAL UTILITY	Electrical	Adequate
SITE REGULATORY COMPLIANCE	Adequate	0	GAS UTILITY (if present)	Natural Gas	Adequate
		3	WATER UTILITY	Municipal	
		2	SEWAGE UTILITY	Municipal	
<u>RATING</u>					
PARKING/PAVING		3			
DRAINAGE		4			

BUILDINGS								
<u>BLDG CODE</u>	<u>CONSTRUCTED PURPOSE</u>	<u>CURRENT USE</u>	<u>TOTAL SIZE (SQ FT)</u>	<u>OCCUPANCY YEAR</u>	<u>ESTIMATED REPLACEMENT VALUE</u>	<u>STRUCTURE</u>	<u>EXTERIOR FINISH</u>	<u>ROOF TYPE</u>
REG-1	Region Office	Region Office	11,300	1999	\$ 3,390,000	Wood	Masonry.	Asphalt shingle.
TOTAL COMPLEX SQ FT			11,300					

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

Assessment Rating:

REG100 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)

SPECIAL MAINTENANCE

Superior Region - Superior Region Office

<u>Appn Year</u>	<u>Building Code</u>	<u>Project Name</u>	<u>Current Condition</u>	<u>Project Cost</u>
2022	OFF-1	10740 Superior Region Office OFF-1 Replace Flooring and Repaint Walls	Current flooring is worn and in need of replacement. Walls are fading and damaged in many areas.	\$ 30,000.00
2023	OFF-1	SUPERIOR REGION OFFICE ASPHALT SEAL STRIPE	Parking lot is in fair condition, with normal signs of deterioration	\$ 11,440.83
2023	OFF-1	SUPERIOR SUPERIOR REGION OFFICE INTERIOR PAINT	Interior wall paint shows normal deterioration for it's age	\$ 20,341.90
2023	OFF-1	SUPERIOR SUPERIOR REGION OFFICE VINYL WALL COVERING	Interior Vinyl covering shows accelerated deterioration for its age	\$ 12,459.15
2023	OFF-1	SUPERIOR SUPERIOR REGION OFFICE DISTRIBUTION PUMPS	Pumps are in fair condition showing normal signs of aging. Not as energy efficient as modern equipment	\$ 45,303.55
2023	OFF-1	SUPERIOR SUPERIOR REGION OFFICE AIR HANDLER (AHU)	Air handler unit is in fair condition showing normal signs of aging. Air handler unit is not as energy efficient as modern equipment	\$ 57,541.24
2023	OFF-1	SUPERIOR SUPERIOR REGION OFFICE ASPHALT SHINGLES	Asphalt shingle roofing is in fair condition and showing signs of normal deterioration	\$ 68,605.47
2023	OFF-1	SUPERIOR SUPERIOR REGION OFFICE BAS SYSTEM (BUILDING AUTOMATED SYSTEM)	BAS is in fair condition, showing normal signs of aging. Not as efficient as more modern equipment	\$ 76,475.04
2023	OFF-1	SUPERIOR SUPERIOR REGION OFFICE CONDENSING UNIT	condensing unit/ heat pump is in fair condition showing normal signs of aging. Condensing unit/ heat pump is not as energy efficient as modern equipment	\$ 51,830.19
2023	OFF-1	SUPERIOR SUPERIOR REGION OFFICE ACT (CEILING)	Fair. ACT Ceiling tiles are showing signs of deterioration.	\$ 41,687.67
2023	OFF-1	SUPERIOR SUPERIOR REGION OFFICE BOILERS	Boiler is in fair condition showing normal signs of aging. Boiler is not as energy efficient as modern equipment	\$ 27,947.78
2023	OFF-1	SUPERIOR SUPERIOR REGION OFFICE CERAMIC WALL	Ceramic tile is showing signs of deterioration.	\$ 21,060.89

Assessment Rating:

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4 = POOR (Worn; Significant Maintenance or Repair)

5 = REHAB/REPLACE (Requires Rehabilitation or Replacement)

2023	OFF-1	SUPERIOR_SUPERIOR REGION OFFICE_DEAERATOR	De-aerator is in fair condition showing normal signs of aging. Not as energy efficient as modern equipment	\$ 97,032.95
2023	OFF-1	SUPERIOR_SUPERIOR REGION OFFICE_EIFS REFINISH	EIFS shows normal deterioration for it's age	\$ 32,310.02
Special Maintenance Total:				\$ 594,036.65

Assessment Rating:

REG100 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)

University Region

2016-2018 FACILITY ASSESSMENT

Adrian Garage

<u>BUSINESS AREA</u>	<u>OWN/LEASE</u>
University Region	Own
Southeast Michigan Prosperity Region	
<u>OAS ENGINEER</u>	<u>REGION CONTACT</u>
Shattuck, Nick	Palmer, Steve

<u>ADDRESS</u> 2451 North Adrian Highway, Adrian MI 49221	<u>COUNTY</u> Lenawee	<u>PHONE NO.</u> (517) 263-0564	<u>FAX NO.</u> (517) 265-6328	<u>SITE ACREAGE</u> 10.00	<u>INSPECTION DATE</u> 05/02/2016
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<u>FACILITY FUNCTION</u> Garage	<u>SECONDARY FUNCTION</u>	<u>WORK FORCE</u>	<u>ADMIN/EMPLOYEE AREA</u> 2,600 SQ FT	<u>UTILIZATION RATE</u> Fully Utilized	<u>FACILITY ENERGY AUDIT</u> 08/08/2010
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SITE ASSESSMENT	<u>ADEQUACY</u>	<u>RATING</u>	<u>TYPE</u>	<u>VENDOR</u>	<u>ADEQUACY</u>	
SITE CAPACITY FOR DEVELOPMENT	Adequate	3	ELECTRICAL UTILITY	Electrical	Consumers Energy	Adequate
SITE REGULATORY COMPLIANCE	Adequate	3	GAS UTILITY (if present)	Natural Gas	Citizens Gas Fuel Company	Adequate
		0	WATER UTILITY	Municipal	Adrian, City of	
		4	SEWAGE UTILITY	Municipal	Adrian, City of	
		0				
<u>RATING</u>						
PARKING/PAVING		1				
DRAINAGE		1				

BUILDINGS								
<u>BLDG CODE</u>	<u>CONSTRUCTED PURPOSE</u>	<u>CURRENT USE</u>	<u>TOTAL SIZE (SQ FT)</u>	<u>OCCUPANCY YEAR</u>	<u>ESTIMATED REPLACEMENT VALUE</u>	<u>STRUCTURE</u>	<u>EXTERIOR FINISH</u>	<u>ROOF TYPE</u>
GAR-1	Garage	Garage	13,840	1962	\$ 1,730,000	Masonry and steel.	Masonry.	Metal.
HSB-1	Heated Storage	Heated Storage	4,800	1963	\$ 600,000	Metal	Metal	Metal w/Thermtec Coating
SSB-1	Salt/Sand Storage	Salt/Sand Storage	3,200	1981	\$ 320,000	Wood pole barn with siding.	Wood.	Wood Shingle.
SSB-2	Salt/Sand Storage	Salt/Sand Storage	8,064	1992	\$ 806,400	Concrete and wood.	Concrete and wood.	Wood Shingles
CSB-1	Cold Storage	Cold Storage	1,972	1965	\$ 197,200	Wood.	Wood.	Wood and Shingle
CSB-2	Cold Storage	Cold Storage	6,000	1994	\$ 600,000	Masonry and steel.	Masonry.	Metal and membrane.
TOTAL COMPLEX SQ FT			37,876					

Assessment Rating:

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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

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

SPECIAL MAINTENANCE

University Region - Adrian Garage

Appn Year	Building Code	Project Name	Current Condition	Project Cost
2023	CSB-1	10606 University Adrian Garage CSB-1 Paint Interior	Interior is dirty and paint is peeling in a number of locations.	\$ 19,390.40
Special Maintenance Total:				\$ 19,390.40

Assessment Rating:

50009G 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)

2016-2018 FACILITY ASSESSMENT

Brighton Garage

<u>BUSINESS AREA</u>	<u>OWN/LEASE</u>
University Region	Own
Southeast Michigan Prosperity Region	
<u>OAS ENGINEER</u>	<u>REGION CONTACT</u>
Shattuck, Nick	Palmer, Steve

<u>ADDRESS</u> 10102 East Grand River Ave., Brighton MI 48116	<u>COUNTY</u> Livingston	<u>PHONE NO.</u> (810) 229-4250	<u>FAX NO.</u>	<u>SITE ACREAGE</u> 8.00	<u>INSPECTION DATE</u> 04/25/2016
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<u>FACILITY FUNCTION</u> Garage	<u>SECONDARY FUNCTION</u>	<u>WORK FORCE</u>	<u>ADMIN/EMPLOYEE AREA</u> 0 SQ FT	<u>UTILIZATION RATE</u> Fully Utilized	<u>FACILITY ENERGY AUDIT</u> 12/10/2009
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<u>SITE ASSESSMENT</u>	<u>ADEQUACY</u>	<u>RATING</u>	<u>TYPE</u>	<u>VENDOR</u>	<u>ADEQUACY</u>
SITE CAPACITY FOR DEVELOPMENT	Inadequate	3	ELECTRICAL UTILITY	Electrical	Adequate
SITE REGULATORY COMPLIANCE	Adequate	4	GAS UTILITY (if present)	Natural Gas	Adequate
		3	WATER UTILITY	Well	
		3	SEWAGE UTILITY	Municipal	
		0		Brighton, City of	
<u>RATING</u>					
PARKING/PAVING		5			
DRAINAGE		3			

<u>BUILDINGS</u>								
<u>BLDG CODE</u>	<u>CONSTRUCTED PURPOSE</u>	<u>CURRENT USE</u>	<u>TOTAL SIZE (SQ FT)</u>	<u>OCCUPANCY YEAR</u>	<u>ESTIMATED REPLACEMENT VALUE</u>	<u>STRUCTURE</u>	<u>EXTERIOR FINISH</u>	<u>ROOF TYPE</u>
GAR-1	Garage	Garage	13,994	1940	\$ 1,749,250	Masonry and steel.	Masonry and EIFS.	Concrete with membrane.
HSB-1	Heated Storage	Heated Storage	5,000	1967	\$ 625,000	Steel.	Metal.	Metal
HSB-2	Heated Storage	Heated Storage	6,000	1976	\$ 750,000	Masonry and steel.	Masonry.	Metal and membrane.
HSB-3	Heated Storage	Heated Storage	7,200	2005	\$ 900,000	Wood	Metal	Wood and Shingle
SSB-1	Salt/Sand Storage	Salt/Sand Storage	6,300	1982	\$ 630,000	Wood.	Wood.	Wood and Shingle
SSB-2	Salt/Sand Storage	Salt/Sand Storage	9,500	1995	\$ 950,000	Concrete and Wood.	Concrete and Wood.	Wood and Shingles
WSH-1	Wash bay	Wash bay	1,664	2011	\$ 499,200	Masonry	Masonry	Metal and Membrane
CSB-3	Cold Storage	Cold Storage	320	0	\$ 32,000	3-Sided - Wood Pole Barn.	Metal	Wood and shingle.
TOTAL COMPLEX SQ FT			49,978					

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

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

SPECIAL MAINTENANCE

University Region - Brighton Garage

Appn Year	Building Code	Project Name	Current Condition	Project Cost
2021	STE-1	10431 University Brighton Garage STE-1 Install Security Gate	Currently there is an old swinging style gate to close off the garage area north of Grand River.	\$ 27,000.00
2021	STE-1	10071 University Brighton Garage STE-1 Replace Fencing	Along the east portion of property line, fencing is either deteriorated or completely missing.	\$ 14,850.00
2022	HSB-2	00065 University Brighton Garage HSB-2 Install Trench Drains	Existing drain is failing.	\$ 16,014.00
2022	GAR-1	10425 University Brighton Garage GAR-1 Repair Concrete	The existing concrete floor has visible cracks and surface spalling. Because the surface is not sealed it is difficult to clean.	\$ 100,000.00
2022	GAR-1	10591 University Brighton Garage GAR-1 Remodel Front Office	Office area is extremely dated and inefficient. Layout is fragmented with utilities exposed.	\$ 110,000.00
2023	HSB-1	10597 University Brighton Garage HSB-1 Paint Interior	Interior is dirty and in need of new paint.	\$ 16,934.40
Special Maintenance Total:				\$ 284,798.40

Assessment Rating:

0 = NOT APPLICABLE (N/A)

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

4 = POOR (Worn; Significant Maintenance or Repair)

5 = REHAB/REPLACE (Requires Rehabilitation or Replacement)

2016-2018 FACILITY ASSESSMENT

Charlotte Garage

<u>BUSINESS AREA</u>	<u>OWN/LEASE</u>
University Region	Own
South Central Prosperity Region	
<u>OAS ENGINEER</u>	<u>REGION CONTACT</u>
Shattuck, Nick	Palmer, Steve

<u>ADDRESS</u> 905 Paine Drive, Charlotte MI 48813	<u>COUNTY</u> Eaton	<u>PHONE NO.</u> (517) 543-7642	<u>FAX NO.</u> (517) 543-6821	<u>SITE ACREAGE</u> 11.00	<u>INSPECTION DATE</u> 04/14/2016
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<u>FACILITY FUNCTION</u> Garage	<u>SECONDARY FUNCTION</u>	<u>WORK FORCE</u>	<u>ADMIN/EMPLOYEE AREA</u> 2,875 SQ FT	<u>UTILIZATION RATE</u> Fully Utilized	<u>FACILITY ENERGY AUDIT</u> 08/10/2010
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SITE ASSESSMENT	<u>ADEQUACY</u>	<u>RATING</u>	<u>TYPE</u>	<u>VENDOR</u>	<u>ADEQUACY</u>
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 0	WATER UTILITY	Municipal	Charlotte, City of
		LIGHTING 3	SEWAGE UTILITY	Municipal	Charlotte, City of
PARKING/PAVING		IRRIG SYS 0			
DRAINAGE					

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	14,400	1978	\$ 1,800,000	Masonry block walls.	Brick and metal.	Metal with membrane coating.
HSB-1	Heated Storage	Heated Storage	6,000	1985	\$ 750,000	Masonry and steel.	Masonry and metal.	Rolled membrane coating.
SSB-1	Salt/Sand Storage	Salt/Sand Storage	9,250	1998	\$ 925,000	Concrete with wood truss.	Concrete and wood, siding.	Asphalt shingles.
CSB-1	Cold Storage	Cold Storage	5,650	1978	\$ 565,000	Wood pole barn.	Metal siding.	Asphalt shingles.
TOTAL COMPLEX SQ FT			35,300					

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

University Region-Charlotte Garage

Major Capital

<u>Appn Year</u>	<u>Building Code</u>	<u>Project Name</u>	<u>Current Condition</u>	<u>Project Cost</u>
2023	WSH-1	00091 University Charlotte Garage WSH-1 Construct New WSH	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 Region - Charlotte Garage

<u>Appn Year</u>	<u>Building Code</u>	<u>Project Name</u>	<u>Current Condition</u>	<u>Project Cost</u>
2021	STE-1	10115 University Charlotte Garage STE-1 Repave Parking Lot	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.	\$ 330,000.00
2022	GAR-1	00085 University Charlotte Garage GAR-1 Replace Interior Lighting	Lighting is not sufficient for operations and is not energy efficient.	\$ 25,418.00
2022	GAR-1	10432 University Charlotte Garage GAR-1 Paint Interior	Paint is peeling in the interior wash bay 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.	\$ 23,928.00
Special Maintenance Total:				\$ 379,346.00

Assessment Rating:

50020G 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)

2016-2018 FACILITY ASSESSMENT

Grand Ledge Garage

<u>BUSINESS AREA</u>	<u>OWN/LEASE</u>
University Region	Own
South Central Prosperity Region	
<u>OAS ENGINEER</u>	<u>REGION CONTACT</u>
Shattuck, Nick	Palmer, Steve

<u>ADDRESS</u> 731 North Canal Road, Lansing MI 48917	<u>COUNTY</u> Eaton	<u>PHONE NO.</u> (517) 627-3276	<u>FAX NO.</u> (517) 627-3345	<u>SITE ACREAGE</u> 11.00	<u>INSPECTION DATE</u> 04/14/2016
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<u>FACILITY FUNCTION</u> Garage	<u>SECONDARY FUNCTION</u>	<u>WORK FORCE</u>	<u>ADMIN/EMPLOYEE AREA</u> 2,420 SQ FT	<u>UTILIZATION RATE</u> Fully Utilized	<u>FACILITY ENERGY AUDIT</u>
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<u>SITE ASSESSMENT</u>	<u>ADEQUACY</u>	<u>RATING</u>	<u>TYPE</u>	<u>VENDOR</u>	<u>ADEQUACY</u>
SITE CAPACITY FOR DEVELOPMENT	Adequate	SIDEWALKS 2	ELECTRICAL UTILITY Electrical	Lansing Board of Water & Light	Adequate
SITE REGULATORY COMPLIANCE	Adequate	FENCING 4	GAS UTILITY (if present) Natural Gas	Consumers Energy	Adequate
		SECURITY 0	WATER UTILITY Municipal	Delta Township	
		LIGHTING 4	SEWAGE UTILITY Municipal	Delta Township	
PARKING/PAVING		<u>RATING</u> 5			
DRAINAGE		3			

<u>BUILDINGS</u>								
<u>BLDG CODE</u>	<u>CONSTRUCTED PURPOSE</u>	<u>CURRENT USE</u>	<u>TOTAL SIZE (SQ FT)</u>	<u>OCCUPANCY YEAR</u>	<u>ESTIMATED REPLACEMENT VALUE</u>	<u>STRUCTURE</u>	<u>EXTERIOR FINISH</u>	<u>ROOF TYPE</u>
GAR-1	Garage	Garage	12,659	1962	\$ 1,582,375	Masonry and steel.	Masonry and metal panels.	Metal with membrane coating.
HSB-1	Heated Storage	Heated Storage	4,000	1962	\$ 500,000	Metal.	Metal.	Metal and ThermTec coating.
CSB-1	Cold Storage	Cold Storage	6,000	1962	\$ 600,000	Wood.	Wood.	Wood and shingle.
CSB-2	Cold Storage	Cold Storage	5,650	1981	\$ 565,000	Wood pole barn construction.	Metal.	Wood and shingle.
CSB-3	Cold Storage	Cold Storage	9,936	1995	\$ 993,600	Masonry.	Masonry and metal.	Metal with membrane coating.
TOTAL COMPLEX SQ FT			38,245					

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

University Region-Grand Ledge Garage

Major Capital

Appn Year	Building Code	Project Name	Current Condition	Project Cost
2022	GAR-1	10265 University Grand Ledge Garage Construct New Garage	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.
2023	WSH-1	00094 University Grand Ledge Garage WSH-1 Construct New WSH	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 Region - Grand Ledge Garage

Appn Year	Building Code	Project Name	Current Condition	Project Cost
2021	GAR-1	00030 University Grand Ledge Garage GAR-1 Install Hoist	Need hoist to lift tandem trucks. Currently the garage is equipped with 2 sets of portable hoists.	\$ 140,000.00
2021	GAR-1	00051 University Grand Ledge Garage GAR-1 Repair Concrete Floor	Water is pooling resulting in accelerated deterioration of the concrete floor.	\$ 42,113.00
2021	GAR-1	00073 University Grand Ledge Garage GAR-1 Replace Interior Lighting	Lighting is not sufficient for operations and is not energy efficient.	\$ 26,520.00
2021	CSB-1	00115 University Grand Ledge Garage CSB-1 Install Heaters	Cold storage building is currently being used as an expanded garage operation due to insufficient space in the existing maintenance garage building.	\$ 45,577.00
2021	STE-1	10444 University Grand Ledge Garage STE-1 Repave Parking Lot	Current parking lot has alligator cracking which demonstrates total pavement failure. If this is addressed soon, the base will be salvageable.	\$ 370,252.00
2021	STE-1	10445 University Grand Ledge Garage STE-1 Install Security 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.	\$ 34,000.00
2022	SSB-3	10443 University Grand Ledge Garage SSB-3 Replace Brine Tanks	Current single-wall brine tanks are old and do not have proper containment as required by code.	\$ 105,000.00
Special Maintenance Total:				\$ 763,462.00

Assessment Rating:

50024G 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)

2016-2018 FACILITY ASSESSMENT

Jackson Testing Lab

<u>BUSINESS AREA</u>	<u>OWN/LEASE</u>
University Region	Own
Southeast Michigan Prosperity Region	
<u>OAS ENGINEER</u>	<u>REGION CONTACT</u>
Shattuck, Nick	Palmer, Steve

<u>ADDRESS</u> 2800 N. Elm Rd, Jackson MI 49201	<u>COUNTY</u> Jackson	<u>PHONE NO.</u> (517) 780-7894	<u>FAX NO.</u> (517) 780-7892	<u>SITE ACREAGE</u> 2.00	<u>INSPECTION DATE</u> 05/09/2016
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<u>FACILITY FUNCTION</u> Materials Testing	<u>SECONDARY FUNCTION</u> Survey Operations	<u>WORK FORCE</u>	<u>ADMIN/EMPLOYEE AREA</u> 2,000 SQ FT	<u>UTILIZATION RATE</u> Fully Utilized	<u>FACILITY ENERGY AUDIT</u> 12/14/2009
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<u>SITE ASSESSMENT</u>	<u>ADEQUACY</u>	<u>RATING</u>	<u>TYPE</u>	<u>VENDOR</u>	<u>ADEQUACY</u>
SITE CAPACITY FOR DEVELOPMENT	Adequate	3	ELECTRICAL UTILITY	Electrical	Adequate
SITE REGULATORY COMPLIANCE	Adequate	3	GAS UTILITY (if present)	Natural Gas	Adequate
		3	WATER UTILITY	Well	
		0	SEWAGE UTILITY	Municipal	
		0		Blackman Township	
		0			

<u>BUILDINGS</u>								
<u>BLDG CODE</u>	<u>CONSTRUCTED PURPOSE</u>	<u>CURRENT USE</u>	<u>TOTAL SIZE (SQ FT)</u>	<u>OCCUPANCY YEAR</u>	<u>ESTIMATED REPLACEMENT VALUE</u>	<u>STRUCTURE</u>	<u>EXTERIOR FINISH</u>	<u>ROOF TYPE</u>
TST-1	Testing Lab	Testing Lab	6,087	1974	\$ 2,343,495	Steel frame.	Block mason and metal siding.	Metal, coated.
TOTAL COMPLEX SQ FT			6,087					

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

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 Region - Jackson Testing Lab**

<u>Appn Year</u>	<u>Building Code</u>	<u>Project Name</u>	<u>Current Condition</u>	<u>Project Cost</u>
2022	GAR-1	10462 University Jackson Testing Lab GAR-1 Replace Interior Lighting	The existing lighting is insufficient for operations, is nearing the end of its life and is not energy efficient.	\$ 40,802.00
2023	GAR-1	10626 University Jackson Testing Lab GAR-1 Remodel Restrooms	Bathrooms are extremely outdated and showers are out of order.	\$ 24,480.00
Special Maintenance Total:				\$ 65,282.00

Assessment Rating:

50082F 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)

2016-2018 FACILITY ASSESSMENT

Jackson TSC

<u>BUSINESS AREA</u> University Region	<u>OWN/LEASE</u> Own
Southeast Michigan Prosperity Region	
<u>OAS ENGINEER</u> Shattuck, Nick	<u>REGION CONTACT</u> Palmer, Steve

<u>ADDRESS</u> 2750 Elm Rd., Jackson MI 49201	<u>COUNTY</u> Jackson	<u>PHONE NO.</u> (517) 780-7540	<u>FAX NO.</u> (517) 780-5099	<u>SITE ACREAGE</u> 2.00	<u>INSPECTION DATE</u> 05/09/2016
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<u>FACILITY FUNCTION</u> Transportation Service Center	<u>SECONDARY FUNCTION</u>	<u>WORK FORCE</u>	<u>ADMIN/EMPLOYEE AREA</u> 8,474 SQ FT	<u>UTILIZATION RATE</u> Fully Utilized	<u>FACILITY ENERGY AUDIT</u> 08/09/2010
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<u>SITE ASSESSMENT</u>	<u>ADEQUACY</u>	<u>RATING</u>	<u>TYPE</u>	<u>VENDOR</u>	<u>ADEQUACY</u>
SITE CAPACITY FOR DEVELOPMENT	Adequate	3	ELECTRICAL UTILITY	Electrical	Adequate
SITE REGULATORY COMPLIANCE	Adequate	0	GAS UTILITY (if present)	Natural Gas	Adequate
		3	WATER UTILITY	Well	
		0	SEWAGE UTILITY	Municipal	Blackman Township
<u>RATING</u>					
PARKING/PAVING		4			
DRAINAGE		3			

<u>BUILDINGS</u>									
<u>BLDG CODE</u>	<u>CONSTRUCTED PURPOSE</u>	<u>CURRENT USE</u>	<u>TOTAL SIZE (SQ FT)</u>	<u>OCCUPANCY YEAR</u>	<u>ESTIMATED REPLACEMENT VALUE</u>	<u>STRUCTURE</u>	<u>EXTERIOR FINISH</u>	<u>ROOF TYPE</u>	
TSC-1	Transportation Service Center	Transportation Service Center	8,474	1998	\$ 2,542,200	Wood frame.	Vinyl and brick.	Shingle.	
TOTAL COMPLEX SQ FT			8,474						

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

Assessment Rating:

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5 = REHAB/REPLACE (Requires Rehabilitation or Replacement)

2016-2018 FACILITY ASSESSMENT

Mason Garage

<u>BUSINESS AREA</u>	<u>OWN/LEASE</u>
University Region	Own
South Central Prosperity Region	
<u>OAS ENGINEER</u>	<u>REGION CONTACT</u>
Shattuck, Nick	Palmer, Steve

<u>ADDRESS</u> 601 Jewett Rd., Mason MI 48854	<u>COUNTY</u> Ingham	<u>PHONE NO.</u> (517) 676-1029	<u>FAX NO.</u> (517) 676-8755	<u>SITE ACREAGE</u> 13.00	<u>INSPECTION DATE</u> 05/16/2016
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<u>FACILITY FUNCTION</u> Garage	<u>SECONDARY FUNCTION</u>	<u>WORK FORCE</u>	<u>ADMIN/EMPLOYEE AREA</u> 120 SQ FT	<u>UTILIZATION RATE</u> Fully Utilized	<u>FACILITY ENERGY AUDIT</u> 08/10/2010
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SITE ASSESSMENT	<u>ADEQUACY</u>	<u>RATING</u>	<u>TYPE</u>	<u>VENDOR</u>	<u>ADEQUACY</u>
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 3	WATER UTILITY	Well	
		LIGHTING 3	SEWAGE UTILITY	Municipal	Mason, City of
		IRRIG SYS 0			
PARKING/PAVING		<u>RATING</u> 4			
DRAINAGE		3			

BUILDINGS									
<u>BLDG CODE</u>	<u>CONSTRUCTED PURPOSE</u>	<u>CURRENT USE</u>	<u>TOTAL SIZE (SQ FT)</u>	<u>OCCUPANCY YEAR</u>	<u>ESTIMATED REPLACEMENT VALUE</u>	<u>STRUCTURE</u>	<u>EXTERIOR FINISH</u>	<u>ROOF TYPE</u>	
GAR-1	Garage	Garage	11,484	1960	\$ 1,435,500	Masonry ridge frame.	Masonry and EIFS.	Metal with ThermTec membrane.	
HSB-1	Heated Storage	Heated Storage	4,800	1965	\$ 600,000	Metal.	Metal.	Metal and ThermTec Membrane.	
SSB-1	Salt/Sand Storage	Salt/Sand Storage	9,936	2001	\$ 993,600	Concrete and wood.	Concrete and wood.	Wood and shingles.	
CSB-1	Cold Storage	Cold Storage	5,650	1980	\$ 565,000	Wood pole barn.	Metal.	Wood shingles.	
CSB-2	Cold Storage	Cold Storage	6,000	1995	\$ 600,000	Masonry and metal.	Masonry.	Metal with membrane coating.	
TOTAL COMPLEX SQ FT			37,870						

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

MAJOR CAPITAL

University Region-Mason Garage

Major Capital

<u>Appn Year</u>	<u>Building Code</u>	<u>Project Name</u>	<u>Current Condition</u>	<u>Project Cost</u>
2025	HSB-1	10648 University Mason Garage HSB-1 Construct New Heated Parking Garage	Current heated facilities are not adequate for tandem axle trucks.	Formal scope and cost estimation in progress.

SPECIAL MAINTENANCE

University Region - Mason Garage

<u>Appn Year</u>	<u>Building Code</u>	<u>Project Name</u>	<u>Current Condition</u>	<u>Project Cost</u>
2022	CSB-1	10449 University Mason Garage CSB-1 Replace Interior Lighting	Existing cold storage building lighting is inefficient metal halide.	\$ 10,560.00
2022	GAR-1	10451 University Mason Garage GAR-1 Replace Interior Lighting	Existing garage lighting is inefficient metal halide.	\$ 22,792.00
2022	SSB-1	10454 University Mason Garage SSB-1 Replace Interior Lighting	Existing heated storage building lighting is inefficient metal halide.	\$ 21,752.00
2023	CSB-1	10643 University Mason Garage CSB-1 Paint Interior	Interior is dirty and paint is peeling.	\$ 35,050.00
2023	STE-1	10647 University Mason Garage STE-1 Repave Parking Lot	Asphalt pavement is cracking and beginning to deteriorate.	\$ 458,000.00
Special Maintenance Total:				\$ 548,154.00

Assessment Rating:

50010G 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)

2016-2018 FACILITY ASSESSMENT

University Region Maintenance Crews

<u>BUSINESS AREA</u>	<u>OWN/LEASE</u>
University Region	Own
Southeast Michigan Prosperity Region	
<u>OAS ENGINEER</u>	<u>REGION CONTACT</u>
Shattuck, Nick	Palmer, Steve

<u>ADDRESS</u> 800 Chanter Rd., Jackson MI 49201	<u>COUNTY</u> Jackson	<u>PHONE NO.</u> (517) 783-3852	<u>FAX NO.</u> (517) 783-3671	<u>SITE ACREAGE</u> 4.00	<u>INSPECTION DATE</u> 05/09/2016
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<u>FACILITY FUNCTION</u> Maintenance Crews	<u>SECONDARY FUNCTION</u>	<u>WORK FORCE</u>	<u>ADMIN/EMPLOYEE AREA</u> 3,000 SQ FT	<u>UTILIZATION RATE</u> Fully Utilized	<u>FACILITY ENERGY AUDIT</u> 12/15/2009
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SITE ASSESSMENT	<u>ADEQUACY</u>	<u>RATING</u>	<u>TYPE</u>	<u>VENDOR</u>	<u>ADEQUACY</u>
SITE CAPACITY FOR DEVELOPMENT	Adequate	SIDEWALKS 3	ELECTRICAL UTILITY	Electrical	Consumers Energy Adequate
SITE REGULATORY COMPLIANCE	Adequate	FENCING 4	GAS UTILITY (if present)	Natural Gas	Consumers Energy Adequate
		SECURITY 3	WATER UTILITY	Well	
PARKING/PAVING	5	LIGHTING 3	SEWAGE UTILITY	Municipal	Blackman Township
DRAINAGE	4	IRRIG SYS 0			

BUILDINGS								
BLDG CODE	CONSTRUCTED PURPOSE	CURRENT USE	TOTAL SIZE (SQ FT)	OCCUPANCY YEAR	ESTIMATED REPLACEMENT VALUE	STRUCTURE	EXTERIOR FINISH	ROOF TYPE
RMC-1	Region Maintenance Crews	Region Maintenance Crews	23,119	1995	\$ 2,889,875	Mason.	Mason and metal.	Membrane.
HSB-1	Heated Storage	Heated Storage	6,000	1987	\$ 750,000	Mason.	Mason.	Membrane
CSB-1	Cold Storage	Cold Storage	1,560	1992	\$ 156,000	Wood frame.	Metal.	Shingle.
TOTAL COMPLEX SQ FT			30,679					

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

MAJOR CAPITAL

University Region-University Region Maintenance Crews

Major Capital

<u>Appn Year</u>	<u>Building Code</u>	<u>Project Name</u>	<u>Current Condition</u>	<u>Project Cost</u>
2025	CSB-1	10631 University Region Maintenance Crews CSB-1 Construct New CSB	Garage currently lacks covered storage space. Materials and equipment are stored outdoors.	Formal scope and cost estimation in progress.

SPECIAL MAINTENANCE

University Region - University Region Maintenance Crews

<u>Appn Year</u>	<u>Building Code</u>	<u>Project Name</u>	<u>Current Condition</u>	<u>Project Cost</u>
2021	STE-1	00125 University Region Maintenance Crews STE-1 Replace Fencing	Existing fence is in poor condition.	\$ 18,000.00
2022	SPC-1	10629 University Region Maintenance Crews SPC-1 Paint Interior	Garage area and garage offices are extremely dirty.	\$ 68,846.57
2022	SPC-1	10630 University Region Maintenance Crews SPC-1 Upgrade Interior Lighting	Lighting is outdated and inefficient.	\$ 48,855.00
2023	HSB-1	10627 University Region Maintenance Crews HSB-1 Paint Interior	Walls are dirty and paint is peeling and worn.	\$ 16,934.40
Special Maintenance Total:				\$ 152,635.97

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)

2016-2018 FACILITY ASSESSMENT

University Region Office

<u>BUSINESS AREA</u>	<u>OWN/LEASE</u>
University Region	Own
Southeast Michigan Prosperity Region	
<u>OAS ENGINEER</u>	<u>REGION CONTACT</u>
Shattuck, Nick	Palmer, Steve

<u>ADDRESS</u> 4701 W. Michigan Ave., Jackson MI 49201	<u>COUNTY</u> Jackson	<u>PHONE NO.</u> (517) 750-0401	<u>FAX NO.</u> (517) 750-4397	<u>SITE ACREAGE</u> 10.00	<u>INSPECTION DATE</u> 05/12/2016
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<u>FACILITY FUNCTION</u> Administration & Operations	<u>SECONDARY FUNCTION</u>	<u>WORK FORCE</u>	<u>ADMIN/EMPLOYEE AREA</u> 14,198 SQ FT	<u>UTILIZATION RATE</u> Fully Utilized	<u>FACILITY ENERGY AUDIT</u> 12/14/2009
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<u>SITE ASSESSMENT</u>	<u>ADEQUACY</u>	<u>RATING</u>	<u>TYPE</u>	<u>VENDOR</u>	<u>ADEQUACY</u>
SITE CAPACITY FOR DEVELOPMENT	Adequate	3	ELECTRICAL UTILITY	Electrical	Adequate
SITE REGULATORY COMPLIANCE	Adequate	0	GAS UTILITY (if present)	Natural Gas	Adequate
		3	WATER UTILITY	Well	
		3	SEWAGE UTILITY	Municipal	Blackman Township
		3			
<u>RATING</u>					
PARKING/PAVING		4			
DRAINAGE		3			

<u>BUILDINGS</u>									
<u>BLDG CODE</u>	<u>CONSTRUCTED PURPOSE</u>	<u>CURRENT USE</u>	<u>TOTAL SIZE (SQ FT)</u>	<u>OCCUPANCY YEAR</u>	<u>ESTIMATED REPLACEMENT VALUE</u>	<u>STRUCTURE</u>	<u>EXTERIOR FINISH</u>	<u>ROOF TYPE</u>	
REG-1	Region Office	Region Office	14,198	2002	\$ 4,259,400	Masonry.	Masonry.	Wood and shingle.	
TOTAL COMPLEX SQ FT			14,198						

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

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)

2016-2018 FACILITY ASSESSMENT

Williamston Garage

<u>BUSINESS AREA</u>	<u>OWN/LEASE</u>
University Region	Own
South Central Prosperity Region	
<u>OAS ENGINEER</u>	<u>REGION CONTACT</u>
Shattuck, Nick	Palmer, Steve

<u>ADDRESS</u> 3737 East Grand River Ave., Williamston MI 48895	<u>COUNTY</u> Ingham	<u>PHONE NO.</u> (517) 373-3913	<u>FAX NO.</u> (517) 521-1263	<u>SITE ACREAGE</u> 10.00	<u>INSPECTION DATE</u> 04/18/2016
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<u>FACILITY FUNCTION</u> Garage	<u>SECONDARY FUNCTION</u>	<u>WORK FORCE</u>	<u>ADMIN/EMPLOYEE AREA</u> 0 SQ FT	<u>UTILIZATION RATE</u> Fully Utilized	<u>FACILITY ENERGY AUDIT</u> 12/15/2009
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SITE ASSESSMENT	<u>ADEQUACY</u>	<u>RATING</u>	<u>TYPE</u>	<u>VENDOR</u>	<u>ADEQUACY</u>
SITE CAPACITY FOR DEVELOPMENT	Adequate	SIDEWALKS 4	ELECTRICAL UTILITY Electrical	DTE (includes MichCon)	Adequate
SITE REGULATORY COMPLIANCE	Adequate	FENCING 3	GAS UTILITY (if present) Natural Gas	Consumers Energy	Adequate
		SECURITY 0	WATER UTILITY Well		
		LIGHTING 4	SEWAGE UTILITY Septic		
		IRRIG SYS 0			
PARKING/PAVING		<u>RATING</u> 5			
DRAINAGE		3			

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	15,382	1964	\$ 1,922,750	Masonry and steel.	EIFS and masonry.	Metal with ThermTec Membrane Steel.
HSB-1	Heated Storage	Heated Storage	4,800	1964	\$ 600,000	Steel.	Metal.	Steel.
SSB-1	Salt/Sand Storage	Salt/Sand Storage	8,064	1994	\$ 806,400	Concrete and wood.	Concrete and wood.	Wood and shingles.
CSB-1	Cold Storage	Cold Storage	5,600	1980	\$ 560,000	Wood.	Wood.	Wood and shingles.
CSB-2	Cold Storage	Cold Storage	6,000	1988	\$ 600,000	Masonry and steel.	Masonry.	Metal with membrane.
TOTAL COMPLEX SQ FT			39,846					

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

Assessment Rating:

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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 Region - Williamston Garage

<u>Appn Year</u>	<u>Building Code</u>	<u>Project Name</u>	<u>Current Condition</u>	<u>Project Cost</u>
2021	STE-1	10120 University Williamston Garage STE-1 Repave Parking Lot	South side fencing and gate on the west side of building are in poor condition.	\$ 26,000.00
2022	GAR-1	10467 University Williamston Garage GAR-1 Paint Interior	Paint peeling, scaling needs replacement.	\$ 40,920.00
2022	SSB-2	10469 University Williamston Garage SSB-2 Replace Interior Lighting	Inefficient/dated lighting.	\$ 17,131.00
2023	WSH-1	10584 University Williamston Garage WSH-1 Refinish Wash bay Floor	Floor is beginning to spall.	\$ 17,600.00
Special Maintenance Total:				\$ 101,651.00

Assessment Rating:

50012G 00

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Welcome Centers

2016-2019 FACILITY ASSESSMENT

Clare Welcome Center

<u>BUREAU/REGION</u> Bay Region	<u>OWN/LEASE</u> Own
<u>REGION REPRESENTATIVE</u> Rick Maida	
<u>FACILITY A&O REPRESENTATIVE</u> Zach Verhulst	

<u>ADDRESS</u> 9599 US-127, Clare MI 48617	<u>COUNTY</u> Clare	<u>PHONE NO.</u> (989) 386-7634	<u>FAX NO.</u> (989) 386-3766	<u>SITE ACREAGE</u> 14.00	<u>INSPECTION DATE</u> 05/24/2017
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<u>FACILITY FUNCTION</u> Welcome Center	<u>SECONDARY FUNCTION</u>	<u>WORK FORCE</u>	<u>ADMIN/EMPLOYEE AREA</u> 720 SQ FT	<u>UTILIZATION RATE</u> Fully Utilized	<u>FACILITY ENERGY AUDIT</u> 02/03/2010
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SITE ASSESSMENT	<u>ADEQUACY</u>	<u>RATING</u>	<u>TYPE</u>	<u>VENDOR</u>	<u>ADEQUACY</u>
SITE CAPACITY FOR DEVELOPMENT	Adequate	2	ELECTRICAL UTILITY	Electrical	Adequate
SITE REGULATORY COMPLIANCE	Adequate	2	GAS UTILITY (if present)	Natural Gas	Adequate
		2	WATER UTILITY	Well	
		3	SEWAGE UTILITY	Municipal	
		3		Clare, City of	
<u>RATING</u>					
PARKING/PAVING		4			
DRAINAGE		2			

BUILDINGS								
<u>BLDG CODE</u>	<u>CONSTRUCTED PURPOSE</u>	<u>CURRENT USE</u>	<u>TOTAL SIZE (SQ FT)</u>	<u>OCCUPANCY YEAR</u>	<u>ESTIMATED REPLACEMENT VALUE</u>	<u>STRUCTURE</u>	<u>EXTERIOR FINISH</u>	<u>ROOF TYPE</u>
WCT-1	Welcome Center	Welcome Center	9,970	1994	\$ 3,290,100	Masonry.	Brick.	Steel and metal.
CSB-1	Cold Storage	Cold Storage	576	0	\$ 57,600	Wood.	Vinyl.	Asphalt shingles.
TOTAL COMPLEX SQ FT			10,546					

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

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)

2016-2019 FACILITY ASSESSMENT

Coldwater Welcome Center

<u>BUREAU/REGION</u> Southwest Region	<u>OWN/LEASE</u> Own
<u>REGION REPRESENTATIVE</u> Janine Cooper	
<u>FACILITY A&O REPRESENTATIVE</u> Klein, Don	

<u>ADDRESS</u> I-69 Northbound at 6 Mile Marker, Coldwater MI 49036	<u>COUNTY</u> Branch	<u>PHONE NO.</u> (517) 238-2670	<u>FAX NO.</u> (989) 386-3766	<u>SITE ACREAGE</u> 14.00	<u>INSPECTION DATE</u> 05/23/2019
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<u>FACILITY FUNCTION</u> Welcome Center	<u>SECONDARY FUNCTION</u>	<u>WORK FORCE</u>	<u>ADMIN/EMPLOYEE AREA</u> 1,000 SQ FT	<u>UTILIZATION RATE</u> Fully Utilized	<u>FACILITY ENERGY AUDIT</u> 06/17/2010
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<u>SITE ASSESSMENT</u>	<u>ADEQUACY</u>	<u>RATING</u>	<u>TYPE</u>	<u>VENDOR</u>	<u>ADEQUACY</u>
SITE CAPACITY FOR DEVELOPMENT	Adequate	3	ELECTRICAL UTILITY	Electrical	Adequate
SITE REGULATORY COMPLIANCE	Adequate	0	GAS UTILITY (if present)	Propane	Adequate
		3	WATER UTILITY	Well	
		2	SEWAGE UTILITY	Municipal	
		2		Branch County Dept of Public Works	
PARKING/PAVING		3			
DRAINAGE		3			

<u>BUILDINGS</u>								
<u>BLDG CODE</u>	<u>CONSTRUCTED PURPOSE</u>	<u>CURRENT USE</u>	<u>TOTAL SIZE (SQ FT)</u>	<u>OCCUPANCY YEAR</u>	<u>ESTIMATED REPLACEMENT VALUE</u>	<u>STRUCTURE</u>	<u>EXTERIOR FINISH</u>	<u>ROOF TYPE</u>
WCT-1	Welcome Center	Welcome Center	8,522	2002	\$ 2,812,260	Wood and steel.	Brick.	Metal standing RIB.
CSB-1	Cold Storage	Cold Storage	400	1984	\$ 40,000	Masonry.	Block (painted).	Pitched rolled roofing.
TOTAL COMPLEX SQ FT			8,922					

<u>BUILDING ASSESSMENT</u>																
<u>BDLG CODE</u>	<u>5 YR ADEQUACY</u>	<u>ADA COMPLIANCE</u>	<u>Structural</u>	<u>Exterior</u>	<u>Interior</u>	<u>Windows</u>	<u>Insulation</u>	<u>Roof</u>	<u>Overhead/ Sliding Doors</u>	<u>Service Doors</u>	<u>HVAC</u>	<u>Engine Exhaust</u>	<u>Plumbing (Int)</u>	<u>Electrical</u>	<u>Lighting</u>	<u>Fire Protection</u>
WCT-1	Adequate		2	2	2	2	3	3	0	3	3	3	3	2	2	2
CSB-1	Adequate		2	2	3	0	0	3	3	3	3	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)

SPECIAL MAINTENANCE

Southwest Region - Coldwater Welcome Center

<u>Appn Year</u>	<u>Building Code</u>	<u>Project Name</u>	<u>Current Condition</u>	<u>Project Cost</u>
2022	STE-1	10355 Southwest Coldwater Welcome Center STE-1 Repave Parking Lot	Pavement is in poor condition with excessive cracking.	\$ 209,000.00
2024	WCT-1	Coldwater Welcome Center	condensing unit/ heat pump is in fair condition showing normal signs of aging. Condensing unit/ heat pump is not as energy efficient as modern equipment	\$ 14,472.37
2024	WCT-1	Coldwater Welcome Center	Air handler unit is in fair condition showing normal signs of aging. Air handler unit is not as energy efficient as modern equipment	\$ 17,468.61
2024	WCT-1	Coldwater Welcome Center	Fan Coil Unit is in fair condition showing normal signs of aging. Fan Coil Unit is not as energy efficient as modern equipment	\$ 22,359.82
2024	STE-1	Coldwater Welcome Center	Exterior lighting is not adequate for safe and efficient operations. Outdated lighting is not energy efficient.	\$ 23,291.48
2025	WCT-1	Coldwater Welcome Center	Parking lot is in fair condition, with normal signs of deterioration	\$ 50,968.17
2025	WCT-1	Coldwater Welcome Center	Assets are in fair condition, showing normal signs of deterioration and decrease in functionality. Fixtures less energy efficient than modern fixtures	\$ 78,457.47
2025	WCT-1	Coldwater Welcome Center	Furnishings are in generally fair condition and display normal deterioration and functionality for age	\$ 56,356.89
2025	WCT-1	Coldwater Welcome Center	Interior wall paint shows normal deterioration for it's age	\$ 16,852.17
Special Maintenance Total:				\$ 489,226.98

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)

2016-2019 FACILITY ASSESSMENT

Detroit Welcome Center

Leased Facility - Not Assessed

<u>BUREAU/REGION</u>	<u>OWN/LEASE</u>
Metro Region	Lease-Private
<u>REGION REPRESENTATIVE</u>	
Silver, Mia	
<u>FACILITY A&O REPRESENTATIVE</u>	

<u>ADDRESS</u> 2835 Bagley Ave, Detroit MI 48216	<u>COUNTY</u> Wayne	<u>PHONE NO.</u> (313) 962-2360	<u>FAX NO.</u> (313) 962-2326	<u>SITE ACREAGE</u>	<u>INSPECTION DATE</u> 04/26/2016
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<u>FACILITY FUNCTION</u> Welcome Center	<u>SECONDARY FUNCTION</u>	<u>WORK FORCE</u>	<u>ADMIN/EMPLOYEE AREA</u> 700 SQ FT	<u>UTILIZATION RATE</u> Fully Utilized	<u>FACILITY ENERGY AUDIT</u>
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<u>SITE ASSESSMENT</u>	<u>ADEQUACY</u>	<u>RATING</u>	<u>TYPE</u>	<u>VENDOR</u>	<u>ADEQUACY</u>
SITE CAPACITY FOR DEVELOPMENT	SIDEWALKS	0	ELECTRICAL UTILITY	Electrical	
SITE REGULATORY COMPLIANCE	FENCING	0	GAS UTILITY (if present)	N/A	
	SECURITY	0	WATER UTILITY	N/A	
	LIGHTING	0	SEWAGE UTILITY	N/A	
	IRRIG SYS	0			
PARKING/PAVING		0			
DRAINAGE		0			

<u>BUILDINGS</u>								
<u>BLDG CODE</u>	<u>CONSTRUCTED PURPOSE</u>	<u>CURRENT USE</u>	<u>TOTAL SIZE (SQ FT)</u>	<u>OCCUPANCY YEAR</u>	<u>ESTIMATED REPLACEMENT VALUE</u>	<u>STRUCTURE</u>	<u>EXTERIOR FINISH</u>	<u>ROOF TYPE</u>
WCT-1	Welcome Center	Welcome Center	4,861	0	\$ 1,604,130			
TOTAL COMPLEX SQ FT			4,861					

<u>BUILDING ASSESSMENT</u>																
BDLG CODE	5 YR ADEQUACY	ADA COMPLIANCE	Structural	Exterior	Interior	Windows	Insulation	Roof	Overhead/ Sliding Doors	Service Doors	HVAC	Engine Exhaust	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)

2016-2019 FACILITY ASSESSMENT

Dundee Welcome Center

<u>BUREAU/REGION</u> University Region	<u>OWN/LEASE</u> Own
<u>REGION REPRESENTATIVE</u> Palmer, Steve	
<u>FACILITY A&O REPRESENTATIVE</u> Shattuck, Nick	

<u>ADDRESS</u> 8001 Covert Rd., Petersburg MI 49270	<u>COUNTY</u> Monroe	<u>PHONE NO.</u> (734) 865-6980	<u>FAX NO.</u> (734) 886-1180	<u>SITE ACREAGE</u> 33.00	<u>INSPECTION DATE</u> 05/02/2016
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<u>FACILITY FUNCTION</u> Welcome Center	<u>SECONDARY FUNCTION</u>	<u>WORK FORCE</u>	<u>ADMIN/EMPLOYEE AREA</u> 540 SQ FT	<u>UTILIZATION RATE</u> Fully Utilized	<u>FACILITY ENERGY AUDIT</u> 06/28/2010
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SITE ASSESSMENT	<u>ADEQUACY</u>	<u>RATING</u>	<u>TYPE</u>	<u>VENDOR</u>	<u>ADEQUACY</u>
SITE CAPACITY FOR DEVELOPMENT	Adequate	3	ELECTRICAL UTILITY	Electrical	Adequate
SITE REGULATORY COMPLIANCE	Adequate	4	GAS UTILITY (if present)	None	N/A
		0	WATER UTILITY	Well	
		3	SEWAGE UTILITY	Lagoon	
		0			
		3			
		4			

BUILDINGS									
<u>BLDG CODE</u>	<u>CONSTRUCTED PURPOSE</u>	<u>CURRENT USE</u>	<u>TOTAL SIZE (SQ FT)</u>	<u>OCCUPANCY YEAR</u>	<u>ESTIMATED REPLACEMENT VALUE</u>	<u>STRUCTURE</u>	<u>EXTERIOR FINISH</u>	<u>ROOF TYPE</u>	
WCT-1	Welcome Center	Welcome Center	4,439	1966	\$ 1,464,870	Wood.	Brick and wood.	Shingle.	
TOTAL COMPLEX SQ FT			4,439						

BUILDING ASSESSMENT																
<u>BDLG CODE</u>	<u>5 YR ADEQUACY</u>	<u>ADA COMPLIANCE</u>	<u>Structural</u>	<u>Exterior</u>	<u>Interior</u>	<u>Windows</u>	<u>Insulation</u>	<u>Roof</u>	<u>Overhead/ Sliding Doors</u>	<u>Service Doors</u>	<u>HVAC</u>	<u>Engine Exhaust</u>	<u>Plumbing (Int)</u>	<u>Electrical</u>	<u>Lighting</u>	<u>Fire Protection</u>
WCT-1	Inadequate		3	3	3	3	4	3	0	3	4	0	4	4	3	0

MAJOR CAPITAL

University Region-Dundee Welcome Center

Major Capital

<u>Appn Year</u>	<u>Building Code</u>	<u>Project Name</u>	<u>Current Condition</u>	<u>Est. Const. Cost</u>
2023	WCT-1	10253 University Dundee Welcome Center WCT-1 Construct New WC	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.

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 Region - Dundee Welcome Center

<u>Appn Year</u>	<u>Building Code</u>	<u>Project Name</u>	<u>Current Condition</u>	<u>Project Cost</u>
2021	STE-1	10743 University Dundee Welcome Center STE-1 Replace Fencing	The eastside right-of-way fence is severely damaged and in poor condition. There are overgrown trees/brush throughout.	\$ 24,500.00
Special Maintenance Total:				\$ 24,500.00

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)

2016-2019 FACILITY ASSESSMENT

Iron Mountain Welcome Center

Leased Facility - Not Assessed

<u>BUREAU/REGION</u> Superior Region	<u>OWN/LEASE</u> Lease-Private
<u>REGION REPRESENTATIVE</u> Schoff, Brad	
<u>FACILITY A&O REPRESENTATIVE</u> Klein, Don	

<u>ADDRESS</u> 618 S. Stephenson Ave., Iron Mountain MI 49801	<u>COUNTY</u> Dickinson	<u>PHONE NO.</u> (906) 774-4201	<u>FAX NO.</u>	<u>SITE ACREAGE</u>	<u>INSPECTION DATE</u> 06/28/2019
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<u>FACILITY FUNCTION</u> Welcome Center	<u>SECONDARY FUNCTION</u>	<u>WORK FORCE</u>	<u>ADMIN/EMPLOYEE AREA</u> 3,600 SQ FT	<u>UTILIZATION RATE</u> Fully Utilized	<u>FACILITY ENERGY AUDIT</u>
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SITE ASSESSMENT		<u>ADEQUACY</u>	<u>RATING</u>	<u>TYPE</u>	<u>VENDOR</u>	<u>ADEQUACY</u>
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)
	SECURITY		0	WATER UTILITY	N/A	
	LIGHTING		0	SEWAGE UTILITY	N/A	
	IRRIG SYS		0			
<u>RATING</u>						
PARKING/PAVING			0			
DRAINAGE			0			

BUILDINGS								
<u>BLDG CODE</u>	<u>CONSTRUCTED PURPOSE</u>	<u>CURRENT USE</u>	<u>TOTAL SIZE (SQ FT)</u>	<u>OCCUPANCY YEAR</u>	<u>ESTIMATED REPLACEMENT VALUE</u>	<u>STRUCTURE</u>	<u>EXTERIOR FINISH</u>	<u>ROOF TYPE</u>
WCT-1	Welcome Center	Welcome Center	1,625	0	\$ 536,250			
TOTAL COMPLEX SQ FT			1,625					

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

2016-2019 FACILITY ASSESSMENT

Ironwood Welcome Center

<u>BUREAU/REGION</u> Superior Region	<u>OWN/LEASE</u> Own
<u>REGION REPRESENTATIVE</u> Brad Schoff	
<u>FACILITY A&O REPRESENTATIVE</u> Klein, Don	

<u>ADDRESS</u> 801 W. Cloverland Dr., Ironwood MI 49938	<u>COUNTY</u> Gogebic	<u>PHONE NO.</u> (906) 932-3330	<u>FAX NO.</u> (906) 932-4647	<u>SITE ACREAGE</u> 18.00	<u>INSPECTION DATE</u> 11/07/2018
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<u>FACILITY FUNCTION</u> Welcome Center	<u>SECONDARY FUNCTION</u>	<u>WORK FORCE</u>	<u>ADMIN/EMPLOYEE AREA</u> 1,400 SQ FT	<u>UTILIZATION RATE</u> Fully Utilized	<u>FACILITY ENERGY AUDIT</u> 06/09/2010
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<u>SITE ASSESSMENT</u>	<u>ADEQUACY</u>	<u>RATING</u>	<u>TYPE</u>	<u>VENDOR</u>	<u>ADEQUACY</u>
SITE CAPACITY FOR DEVELOPMENT	Adequate	SIDEWALKS 3	ELECTRICAL UTILITY	Electrical	Xcel Energy Adequate
SITE REGULATORY COMPLIANCE	Adequate	FENCING 3	GAS UTILITY (if present)	Natural Gas	Xcel Energy Adequate
		SECURITY 0	WATER UTILITY	Municipal	Ironwood, City of
		LIGHTING 2	SEWAGE UTILITY	Municipal	Ironwood, City of
PARKING/PAVING		IRRIG SYS 2			
DRAINAGE					

<u>BUILDINGS</u>									
<u>BLDG CODE</u>	<u>CONSTRUCTED PURPOSE</u>	<u>CURRENT USE</u>	<u>TOTAL SIZE (SQ FT)</u>	<u>OCCUPANCY YEAR</u>	<u>ESTIMATED REPLACEMENT VALUE</u>	<u>STRUCTURE</u>	<u>EXTERIOR FINISH</u>	<u>ROOF TYPE</u>	
WCT-1	Welcome Center	Welcome Center	1,400	1964	\$ 462,000	Block.	Block.	Asphalt shingle.	
TOTAL COMPLEX SQ FT			1,400						

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

MAJOR CAPITAL

Superior Region-Ironwood Welcome Center

Major Capital

<u>Appn Year</u>	<u>Building Code</u>	<u>Project Name</u>	<u>Current Condition</u>	<u>Est. Const. Cost</u>
2022	WCT-1	10234 Superior Ironwood Welcome Center WCT-1 Construct New WC	Existing facility is very small, with external accessible restrooms and limited handicap accessibility.	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

Superior Region - Ironwood Welcome Center

<u>Appn Year</u>	<u>Building Code</u>	<u>Project Name</u>	<u>Current Condition</u>	<u>Project Cost</u>
2021	WCT-1	10488 Superior Ironwood Welcome Center WCT-1 Replace Handrail	Handrails do not meet current ADA guidelines and are deteriorating.	\$ 17,659.00
Special Maintenance Total:				\$ 17,659.00

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)

2016-2019 FACILITY ASSESSMENT

Mackinac City Welcome Center

<u>BUREAU/REGION</u>	<u>OWN/LEASE</u>
North Region	Own
<u>REGION REPRESENTATIVE</u>	
Bob Ciupka	
<u>FACILITY A&O REPRESENTATIVE</u>	
Zac Verhulst	

<u>ADDRESS</u> 710 S. Nicolet St., Mackinaw City MI 49701	<u>COUNTY</u> Emmet	<u>PHONE NO.</u> (231) 436-5566	<u>FAX NO.</u> (231) 436-8551	<u>SITE ACREAGE</u> 7.00	<u>INSPECTION DATE</u> 05/09/2017
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<u>FACILITY FUNCTION</u> Welcome Center	<u>SECONDARY FUNCTION</u>	<u>WORK FORCE</u>	<u>ADMIN/EMPLOYEE AREA</u> 720 SQ FT	<u>UTILIZATION RATE</u> Fully Utilized	<u>FACILITY ENERGY AUDIT</u> 07/13/2010
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SITE ASSESSMENT	<u>ADEQUACY</u>	<u>RATING</u>	<u>TYPE</u>	<u>VENDOR</u>	<u>ADEQUACY</u>	
SITE CAPACITY FOR DEVELOPMENT	Adequate	SIDEWALKS 2	ELECTRICAL UTILITY	Electrical	Consumers Energy	Adequate
SITE REGULATORY COMPLIANCE	Adequate	FENCING 2	GAS UTILITY (if present)	Natural Gas	DTE (includes MichCon)	Adequate
		SECURITY 1	WATER UTILITY	Municipal	Mackinaw City, Village of	
		LIGHTING 2	SEWAGE UTILITY	Municipal	Mackinaw City, Village of	
		IRRIG SYS 1				
PARKING/PAVING		<u>RATING</u> 2				
DRAINAGE		2				

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	1,443	1957	\$ 476,190	Masonry (brick).	Brick.	Membrane.
CSB-2	Cold Storage	Cold Storage	332	1957	\$ 33,200	Wood.	Wood.	Wood and asphalt shingle.
TOTAL COMPLEX SQ FT			1,775					

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

MAJOR CAPITAL

North Region-Mackinac City Welcome Center

Major Capital

<u>Appn Year</u>	<u>Building Code</u>	<u>Project Name</u>	<u>Current Condition</u>	<u>Est. Const. Cost</u>
2023	CSB-1	10139 North Mackinac City Welcome Center CSB-1 Construct New CSB	Existing storage buildings are in need of repair and do not provide adequate storage.	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)

2016-2019 FACILITY ASSESSMENT

Marquette Welcome Center

<u>BUREAU/REGION</u> Superior Region	<u>OWN/LEASE</u> Own
<u>REGION REPRESENTATIVE</u> Brad Schoff	
<u>FACILITY A&O REPRESENTATIVE</u> Klein, Don	

<u>ADDRESS</u> 2201 US 41 South, Chocolay Township MI 49855	<u>COUNTY</u> Marquette	<u>PHONE NO.</u> (906) 249-9066	<u>FAX NO.</u> (906) 249-9474	<u>SITE ACREAGE</u> 3.00	<u>INSPECTION DATE</u> 11/08/2018
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<u>FACILITY FUNCTION</u> Welcome Center	<u>SECONDARY FUNCTION</u>	<u>WORK FORCE</u>	<u>ADMIN/EMPLOYEE AREA</u> 2,500 SQ FT	<u>UTILIZATION RATE</u> Fully Utilized	<u>FACILITY ENERGY AUDIT</u> 06/08/2010
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<u>SITE ASSESSMENT</u>	<u>ADEQUACY</u>	<u>RATING</u>	<u>TYPE</u>	<u>VENDOR</u>	<u>ADEQUACY</u>	
SITE CAPACITY FOR DEVELOPMENT	Adequate	3	ELECTRICAL UTILITY	Electrical	Marquette Board of Light and Power	Adequate
SITE REGULATORY COMPLIANCE	Adequate	3	GAS UTILITY (if present)	Natural Gas	SEMCO	Adequate
		0	WATER UTILITY	Well		
		3	SEWAGE UTILITY	Municipal	Chocolay Charter Township	
PARKING/PAVING		3				
DRAINAGE		3				

<u>BUILDINGS</u>									
<u>BLDG CODE</u>	<u>CONSTRUCTED PURPOSE</u>	<u>CURRENT USE</u>	<u>TOTAL SIZE (SQ FT)</u>	<u>OCCUPANCY YEAR</u>	<u>ESTIMATED REPLACEMENT VALUE</u>	<u>STRUCTURE</u>	<u>EXTERIOR FINISH</u>	<u>ROOF TYPE</u>	
WCT-1	Welcome Center	Welcome Center	2,500	1982	\$ 825,000	Log.	Log.	Asphalt shingles.	
TOTAL COMPLEX SQ FT			2,500						

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

Assessment Rating:

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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

Superior Region - Marquette Welcome Center

<u>Appn Year</u>	<u>Building Code</u>	<u>Project Name</u>	<u>Current Condition</u>	<u>Project Cost</u>
2022	STE-1	10554 Superior Marquette Welcome Center STE-1 Replace Sidewalk	Sidewalk has cracking and heaving and is not safe for pedestrian passage.	\$ 49,000.00
2023	WCT-1	Marquette Welcome Center	Assets are in fair condition showing normal signs of aging. Assets are not as energy efficient as modern equipment	\$ 9,579.18
2023	WCT-1	Marquette Welcome Center	Door condition is generally fair, with signs of normal deterioration and functionality for it's age. Security is an issue for non-functioning doors	\$ 11,526.30
2023	WCT-1	Marquette Welcome Center	Exterior flagpole is not adequate for safe and efficient operations. Signage is deteriorating and becoming non-legible. Picnic tables are nearing end of life.	\$ 19,211.21
2023	WCT-1	Marquette Welcome Center	Assets are in fair condition, showing normal signs of deterioration and decrease in functionality. Fixtures less energy efficient than modern fixtures	\$ 13,369.83
2023	WCT-1	Marquette Welcome Center	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.	\$ 125,140.63
2023	WCT-1	Marquette Welcome Center	Roofing is in fair condition and showing signs of normal deterioration	\$ 6,476.95
2023	WCT-1	Marquette Welcome Center	Windows in generally fair condition with signs of normal deterioration for it's age. Not energy efficient.	\$ 14,651.04
Special Maintenance Total:				\$ 248,955.15

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)

2016-2019 FACILITY ASSESSMENT

Menominee Welcome Center

<u>BUREAU/REGION</u> Superior Region	<u>OWN/LEASE</u> Own
<u>REGION REPRESENTATIVE</u> Brad Schoff	
<u>FACILITY A&O REPRESENTATIVE</u> Klein, Don	

<u>ADDRESS</u> 1343 10th Avenue, Menominee MI 49858	<u>COUNTY</u> Menominee	<u>PHONE NO.</u> (906) 863-6496	<u>FAX NO.</u> (906) 863-2155	<u>SITE ACREAGE</u> 1.00	<u>INSPECTION DATE</u> 12/06/2018
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<u>FACILITY FUNCTION</u> Welcome Center	<u>SECONDARY FUNCTION</u>	<u>WORK FORCE</u>	<u>ADMIN/EMPLOYEE AREA</u> 1,200 SQ FT	<u>UTILIZATION RATE</u> Fully Utilized	<u>FACILITY ENERGY AUDIT</u> 06/09/2010
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<u>SITE ASSESSMENT</u>	<u>ADEQUACY</u>	<u>RATING</u>	<u>TYPE</u>	<u>VENDOR</u>	<u>ADEQUACY</u>	
SITE CAPACITY FOR DEVELOPMENT	Adequate	3	ELECTRICAL UTILITY	Electrical	Wisconsin Public Service	Adequate
SITE REGULATORY COMPLIANCE	Adequate	3	GAS UTILITY (if present)	Natural Gas	Wisconsin Public Service	Adequate
		0	WATER UTILITY	Municipal	Menominee, City of	
		3	SEWAGE UTILITY	Municipal	Menominee, City of	
PARKING/PAVING		3				
DRAINAGE		4				

<u>BUILDINGS</u>									
<u>BLDG CODE</u>	<u>CONSTRUCTED PURPOSE</u>	<u>CURRENT USE</u>	<u>TOTAL SIZE (SQ FT)</u>	<u>OCCUPANCY YEAR</u>	<u>ESTIMATED REPLACEMENT VALUE</u>	<u>STRUCTURE</u>	<u>EXTERIOR FINISH</u>	<u>ROOF TYPE</u>	
WCT-1	Welcome Center	Welcome Center	2,400	1937	\$ 792,000	Log.	Log.	Wood shingle.	
TOTAL COMPLEX SQ FT			2,400						

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

Assessment Rating:

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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)

2016-2019 FACILITY ASSESSMENT

Monroe Welcome Center

<u>BUREAU/REGION</u>	<u>OWN/LEASE</u>
University Region	Own
<u>REGION REPRESENTATIVE</u>	
Palmer, Steve	
<u>FACILITY A&O REPRESENTATIVE</u>	
Shattuck, Nick	

<u>ADDRESS</u> 12900 Expressway, Monroe MI 48161	<u>COUNTY</u> Monroe	<u>PHONE NO.</u> (734) 242-1768	<u>FAX NO.</u> (734) 242-6181	<u>SITE ACREAGE</u> 15.00	<u>INSPECTION DATE</u> 04/28/2016
<u>FACILITY FUNCTION</u> Welcome Center	<u>SECONDARY FUNCTION</u>	<u>WORK FORCE</u>	<u>ADMIN/EMPLOYEE AREA</u> 720 SQ FT	<u>UTILIZATION RATE</u> Fully Utilized	<u>FACILITY ENERGY AUDIT</u> 11/05/2009
SITE ASSESSMENT					
	<u>ADEQUACY</u>	<u>RATING</u>	<u>TYPE</u>	<u>VENDOR</u>	<u>ADEQUACY</u>
SITE CAPACITY FOR DEVELOPMENT	Adequate	SIDEWALKS 2	ELECTRICAL UTILITY Electrical	Consumers Energy	Adequate
SITE REGULATORY COMPLIANCE	Adequate	FENCING 2	GAS UTILITY (if present) Natural Gas	Michigan Gas Utilities	Adequate
		SECURITY 0	WATER UTILITY Municipal	Monroe, City of	
		LIGHTING 2	SEWAGE UTILITY Municipal	Monroe, City of	
PARKING/PAVING		IRRIG SYS 3			
DRAINAGE					

BUILDINGS								
<u>BLDG CODE</u>	<u>CONSTRUCTED PURPOSE</u>	<u>CURRENT USE</u>	<u>TOTAL SIZE (SQ FT)</u>	<u>OCCUPANCY YEAR</u>	<u>ESTIMATED REPLACEMENT VALUE</u>	<u>STRUCTURE</u>	<u>EXTERIOR FINISH</u>	<u>ROOF TYPE</u>
WCT-1	Welcome Center	Welcome Center	8,522	2006	\$ 2,812,260	Steel.	Brick.	Steel.
TOTAL COMPLEX SQ FT			8,522					

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

SPECIAL MAINTENANCE

University Region - Monroe Welcome Center

<u>Appn Year</u>	<u>Building Code</u>	<u>Project Name</u>	<u>Current Condition</u>	<u>Project Cost</u>
2021	STE-1	10741 University Monroe Welcome Center STE-1 Repave Parking Lot	The parking lot bituminous pavement has moderate-to-severe cracking / rutting at various locations.	\$ 126,000.00
Special Maintenance Total:				\$ 126,000.00

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)

2016-2019 FACILITY ASSESSMENT

New Buffalo Welcome Center

<u>BUREAU/REGION</u> Southwest Region	<u>OWN/LEASE</u> Own
<u>REGION REPRESENTATIVE</u> Janine Cooper	
<u>FACILITY A&O REPRESENTATIVE</u> Klein, Don	

<u>ADDRESS</u> 11630 Wilson Rd, New Buffalo MI 49117	<u>COUNTY</u> Berrien	<u>PHONE NO.</u> (269) 469-0011	<u>FAX NO.</u>	<u>SITE ACREAGE</u> 65.00	<u>INSPECTION DATE</u> 05/30/2019
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<u>FACILITY FUNCTION</u> Welcome Center	<u>SECONDARY FUNCTION</u>	<u>WORK FORCE</u>	<u>ADMIN/EMPLOYEE AREA</u> 1,300 SQ FT	<u>UTILIZATION RATE</u> Fully Utilized	<u>FACILITY ENERGY AUDIT</u> 11/19/2009
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SITE ASSESSMENT	<u>ADEQUACY</u>	<u>RATING</u>	<u>TYPE</u>	<u>VENDOR</u>	<u>ADEQUACY</u>
SITE CAPACITY FOR DEVELOPMENT	Adequate	3	ELECTRICAL UTILITY	Electrical	Adequate
SITE REGULATORY COMPLIANCE	Adequate	3	GAS UTILITY (if present)	Natural Gas	Adequate
		3	WATER UTILITY	Municipal	Adequate
		3	SEWAGE UTILITY	Municipal	Adequate
		3		American Electric Power (AEP, Ind Mich Power)	Adequate
		3		SEMCO	Adequate
		3		New Buffalo Township	Adequate
		3		New Buffalo Township	Adequate

BUILDINGS								
<u>BLDG CODE</u>	<u>CONSTRUCTED PURPOSE</u>	<u>CURRENT USE</u>	<u>TOTAL SIZE (SQ FT)</u>	<u>OCCUPANCY YEAR</u>	<u>ESTIMATED REPLACEMENT VALUE</u>	<u>STRUCTURE</u>	<u>EXTERIOR FINISH</u>	<u>ROOF TYPE</u>
WCT-1	Welcome Center	Welcome Center	13,000	1990	\$ 4,290,000	Masonry and steel.	Brick.	Metal and rolled.
HSB-1	Heated Storage	Heated Storage	3,200	1991	\$ 400,000	Metal (pole barn style).	Metal.	Metal.
TOTAL COMPLEX SQ FT			16,200					

BUILDING ASSESSMENT																
<u>BDLG CODE</u>	<u>5 YR ADEQUACY</u>	<u>ADA COMPLIANCE</u>	<u>Structural</u>	<u>Exterior</u>	<u>Interior</u>	<u>Windows</u>	<u>Insulation</u>	<u>Roof</u>	<u>Overhead/ Sliding Doors</u>	<u>Service Doors</u>	<u>HVAC</u>	<u>Engine Exhaust</u>	<u>Plumbing (Int)</u>	<u>Electrical</u>	<u>Lighting</u>	<u>Fire Protection</u>
WCT-1	Adequate		3	3	3	3	0	2	0	3	3	3	3	3	3	3
HSB-1	Adequate		3	3	3	0	0	3	3	3	3	0	0	3	3	3

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 Region - New Buffalo Welcome Center

<u>Appn Year</u>	<u>Building Code</u>	<u>Project Name</u>	<u>Current Condition</u>	<u>Project Cost</u>
2021	STE-1	10553 Southwest New Buffalo Welcome Center STE-1 Repair Parking Pavement	Existing pavement is in poor condition with large cracking.	\$ 259,525.00
2022	WCT-1	10300 Southwest New Buffalo Welcome Center WCT-1 Modify Restrooms	Only the front restroom (men/women's) has a handicapped stall. Other men/women's restroom is not fully accessible.	\$ 15,591.00
2022	STE-1	10474 Southwest New Buffalo Welcome Center STE-1 Repair Irrigation System	Irrigation system no longer works automatically. Wiring has deteriorated and is damaged.	\$ 55,381.00
2023	WCT-1	New Buffalo Welcome Center	Storefront door is in poor conditions and does not allow for good energy efficiency.	\$ 35,199.05
2023	WCT-1	New Buffalo Welcome Center	Boiler is reaching its remaining life and lacks proper heating throughout building.	\$ 58,286.06
2023	WCT-1	New Buffalo Welcome Center	Chiller is reaching reaming use of life.	\$ 32,470.38
2023	WCT-1	New Buffalo Welcome Center	Controls are working on a by need base.	\$ 38,407.99
2023	WCT-1	New Buffalo Welcome Center	Unit ventilator is reaching end of remaining use of life.	\$ 17,305.57
2024	WCT-1	New Buffalo Welcome Center	Heater is working up to par but clogged filters are causing issues.	\$ 47,500.84
2024	WCT-1	New Buffalo Welcome Center	Power supply is working up to par.	\$ 28,684.08
2024	WCT-1	New Buffalo Welcome Center	Site furnishing , trash receptacle and fixed concrete are deteriorating and will begin to be a safety hazard.	\$ 98,014.80
2025	WCT-1	New Buffalo Welcome Center	Sprinkler heads are beginning to rust.	\$ 21,405.59

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)

2025	WCT-1	New Buffalo Welcome Center	Restroom fixtures are loose and aged.	\$ 57,798.68
2025	WCT-1	New Buffalo Welcome Center	Areas are peeling up and uneven ground.	\$ 149,196.83
2025	WCT-1	New Buffalo Welcome Center	Ceramic tiles are becoming loose, and aged.	\$ 64,116.40

Special Maintenance Total: \$ 978,883.27

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)

2016-2019 FACILITY ASSESSMENT

Port Huron Welcome Center

<u>BUREAU/REGION</u>	<u>OWN/LEASE</u>
BOBS	Own
<u>REGION REPRESENTATIVE</u>	
Chaney, Jake	
<u>FACILITY A&O REPRESENTATIVE</u>	
Parsons, Chris	

<u>ADDRESS</u> I-94 WB Mile Marker 275, Port Huron MI 48060	<u>COUNTY</u> St. Clair	<u>PHONE NO.</u> (810) 982-0265	<u>FAX NO.</u>	<u>SITE ACREAGE</u> 70.00	<u>INSPECTION DATE</u> 05/05/2016
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<u>FACILITY FUNCTION</u> Welcome Center	<u>SECONDARY FUNCTION</u>	<u>WORK FORCE</u>	<u>ADMIN/EMPLOYEE AREA</u> 665 SQ FT	<u>UTILIZATION RATE</u> Fully Utilized	<u>FACILITY ENERGY AUDIT</u>
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SITE ASSESSMENT	<u>ADEQUACY</u>	<u>RATING</u>	<u>TYPE</u>	<u>VENDOR</u>	<u>ADEQUACY</u>
SITE CAPACITY FOR DEVELOPMENT	Adequate	SIDEWALKS 1	ELECTRICAL UTILITY Electrical	DTE (includes MichCon)	Adequate
SITE REGULATORY COMPLIANCE	Adequate	FENCING 1	GAS UTILITY (if present) N/A		N/A
		SECURITY 2	WATER UTILITY Municipal	Port Huron Township	
		LIGHTING 1	SEWAGE UTILITY Municipal	Port Huron Township	
		IRRIG SYS 2			
PARKING/PAVING		<u>RATING</u> 2			
DRAINAGE		2			

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	7,287	2015	\$ 2,404,710	Masonry, Steel, SIPS	Masonry	Asphalt Shingle	
TOTAL COMPLEX SQ FT			7,287						

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

SPECIAL MAINTENANCE

BOBS - Port Huron Welcome Center

Appn Year	Building Code	Project Name	Current Condition	Project Cost
2021	WCT-1	10623 BWB Port Huron Welcome Center WCT-1 Install Generator	No generator is installed.	\$ 50,000.00
Special Maintenance Total:				\$ 50,000.00

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)

2016-2019 FACILITY ASSESSMENT

Sault Ste. Marie Welcome Center

<u>BUREAU/REGION</u> Superior Region	<u>OWN/LEASE</u> Own
<u>REGION REPRESENTATIVE</u> Brad Schoff	
<u>FACILITY A&O REPRESENTATIVE</u> Klein, Don	

<u>ADDRESS</u> 943 Portage Avenue W, Sault Ste. Marie MI 49783	<u>COUNTY</u> Chippewa	<u>PHONE NO.</u> (906) 632-8242	<u>FAX NO.</u> (906) 632-1171	<u>SITE ACREAGE</u> 6.00	<u>INSPECTION DATE</u> 11/14/2018
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<u>FACILITY FUNCTION</u> Welcome Center	<u>SECONDARY FUNCTION</u>	<u>WORK FORCE</u>	<u>ADMIN/EMPLOYEE AREA</u> 800 SQ FT	<u>UTILIZATION RATE</u> Fully Utilized	<u>FACILITY ENERGY AUDIT</u> 06/07/2010
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SITE ASSESSMENT	ADEQUACY	RATING	TYPE	VENDOR	ADEQUACY
SITE CAPACITY FOR DEVELOPMENT	Adequate	3	ELECTRICAL UTILITY	Electrical	Adequate
SITE REGULATORY COMPLIANCE	Adequate	3	GAS UTILITY (if present)	Natural Gas	Adequate
		0	WATER UTILITY	Municipal	
		3	SEWAGE UTILITY	Municipal	
PARKING/PAVING		3		Sault Ste Marie, City of	
DRAINAGE		3		Sault Ste Marie, City of	

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	2,000	1968	\$ 660,000	Block.	Block.	Wood and asphalt shingle.	
TOTAL COMPLEX SQ FT			2,000						

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

MAJOR CAPITAL

Superior Region-Sault Ste. Marie Welcome Center

Major Capital

Appn Year	Building Code	Project Name	Current Condition	Est. Const. Cost
2022	WCT-1	10240 Superior Sault Ste. Marie Welcome Center WCT-1 Construct New WC	Current facility is inadequate in size to accommodate public need.	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

Superior Region - Sault Ste. Marie Welcome Center

<u>Appn Year</u>	<u>Building Code</u>	<u>Project Name</u>	<u>Current Condition</u>	<u>Project Cost</u>
2023	WCT-1	Sault Ste. Marie Welcome Center	Roofing is in fair condition and showing signs of normal deterioration.	\$ 44,535.14
2023	WCT-1	Sault Ste. Marie Welcome Center	Ceramic tile is showing signs of deterioration.	\$ 30,679.99
2023	WCT-1	Sault Ste. Marie Welcome Center	Exterior wall paint shows normal deterioration for it's age.	\$ 13,764.16
Special Maintenance Total:				\$ 88,979.30

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)

2016-2019 FACILITY ASSESSMENT

St. Ignace Welcome Center

<u>BUREAU/REGION</u>	<u>OWN/LEASE</u>
Superior Region	Own
<u>REGION REPRESENTATIVE</u>	
Brad Schoff	
<u>FACILITY A&O REPRESENTATIVE</u>	
Klein, Don	

<u>ADDRESS</u> I-75 N. Mackinac Bridge Plaza, St. Ignace MI 49781	<u>COUNTY</u> Mackinac	<u>PHONE NO.</u> (906) 643-6979	<u>FAX NO.</u> (980) 663-9904	<u>SITE ACREAGE</u> 4.00	<u>INSPECTION DATE</u> 06/21/2019
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<u>FACILITY FUNCTION</u> Welcome Center	<u>SECONDARY FUNCTION</u>	<u>WORK FORCE</u>	<u>ADMIN/EMPLOYEE AREA</u> 912 SQ FT	<u>UTILIZATION RATE</u> Fully Utilized	<u>FACILITY ENERGY AUDIT</u> 06/07/2010
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<u>SITE ASSESSMENT</u>	<u>ADEQUACY</u>	<u>RATING</u>	<u>TYPE</u>	<u>VENDOR</u>	<u>ADEQUACY</u>	
SITE CAPACITY FOR DEVELOPMENT	Adequate	SIDEWALKS 3	ELECTRICAL UTILITY	Electrical	Cloverland Electric	Adequate
SITE REGULATORY COMPLIANCE	Adequate	FENCING 3	GAS UTILITY (if present)	Propane	Autore Oil, Inc.	Adequate
		SECURITY 0	WATER UTILITY	Municipal	St Ignace, City of	
		LIGHTING 3	SEWAGE UTILITY	Municipal	St Ignace, City of	
PARKING/PAVING	3	IRRIG SYS 3				
DRAINAGE	3					

<u>BUILDINGS</u>									
<u>BLDG CODE</u>	<u>CONSTRUCTED PURPOSE</u>	<u>CURRENT USE</u>	<u>TOTAL SIZE (SQ FT)</u>	<u>OCCUPANCY YEAR</u>	<u>ESTIMATED REPLACEMENT VALUE</u>	<u>STRUCTURE</u>	<u>EXTERIOR FINISH</u>	<u>ROOF TYPE</u>	
WCT-1	Welcome Center	Welcome Center	2,300	1988	\$ 759,000	Wood frame.	Wood siding.	Asphalt shingle.	
TOTAL COMPLEX SQ FT			2,300						

<u>BUILDING ASSESSMENT</u>																
<u>BDLG CODE</u>	<u>5 YR ADEQUACY</u>	<u>ADA COMPLIANCE</u>	<u>Structural</u>	<u>Exterior</u>	<u>Interior</u>	<u>Windows</u>	<u>Insulation</u>	<u>Roof</u>	<u>Overhead/Sliding Doors</u>	<u>Service Doors</u>	<u>HVAC</u>	<u>Engine Exhaust</u>	<u>Plumbing (Int)</u>	<u>Electrical</u>	<u>Lighting</u>	<u>Fire Protection</u>
WCT-1	Adequate		3	3	3	3	0	3	0	3	3	0	3	3	3	3

MAJOR CAPITAL

Superior Region-St. Ignace Welcome Center

Major Capital

<u>Appn Year</u>	<u>Building Code</u>	<u>Project Name</u>	<u>Current Condition</u>	<u>Est. Const. Cost</u>
2022	WCT-1	10246 Superior St. Ignace Welcome Center WCT-1 Construct New WC	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.

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

Superior Region - St. Ignace Welcome Center

<u>Appn Year</u>	<u>Building Code</u>	<u>Project Name</u>	<u>Current Condition</u>	<u>Project Cost</u>
2023	SRA-1	St. Ignace Rest Area & Welcome Center	Unit heaters in fair condition showing normal signs of aging. Not as energy efficient as modern equipment	\$ 17,272.96
2023	SRA-1	St. Ignace Rest Area & Welcome Center	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.	\$ 511,093.19
2023	SRA-1	St. Ignace Rest Area & Welcome Center	Assets are in fair condition, showing normal signs of deterioration and decrease in functionality. Fixtures less energy efficient than modern fixtures	\$ 12,497.84
2023	SRA-1	St. Ignace Rest Area & Welcome Center	Building is in fair condition with normal signs of deterioration for it's age.	\$ 30,992.82
2023	SRA-1	St. Ignace Rest Area & Welcome Center	Ceramic tile is showing signs of deterioration.	\$ 33,575.56
Special Maintenance Total:				\$ 605,432.36

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)