



Fiscal Year 2023
5-Year Plan for the Airport
Safety, Protection, and
Improvement Program &
MDOT's Buildings and
Facilities Program

Airport Improvement Program

The Fiscal Year 2023 Airport Improvement Program (AIP) 5 – Year plan includes project estimates provided by each individual Michigan airport and exceeds the annual Federal Aviation Administration (FAA) federal revenues available. The actual annual AIP appropriation will need adjustments to reflect the FAA’s decision on what discretionary projects will be chosen and how much federal revenue will be awarded to Michigan for these various airport projects.

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

10/29/2021

AIRPORT	DESCRIPTION	2023	2024	2025	2026	2027	TOTAL
NON PRIMARY AIRPORTS							
ADRIAN							
	Obstruction Removal - Rwy 23 - Design	15,000					
	Obstruction Removal - Rwy 23 - Construction		175,000				
	Rehabilitate Taxilane - East Hanger - Design		18,000				
	Rehabilitate Taxilane - Parallel Taxiway A - Design		15,000				
	Install Misc. NAVAIDS - replace runway 5/23 RIEL's - Construction			125,000			
	Rehabilitate Taxilane - East Hanger - Construction			242,000			
	Airport Development TBD				150,000		
	Airport Development TBD					150,000	
	TOTAL						\$890,000
ALLEGAN							
	Construct/Modify/Improve Hangar-8 Unit T-Hanger -Design	45,000					
	Construct/Modify/Improve Hangar-8 Unit T-Hanger - CON		586,668				
	Install Airport Development Perimeter Fencing (Non 49 CFP 1542) Phase 1 - Design			35,000			
	Install Airport Development Perimeter Fencing (Non 49 CFP 1542) Phase 1 - CON				305,000		
	Airport Development TBD					166,667	
	TOTAL						\$1,138,335
ALMA							
	Seal Runway Pavement Surface/Joints - Airfield Sealing and Marking	60,000					
	Reconstruct Runway Lighting 9/27 and 18/36 - Design		70,000				
	Reconstruct Runway Lighting 9/27 and 18/36 - Construction			920,000			
	Rehabilitate 6 Unit Hanger - Design				42,000		
	Rehabilitate 6 Unit Hanger - Construction					730,000	
	TOTAL						\$1,822,000
ANN ARBOR							
	Extend Runway 6/24 incl. parallel taxiway (to 4300') - construction; Install Runway Lighting 6/24 extension & twy - Construction	3,922,000					
	Install Runway Lighting 6/24 and Twy A (for extension) - Construction	1,436,000					
	Install Runway Vert/Visual Guide System Rwy 6/24 PAPI - Construction	240,655					
	Install Taxiway Lighting - Twy A - Design		97,000				

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10/29/2021

AIRPORT	DESCRIPTION	2023	2024	2025	2026	2027	TOTAL
	Reconstruct Taxiway A (parallel) - Design		350,000				
	Install Taxiway Lighting - Twy A - Construction			1,213,000			
	Reconstruct Taxiway A (parallel) - Construction			4,357,000			
	Seal twy Pavement Surface/Joints - Design				25,000		
	Seal twy Pavement Surface/Joints - Construction				261,000		
	Airport Development TBD					150,000	
	TOTAL						\$12,051,655

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AIRPORT	DESCRIPTION	2023	2024	2025	2026	2027	TOTAL
ATLANTA							
	Reconstruct Runway Lighting Rwy 5/23 - Design	65,000					
	Reconstruct Runway 5/23 - Design	135,000					
	Obstructions Marking/Lighting Removal (Non-Hazard) Rwy 5/23, Parcels 15, 16, & 17) - CON	438,390					
	Carryover funds		0				
	Reconstruct Runway 5/23 - CON			1,800,000			
	Reconstruct Runway Lighting Rwy 5/23 - CON			600,000			
	Acquire Land for Approaches Rwy 5/23 - Land Acquisition			70,000			
	Obstructions Marking/Lighting Removal (Non-Hazard) Rwy23 - Design			115,000			
	Construct Taxiway (standards) - A to Rwy 23 - Design				87,000		
	Obstructions Marking/Lighting Removal (Non-Hazard) Rwy23 - RSA Grading - CON				1,431,000		
	Airport Development TBD					166,667	
	TOTAL						\$4,908,057
BAD AXE							
	Reconstruct Airport Beacon - Design	8,000					
	Reconstruct Taxiway Lighting A including new for connectors B & E - Design	74,000					
	Reconstruct Airport Beacon - Construction		74,000				
	Reconstruct Taxiway Lighting A including new for connectors B & E - Design		906,000				
	Airport Development TBD			150,000			
	Acquire Snow Removal Equipment - Loader and Broom				150,000		
	Airport Development TBD					150,000	
	TOTAL						\$1,512,000
BATTLE CREEK							
	Reconstruct Taxiway A - Construction	800,000					
	Reconstruct Taxiway A lighting - Construction	966,667					
	Construct Twy M - Design		326,000				
	Construct Twy M - Construction			5,144,000			
	Construct Twy F - Design				519,617		
	Construct Twy F - Construction					6,400,000	
	TOTAL						\$14,156,284
BAY CITY							
	Obstruction Removal Rwy 23 and 18 (Parcels E11 and E12 and on Airport - Construction	483,918					
	Seal Rwy Pavement Surface/Joints - Airfield Sealing and Marking		110,000				

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10/29/2021

AIRPORT	DESCRIPTION	2023	2024	2025	2026	2027	TOTAL
	Rehabilitate Taxiway A (Parallel to Rwy 18/36) - Design		56,667				
	Rehabilitate Taxiway A (Parallel to Rwy 18/36) - Construction			965,000			
	Rehabilitate Taxiway B - Design				40,500		
	Rehabilitate Taxiway B - Construction				670,000		
	Airport Development TBD					150,000	
	TOTAL						\$2,476,085

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AIRPORT	DESCRIPTION	2023	2024	2025	2026	2027	TOTAL
BEAVER ISLAND							
	Reconstruction Runway Lighting 9/27 LED MIRL Included - Design	100,000					
	Rehabilitate Runway 9/27 including taxiway & apron - Design	160,000					
	Rehabilitate Taxiway - CON		285,000				
	Rehabilitate Apron - Terminal - CON		455,000				
	Install Rwy Vertical/Visual Guide System - Rwy 9 (2-Light unit LED) PAPI & LED REIL - CON		175,000				
	Install Misc. NAV AID's - Windcone - CON		25,000				
	Rehabilitate Runway 9/27 - CON		2,350,000				
	Airport Development TBD			166,667			
	Airport Development TBD				166,667		
	Airport Development TBD					166,667	
	TOTAL						\$4,050,001
BELLAIRE							
	Acquire Easement for Approaches - Rwy 2	430,000					
	Acquire SRE		150,000				
	Airport Development TBD			150,000			
	Airport Development TBD				150,000		
	Airport Development TBD					150,000	
	TOTAL						\$1,030,000
BENTON HARBOR							
	Reconstruct Apron Terminal - Design	370,000					
	Reconstruct Apron Terminal - Construction		4,600,000				
	Airport Development TBD			150,000			
	Acquire SRE - Design				30,000		
	Acquire SRE - Construction					600,000	
	TOTAL						\$5,750,000
BIG RAPIDS							
	Construct Taxiway (stds) East Parallel 9/27 - Environmental	100,000					
	Construct Taxiway (stds) East Parallel to 9/27 - Design		140,000				
	Construct Taxiway (stds) East Parallel to 9/27 Construction			1,720,000			
	Airport TBD				150,000		
	Airport TBD					150,000	
	TOTAL						\$2,260,000

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AIRPORT	DESCRIPTION	2023	2024	2025	2026	2027	TOTAL
BOIS BLANC ISLAND							
	Rehabilitate Rwy 10/28 incl. Connector & Apron (seal, surface treatment, markings) - Design	120,000					
	Rehabilitate Rwy 10/28 incl. Connector & Apron (seal, surface treatment, markings) - Construction		1,350,000				
	Airport Development TBD			150,000			
	Airport Development TBD				150,000		
	Airport Development TBD					150,000	
	TOTAL						\$1,920,000
CADILLAC							
	Rehabilitate Taxilane - West T Hanger - Design	45,000					
	Rehabilitate Taxilane - West T Hanger - Construction		380,000				
	Rehabilitate Taxilane - East T Hanger - Construction			20,000			
	Airport Development TBD				150,000		
	Airport Development TBD					150,000	
	TOTAL						\$745,000
CARO							
	Seal Taxiway Pavement Surface/Joints Including Apron - Sealing & Markings	30,000					
	Construct SRE Building - Design		40,000				
	Construct SRE Building - Construction			430,000			
	Rehabilitate Rwy Pavement Mkg & Crack Sealing				40,000		
	Airport Development TBD					150,000	
	TOTAL						\$690,000
CHARLEVOIX							
	Reconstruct Perimeter Fencing - Gate operator replacement (for 5 existing gates) - CON	304,000					
	Improve Airport Drainage Twy A3 Underdrain - CON	62,000					
	Conduct MP update - ALP		200,000				
	Acquire Misc. Land - RR ROW - Southside of Airport property			100,000			
	Airport Development TBD				166,667		
	Airport Development TBD					166,667	
	TOTAL						\$999,334

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AIRPORT	DESCRIPTION	2023	2024	2025	2026	2027	TOTAL
CHARLOTTE							
	Rehabilitate Parking Lot & Access road - Design (100% Fed)	22,000					
	Install Fencing - Entrance Area - Design (100% Fed)	14,000					
	Rehabilitate Non-rev Parking Lot - CON	110,000					
	Rehabilitate Access Road - CON	143,900					
	Install Fencing - Entrance Area - CON	136,000					
	Rehabilitate Runway - Airfield Paint marking	21,405					
	Rehab Apron Terminal (PCC panel rehab & joint repairs) Design		20,000				
	Rehab Apron Terminal (PCC panel rehab & joint repairs) - CON			200,000			
	Carryover Funds				0		
	Construct Building 8-Unit Hanger - Design					45,000	
	TOTAL						\$712,305
CHEBOYGAN							
	Rehabilitate Taxiway B - Construction	335,000					
	Rehabilitate Taxiway B Lighting - Construction	205,000					
	Airport Development TBD		150,000				
	Rehabilitate Runway 10/28 - Design			145,000			
	Rehabilitate Runway 10/28 Lighting - Design			38,000			
	Airport Development TBD				150,000		
	Airport Development TBD					150,000	
	TOTAL						\$1,173,000
CLARE							
	Rehabilitate Taxiway - West Hangar Area - Construction	154,500					
	Rehabilitate Apron Terminal - Construction	462,167					
	Rehabilitate Runway 4/22 - Design		116,000				
	Rehabilitate Runway 4/22 - Construction			1,444,300			
	Airport Development TBD				150,000		
	Airport Development TBD					150,000	
	TOTAL						\$2,476,967
COLDWATER							
	Install Taxiway Lighting A, B & F including connectors and apron - Design	75,000					

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AIRPORT	DESCRIPTION	2023	2024	2025	2026	2027	TOTAL
	Install Taxiway Lighting A, B & F including connectors and apron - Construction		1,185,000				
	Rehabilitate Runway - Airfield Sealing and Marking			55,000			
	Rehabilitate Taxiway B, F East and 8 Hanger Taxiway - Design			70,000			
	Rehabilitate Taxiway B, F East and 8 Hanger Taxiway - Design				900,000		
	Airport Development TBD					150,000	
	TOTAL						\$2,435,000

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AIRPORT	DESCRIPTION	2023	2024	2025	2026	2027	TOTAL
DETROIT CITY							
	Obstruction Removal - TBD - Design	60,000					
	Obstruction Removal - TBD - Construction	211,300					
	Conduct Study		200,000				
	Airport Development TBD			150,000			
	Airport Development TBD				150,000		
	Airport Development TBD					150,000	
	TOTAL						\$921,300
DOWAGIAC							
	Install Rwy Vertical/Visual Guide System - Rwy 9/27						
	REIL's Flight Check (F/C) RAA Sponsor Reimbursement	6,000					
	Seal Runway Pavement/Joints - Crack Sealing & Paint						
	Markings	51,000					
	Rehabilitate Taxiway incl. Terminal Apron - Design	20,000					
	Rehabilitate Taxiway incl. Terminal Apron - CON		250,000				
	Rehabilitate Runway 9/27 - Design			100,000			
	Rehabilitate Runway 9/27 - CON				2,083,000		
	Airport Development TBD					166,667	
	TOTAL						\$2,676,667
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
FRANKFORT							
	Acquire easement for runway 15/33 Parcel P8	50,000					
	Remove obstructions - runway 15 Parcel E18	74,000					
	Acquire easement for runway 15 Parcel P4		60,000				
	Acquire easement for runway 33 Parcel P14		60,000				
	Acquire easement for runway 33 Parcel P15		60,000				
	Airport Development TBD			150,000			
	Airport Development TBD				150,000		
	Airport Development TBD					150,000	
	TOTAL						\$754,000
FREMONT							
	Carryover Funding	0					
	Rehabilitate Rwy 10/28 - Design		115,000				

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AIRPORT	DESCRIPTION	2023	2024	2025	2026	2027	TOTAL
	Rehabilitate Rwy 10/28 - CON			1,595,000			
	Airport Development TBD				166,667		
	Airport Development TBD					166,667	
	TOTAL						\$2,043,334

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AIRPORT	DESCRIPTION	2023	2024	2025	2026	2027	TOTAL
GAYLORD							
	Rehabilitate Runway 9/27 - Surface Treatment - Construction	333,333					
	Carryover Funds		0				
	Acquire SRE - Plow Truck			380,000			
	Airport Development TBD				150,000		
	Airport Development TBD					150,000	
	TOTAL						\$1,013,333
GLADWIN							
	Rehabilitate Rwy 9/27 -Surface Treatment - Design	45,000					
	Rehabilitate Rwy 9/27 -Surface Treatment - Construction	500,000					
	Install Weather Reporting Equipment - AWOS III P/T - Design		30,000				
	Install Weather Reporting Equipment - AWOS III P/T - Site Prep and Equipment Install			260,000			
	Rehabilitate Twy and terminal aprons - Design				150,000		
	Rehabilitate Twy - CON				1,340,000		
	Rehabilitate terminal apron - CON				320,000		
	Airport Development - TBD					150,000	
	TOTAL						\$2,795,000
GRAND HAVEN							
	Construct Building - 10-unit Hangar - Construction	885,000					
	Acquire Easement for Approaches Rwy 27 (Parcels E65 & E66)			105,000			
	Obstruction Removal Rwy 27 (Parcels E65 and E66)		61,667				
	Airport Development TBD			150,000			
	Airport Development TBD				150,000		
	Airport Development TBD					150,000	
	TOTAL						\$1,351,667
GRAND LEDGE							
	Remove Obstructions Rwy 27 - CON	305,000					
	Reconstruct Taxiway Lighting Parallel - Design		55,000				
	Reconstruct Taxiway Lighting Parallel - CON			785,000			
	Construct 6 Unit T Hangar - Design				85,000		
	Construct 6 Unit T Hangar - CON					1,195,000	
	TOTAL						\$2,425,000
GRAYLING							
	Development TBD	0					
	Development TBD			0			

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AIRPORT	DESCRIPTION	2023	2024	2025	2026	2027	TOTAL
	Development TBD			0			
	Development TBD				0		
	Development TBD						0
	TOTAL						\$0

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10/29/2021

AIRPORT	DESCRIPTION	2023	2024	2025	2026	2027	TOTAL
GREENVILLE							
	Rehabilitate Runway Lighting 10/28 - Design	20,000					
	Rehabilitate Runway Lighting 10/28 - Construction	235,000					
	Rehabilitate Taxiway Lighting Parallel and Connectors - Design		25,000				
	Rehabilitate Taxiway Lighting Parallel and Connectors - Design		322,500				
	Construct 6 Unit T Hangar - Design			25,000			
	Construct 6 Unit T Hangar - Construction			385,000			
	Rehabilitate Runway - Seal and Remark Airfield - Construction			92,000			
	Airport Development TBD				150,000		
	Airport Development TBD					150,000	
	TOTAL						\$1,404,500
GROSSE ILE							
	Seal Taxiway Pavement Surface/Joints - Twy C Concrete Joint Sealing - Design	51,000					
	Seal Taxiway Pavement Surface/Joints - Twy C Concrete Joint Sealing - Design		484,000				
	Carryover Funds			0			
	Airport Development - TBD				150,000		
	Airport Development - TBD					150,000	
	TOTAL						\$835,000
HART-SHELBY							
	Seal Taxilane Pavement Surface/Joints - East Partial and Taxilane - Construction	85,000					
	Install NAVAIDS - Replace Windcone and segmented circle - Construction	95,000					
	Construct Hanger - 6 Unit - Design	45,000					
	Seal Runway Pavement Surface/Joints - Construction		110,000				
	Construct Hanger - 6 Unit - Construction			539,629			
	Airport Development TBD				150,000		
	Airport Development TBD					150,000	
	TOTAL						\$1,174,629
HASTINGS							
	Rehabilitate Non-Rev Terminal Parking Lot including Terminal Area Sidewalk - Construction	152,000					
	Extend Taxiway - Parallel A (off of both Rwy 12/30 ends) - Environmental		100,000				

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10/29/2021

AIRPORT	DESCRIPTION	2023	2024	2025	2026	2027	TOTAL
	Extend Taxiway - Parallel A (off of both Rwy 12/30 ends) - Design			85,000			
	Extend Taxiway - Parallel A (off of both Rwy 12/30 ends) - Construction			881,000			
	Airport Development - TBD				150,000		
	Airport Development - TBD					150,000	
	TOTAL						\$1,518,000

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10/29/2021

AIRPORT	DESCRIPTION	2023	2024	2025	2026	2027	TOTAL
HILLSDALE							
	Construct Terminal Building - Design	200,000					
	Construct Terminal Building - Construction		1,770,000				
	Construct Hanger and Taxilane - Design			89,000			
	Construct Hanger and Taxilane - Construction			1,218,000			
	Construct Taxiway - Parallel C Phase 3 - Design			95,000			
	Construct Taxiway - Parallel C Phase 3 - Construction				1,095,600		
	Acquire SRE - New					350,000	
	TOTAL						\$4,817,600
HOLLAND							
	Construct Taxilane - North Hangar Park (Wetland Mitigation) - ENV	103,500					
	Construct Taxilane - North Hangar Park - Construction		1,448,390				
	Airport Development - TBD			150,000			
	Rehabilitate Apron - West - Overflow Apron - Design				102,000		
	Rehabilitate Apron - West - Overflow Apron - Construction					1,950,000	
	TOTAL						\$1,701,890
HOUGHTON LAKE (ROSC)							
	Reconstruct Runway Lighting 9/27 - Design	45,000					
	Reconstruct Runway Lighting 9/27 - CON		545,000				
	Construct Fuel Farm - Design			35,000			
	Carryover Funds					0	
	Construct Fuel Farm - CON					395,000	
	TOTAL						\$1,020,000
HOWELL							
	Construct SRE Building - construction	300,000					
	Rehabilitate Taxiways C & Taxilane 1 - South Apron - Design		90,000				
	Rehabilitate Taxiways C & Taxilane 1 - South Apron - Construction			1,244,000			
	Rehabilitate Apron - Design				199,000		
	Rehabilitate Apron - Construction				21,000		
	Airport Development TBD					150,000	
	TOTAL						\$2,004,000
IONIA							
	Rehabilitate Apron - Terminal - Construction	795,000					
	Carryover funds			0			
	Rehabilitate Runway 9/27 - Design			126,100			

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	Rehabilitate Runway 9/27 - CON				1,570,000		
	Airport Development TBD					166,667	
	TOTAL						\$2,657,767

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10/29/2021

AIRPORT	DESCRIPTION	2023	2024	2025	2026	2027	TOTAL
IRONWOOD							
	Acquire SRE (Broom) - Design	15,000					
	Acquire SRE (Broom) - CON		700,000				
	Seal Rwy Pavement Surface/Joints - Sealing and Marking		90,000				
	Preliminary ALP Obstructions - Planning			30,000			
	Airport Development TBD				166,667		
	Update APL and Narrative Report					250,000	
	TOTAL						\$1,251,667
JACKSON							
	Obstruction Removal Runway 25 - Construction	100,000					
	Rehabilitate Taxiway B (portion) incl. 2 connectors - Construction		750,000				
	Rehabilitate Apron - Auxiliary - Design		42,000				
	Seal Runway pavement Surface/Joints - Rwy 7/25, 14/32, Twy A,B,D,E,F,G - Construction			100,000			
	Rehabilitate Apron - Auxiliary - Construction			648,000			
	Rehabilitate Taxiway F and SW Hanger Area - Design				42,000		
	Rehabilitate Taxiway F and SW Hanger Area - Construction					658,000	
	TOTAL						\$2,240,000
LAKEVIEW							
	Construct Fuel Farm 100LL - design	40,000					
	CO funding year		0				
	Construct Fuel Farm 100LL - Construction			476,667			
	Rehabilitate Taxiway and Taxilane - Design				20,000		
	Rehabilitate Taxiway and Taxilane - Construction					212,000	
	TOTAL						\$748,667
LAPEER							
	Carryover Funds	0					
	Carryover Funds		0				
	Install Fuel Farm - Design			50,000			
	Seal Runway pavement Surface/Joints - Airfield Sealing and Marking			50,000			
	Install Fuel Farm - Construction				495,000		
	Rehabilitate Taxiway A - Design					65,000	
	TOTAL						\$660,000

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AIRPORT	DESCRIPTION	2023	2024	2025	2026	2027	TOTAL
LUDINGTON							
	Rehabilitate Runway 8/26 - Construction	3,000,000					
	Acquire SRE		150,000				
	Airport Development TBD			150,000			
	Airport Development TBD				150,000		
	Airport Development TBD					150,000	
	TOTAL						\$3,600,000
MACKINAC ISLAND							
	Construct Building - Box Hangar - Construction	507,000					
	Seal Runway Pavement/Surface Joints - Crack sealing and Paint Marking	37,000					
	Carryover Funds		0				
	Rehabilitate Apron including expansion - Design			75,000			
	Rehabilitate Apron including expansion - Construction				865,600		
	Expand Apron (grass pavers) - Construction				380,000		
	Airport Development TBD					150,000	
	TOTAL						\$2,014,600
MANISTEE							
	CO funding year	0					
	Seal Rwy Pavement/Surface Joints - Crack Sealing and Paint Markings			120,000			
	Reconstruct Runway Lighting 10/28 - Construction			1,200,000			
	Construct Taxiway Connector F from Apron - Construction		960,000				
	Airport Development TBD			150,000			
	Airport Development TBD				150,000		
	Airport Development TBD					150,000	
	TOTAL						\$2,730,000
MANISTIQUE							
	Acquire Snow Removal Equipment - Carrier vehicle with rotary plow attachment	375,000					
	Rehabilitate Runway 10/28 - design		50,000				
	Rehabilitate Runway 10/28 - construction			628,000			
	Airport Development TBD				150,000		
	Airport Development TBD					150,000	
	TOTAL						\$1,353,000

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AIRPORT	DESCRIPTION	2023	2024	2025	2026	2027	TOTAL
MARLETTE							
	Seal Runway Pavement Joint - Runway 1/19 and Apron - Sealing and Marking	40,000					
	Carryover Funds		0				
	Construct Box Hanger - Design			56,000			
	Construct Box Hanger -Construction				692,000		
	Airport Development TBD					150,000	
	TOTAL						\$938,000
MARSHALL							
	Conduct MP - ALP and Narrative Report	250,000					
	Rehabilitate Apron North - Design		25,000				
	Rehabilitate Apron West parallel - Design		30,000				
	Seal Runway Pavement Surface/Joints - Airfield Crack						
	Sealing and Pavement Markings - Construction			40,000			
	Rehabilitate Apron North - Construction			275,000			
	Rehabilitate Apron West parallel - Construction			420,000			
	Install Perimeter Fencing - North - Design					15,000	
	Install Perimeter Fencing - North - Construction						155,000
	TOTAL						\$1,210,000
MASON							
	Carryover funds	0					
	Reconstruct Runway 10/28 - Design		122,000				
	Rehabilitate Runway 10/28 - surface treatment - Construction			1,375,000			
	Airport Development TBD				150,000		
	Airport Development TBD					150,000	
	TOTAL						\$1,797,000
MENOMINEE							
	Rehabilitate Runway 3/21- Construction	228,455					
	Reconstruct Runway Lighting 3/21 - Construction	700,000					
	Reconstruct Taxiway E and F - Design		150,000				
	Acquire Easement for Approaches - Runway 3/21 and 14/32		300,000				
	Obstruction Removal - Phase 2 Runways 3/21 and 14/32 - Design		50,000				
	Obstruction Removal - Phase 2 Runways 3/21 and 14/32 - Construction			150,000			
	Rehabilitate Taxiway T Hanger area - Design			19,500			
	Rehabilitate Taxiway T Hanger area - Construction				310,500		
	Rehabilitate Runway 14/32 - Design					143,000	
	Reconstruct Runway Lighting 14/32 MIRL - Design					37,000	

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

10/29/2021

AIRPORT	DESCRIPTION	2023	2024	2025	2026	2027	TOTAL
	TOTAL						\$2,088,455

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

10/29/2021

AIRPORT	DESCRIPTION	2023	2024	2025	2026	2027	TOTAL
MIDLAND							
	Obstruction Removal - Rwy 6 - Design	38,000					
	Obstruction Removal - Rwy 6 - Construction	532,000					
	Obstruction Removal - Rwy 24 - Design		31,000				
	Obstruction Removal - Rwy 24 - Construction		187,000				
	CO funding year			0			
	CO funding year				0		
	Construct 5 Unit T Hanger					629,500	
	TOTAL						\$1,417,500
MIO							
	Construct Hanger - 6 Unit - Construction	865,000					
	Construct Taxiway - Hangar taxilane - Design		25,000				
	Construct Taxiway - Hangar taxilane - Construction			255,000			
	Acquire Easement for Approaches - Runway 10 - Land Acquisition				141,000		
	Obstruction Removal - Approach Tree Clearing - Design				17,500		
	Obstruction Removal - Approach Tree Clearing - Construction					92,500	
	TOTAL						\$1,396,000
MONROE							
	Rehabilitate Taxiway A - construction	1,430,000					
	Rehabilitate Runway 3/21 - Design		280,000				
	Rehabilitate Runway 3/21 - Construction			27,180,000			
	Airport Development TBD				150,000		
	Airport Development TBD					150,000	
	TOTAL						\$29,190,000
MOUNT PLEASANT							
	Rehabilitate Taxiway A (West and East Sections) - Construction	1,203,500					
	Reconstruct Taxiway Lighting A - Construction	824,250					
	Rehabilitate Runway 9/27 - Design		214,500				
	Rehabilitate Runway 9/27 - Construction			2,582,600			
	Reconstruct Taxilane - T Hanger Taxilanes - Design				68,150		
	Reconstruct Taxilane - T Hanger Taxilanes - Construction					861,850	
	TOTAL						\$5,754,850
NEW HUDSON							
	Acquire Land for approaches - Rwy 8/26	744,947					
	Obstruction Removal - Tree Clearing- Rwy 8/26 Phase 1 - Design		60,000				

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

10/29/2021

AIRPORT	DESCRIPTION	2023	2024	2025	2026	2027	TOTAL
	Obstruction Removal - Tree Clearing - Rwy 8/26 Phase 1 - Construction		880,000				
	Reconstruct Runway 8/26 - Design			240,000			
	Reconstruct Runway Lighting 8/26 - Design			150,000			
	Reconstruct Runway 8/26 - Construction				3,370,000		
	Reconstruct Runway Lighting 8/26 - Construction				1,740,000		
	Airport Development TBD					150,000	
	TOTAL						\$7,334,947

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

10/29/2021

AIRPORT	DESCRIPTION	2023	2024	2025	2026	2027	TOTAL
NEWBERRY							
	Rehabilitate Apron Terminal, Taxiway & Taxilane - Design	14,000					
	Rehabilitate Apron Terminal (Surface Treatment) - Design	98,000					
	Rehabilitate Taxiway - (Surface Treatment) Construction	123,000					
	Construct Terminal Building - Terminal Study		30,000				
	Airport Development TBD			150,000			
	Construct Terminal Building - Design				40,000		
	Construct Terminal Building - Construction					400,000	
	TOTAL						\$855,000
NILES							
	Rehabilitate Runway 15/33 - construction	2,135,000					
	Acquire Land - Rwy 33 Phase 4; Remove Obstructions Rwy 33 Phase 2	320,000					
	Remove Obstructions - Twy 33 - Tree Clearing Phase 2 - Design		40,000				
	Remove Obstructions - Twy 33 - Tree Clearing Phase 2 - Construction		225,000				
	Acquire Easement for Approaches - Rwy 33 Phase 4			240,000			
	Acquire Easement for Approaches - Rwy 15 Phase 4				200,000		
	Airport Development TBD					150,000	
	TOTAL						\$3,310,000
ONTONAGON							
	Obstruction Removal - Rwy 17 RPZ and Approach - Construction	125,000					
	Obstruction Removal RNAV approach - Rwy 35 - Construction	675,000					
	Obstruction Removal RNAV approach - Rwy 35 - Environmental	200,000					
	Airport Development TBD		150,000				
	Install AWOS II including site work			100,000			
	Install AWOS II (procurement and install via Force account)			165,000			
	Rehabilitate Apron - Design			32,000			
	Rehabilitate Apron - Construction				468,000		
	Acquire Easement for Approaches - Rwy 17 & 35					166,666	
	TOTAL						\$2,081,666
OSCODA-WURTSMITH							

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

10/29/2021

AIRPORT	DESCRIPTION	2023	2024	2025	2026	2027	TOTAL
	Rehabilitate Taxiway - East GA Hangar Access Phase 1 - Construction	730,000					
	Rehabilitate taxiway A Phase 1 - Design		175,000				
	Rehabilitate Taxiway E - Phase 2 - Design			375,000			
	Rehabilitate Taxiway E - Phase 2 - Construction				8,085,000		
	Airport Development TBD					150,000	
	TOTAL						\$9,515,000

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

10/29/2021

AIRPORT	DESCRIPTION	2023	2024	2025	2026	2027	TOTAL
OWOSSO							
	Install Fencing - perimeter - South - Design	25,000					
	Install Fencing - perimeter - South - Construction		275,000				
	Seal Runway Pavement Surface/Joints - Airfield Sealing and Painting - Construction			40,000			
	Airport Development TBD				150,000		
	Airport Development TBD					150,000	
	TOTAL						\$640,000
PLYMOUTH							
	Construct Building - Hangar - Design	70,000					
	Construct Building - Hangar - Construction		616,667				
	Airport Development TBD			150,000			
	Airport Development TBD				150,000		
	Airport Development TBD					150,000	
	TOTAL						\$1,136,667
PONTIAC							
	Acquire ARFF vehicle	166,667					
	Rehabilitate Taxiway D including Astropark Y,F and hold aprons - Design			300,000			
	Rehabilitate Taxiway D Lighting including Astropark Y,F and hold aprons - Design		100,000				
	Airport Development TBD			150,000			
	Airport Development TBD				150,000		
	Airport Development TBD					150,000	
	TOTAL						\$1,016,667
PORT HURON							
	Acquire Easement for Approaches - Phase 1	400,000					
	Install Runway Vert/Visual Guide System - Rwy 22 LED - PAPI Flight check			70,000			
	Obstruction Removal - Twy - Phase 1 - Design			40,000			
	Obstruction Removal - Twy - Phase 1 - Construction		260,000				
	Airport Development TBD			150,000			
	Airport Development TBD				150,000		
	Airport Development TBD					150,000	
	TOTAL						\$1,220,000

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

10/29/2021

AIRPORT	DESCRIPTION	2023	2024	2025	2026	2027	TOTAL	
ROGERS CITY	Development TBD	0						
	Development TBD		0					
	Development TBD			0				
	Development TBD				0			
	Development TBD					0		
	TOTAL						\$0	
ROMEO	Carryover funding	0						
	Acquire SRE		150,000					
	Airport Development - TBD			150,000				
	Airport Development - TBD				150,000			
	Airport Development - TBD					150,000		
	TOTAL						\$600,000	
SAGINAW - HARRY W. BROWNE	Rehabilitate Taxiway C, D & E East - construction	1,230,000						
	Seal Rwy Pavement Surface/Joints - Airfield sealing and marking			70,000				
	Rehabilitate Taxiway A & E West - Design			60,000				
	Reconstruct Taxiway A and E Lighting - Design			20,000				
	Rehabilitate Taxiway A & E West - Construction				920,000			
	Reconstruct Taxiway A and E Lighting - Construction				320,000			
	Reconstruct Parking Lot and Entrance Road - Design					50,000		
	Reconstruct Parking Lot and Entrance Road - Construction						710,000	
		TOTAL						\$3,380,000
	ST. IGNACE	Construct Taxiway - South - Construction	405,907					
Seal Apron Pavement Surface/Joints - Design			25,000					
Seal Apron Pavement Surface/Joints - Construction				425,000				
Install Fencing - partial perimeter - Design					15,000			
Install Taxiway Lighting - Design						45,000		
Install Taxiway Lighting - Design							141,000	
		TOTAL						\$1,056,907

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

10/29/2021

AIRPORT	DESCRIPTION	2023	2024	2025	2026	2027	TOTAL
SANDUSKY							
	CO funding year	0					
	Rehabilitate Apron - Construction		592,510				
	Rehabilitate Taxiway A and B - Construction		394,000				
	Reconstruct Runway Lighting 10/28 - Design			54,000			
	Reconstruct Runway Lighting 10/28 - Construction			656,000			
	Airport Development TBD				150,000		
	Airport Development TBD					150,000	
	TOTAL						\$1,996,510
SOUTH HAVEN							
	Obstruction Removal - Rwy 23 Phase 1 (4 parcels) - Design	37,000					
	Obstruction Removal - Rwy 23 Phase 1 (4 parcels) - Construction	457,000					
	Acquire Easement for Approaches Rwy 23 - Phase 2 (4 parcels) - Construction		414,000				
	Obstruction Removal - Rwy 23 Phase 2 (4 parcels) - Design		37,000				
	Obstruction Removal - Rwy 23 Phase 2 (4 parcels) - Design			457,000			
	Acquire Easement for Approaches - Rwy 5				334,000		
	Remove Obstructions RNAV Approach - Rwy 5 - Design				15,000		
	Improve Access Road Entrance - Design				26,000		
	Remove Obstructions RNAV Approach - Rwy 5 - Construction					184,000	
	Improve Access Road Entrance - Construction					414,000	
	TOTAL						\$2,375,000
SPARTA							
	Rehabilitate and Expand Apron - Terminal - Design	60,000					
	Construct Taxiway Connectors - two proposed - Design	50,000					
	Install Weather Reporting Equipment - AWOS III	185,000					
	Rehabilitate Apron Terminal - Design	385,000					
	Expand Apron Terminal - Construction	550,000					
	Construct Taxiway Connectors - two proposed - Design	675,000					
	Rehabilitate Runway 7/25 Surface Treatment - Design		35,000				
	Rehabilitate Runway 7/25 Surface Treatment - Construction			425,000			
	Airport Development TBD				150,000		
	Airport Development TBD					150,000	
	TOTAL						\$2,665,000

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

10/29/2021

AIRPORT	DESCRIPTION	2023	2024	2025	2026	2027	TOTAL
STATEWIDE	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		
	Crack sealing, Paint marking, AWOS upgrades					200,000	
	TOTAL						\$875,000
STATEWIDE	PCI Surveys	260,000					
	PCI Surveys		265,000				
	PCI Surveys			270,000			
	PCI Surveys				275,000		
	PCI Surveys					280,000	
	TOTAL						\$1,350,000

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

10/29/2021

AIRPORT	DESCRIPTION	2023	2024	2025	2026	2027	TOTAL
STATEWIDE							
	Misc. State/Local projects for airports in MASP	500,000					
	Misc. State/Local projects for airports in MASP		500,000				
	Misc. State/Local projects for airports in MASP			500,000			
	Misc. State/Local projects for airports in MASP				750,000		
	Misc. State/Local projects for airports in MASP					750,000	
	TOTAL						\$3,000,000
STURGIS							
	Rehabilitate Taxiway - Taxilanes #5 - 6 - Construction CO funding year	354,911		0			
	Conduct MP - ALP and Narrative Report			250,000			
	Construct Taxiway (standards) D - Design				72,000		
	Construct Taxiway (standards) D - Construction					899,000	
	TOTAL						\$1,575,911
THREE RIVERS							
	Obstruction Removal Rwy 27 Approach - Part 1	210,534					
	Acquire land for Approaches Rwy 27 - Phase 2		350,000				
	Airport Development TBD			150,000			
	Airport Development TBD				150,000		
	Airport Development TBD					150,000	
	TOTAL						\$1,010,534
TROY							
	Reconstruct Runway Lighting 9/27 - Design	50,000					
	Reconstruct Runway Lighting 9/27 - Construction		446,000				
	Acquire Easement for Approaches Rwy 9		250,000				
	Obstruction Removal - Rwy 9 - Design			30,000			
	Obstruction Removal - Rwy 9 - Construction			136,667			
	Rehabilitate Taxiway - Hangar Taxilanes - Design				40,000		
	Reconstruct Perimeter Fencing - Perimeter - Design				40,000		
	Rehabilitate Taxiway - Hangar Taxilanes - Construction					374,000	
	TOTAL						\$1,366,667

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

10/29/2021

AIRPORT	DESCRIPTION	2023	2024	2025	2026	2027	TOTAL
WEST BRANCH							
	Rehabilitate Runway 9/27 - Design	160,000					
	Rehabilitate Runway 9/27 - Construction		2,480,000				
	Install Rwy Vert/Visual Guide System Rwy 9/27 PAPIs - Design			50,000			
	Install Rwy Vert/Visual Guide System Rwy 9/27 PAPIs - Construction				330,000		
	Airport Development TBD					150,000	
	TOTAL						\$3,020,000
WHITE CLOUD							
	Rehabilitate Apron - Design	25,000					
	Rehabilitate Apron - Construction		308,334				
	Construct Taxiway - Hangar access - Design			45,000			
	Construct Hanger 6 Unit - Design			80,000			
	Construct Taxiway - Partial Parallel - Design			60,000			
	Construct Taxiway - Partial Parallel - Construction				840,000		
	Construct Taxiway - Hangar access - Construction				575,000		
	Airport Development TBD					150,000	
	TOTAL						\$2,083,334
NON-PRIMARY AIRPORT TOTALS:		\$38,513,906	\$35,556,903	\$70,921,130	\$36,825,135	\$26,799,185	\$206,164,259
PRIMARY AIRPORTS							
ALPENA COUNTY REGIONAL							
	Acquire SRE (Plow '02)	400,000					
	Rehab and Extend Taxiway D -Design	365,000					
	Rehab and Extend Taxiway D - Construction		4,900,000				
	Acquire SRE (Blower '08)			500,000			
	Airport Development TBD				1,000,000		
	Airport Development TBD					1,000,000	
	TOTAL						\$8,165,000
DETROIT, WILLOW RUN YIP							
	Taxiway parallel to 5R/23L	12,800,000					
	Rehabilitate Taxiway B (South of Runway 5/27) Sponsor Paid	-					
	Rehabilitate / Expand East Ramp (Phase 2) Sponsor Paid			-			
	Runway 5/23 & Taxiway A Extension Sponsor Paid				-		
	Construct Taxiway Fox (East Ramp)				10,250,000		
	Carryover					-	

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

10/29/2021

AIRPORT	DESCRIPTION	2023	2024	2025	2026	2027	TOTAL
	TOTAL						\$23,050,000
DETROIT METRO WAYNE COUNTY							
DTW (AIP ONLY)	Taxiway Yankee (Y) South of RW 9L/27R - Reconstruction	31,400,000					
	Part 150 Noise Study		1,500,000				
	Taxiway Kilo (K) North of Runway 9L/27R		25,300,000				
	Taxiway Zulu (Z) Reconstruction/Relocation of Southern Portion			19,000,000			
	Taxiway Kilo (K) South of Runway 9L/27R - Reconstruction Program				55,100,000		
	Runway 3L Deicing Pad Expansion					50,000,000	
	TOTAL						\$132,300,000
ESCANABA, DELTA COUNTY							
	Acquire Snow Removal Equipment	817,000					
	Expand SRE Building - Construction	608,000					
	Carryover		1,000,000			1,000,000	
	RPZ - Land Acquisition			275,000			
	Construct Runway 1/19 OFA Improvements			1,727,000			
	Airport Development TBD				1,000,000		
	TOTAL						\$5,427,000
FLINT, BISHOP INTERNATIONAL							
FNT	Obstruction Removal Design & Construction	800,000					
	ARFF Station Expansion-Construction	4,000,000					
	Airfield Stormwater Drainage Conveyance Imp - Assessment & Environ.	500,000					
	Federal Inspection Station -Design		600,000				
	Airfield Stormwater Rehabilitation- Construction		2,500,000				
	Snow Removal Equipment		500,000				
	Primary Windcone Reimbursement		180,000				
	Snow Removal Equipment - Snow Plow			500,000			
	Federal Inspection Station- Construction			6,000,000			
	Airport Development TBD				500,000		
	Airport Development TBD					1,000,000	
	TOTAL						\$17,080,000
GRAND RAPIDS, GERALD R. FORD INTERNATIONAL							
GRR	Snow Removal Equipment Building	6,500,000					
	Taxiway Geometry Improvements F, K, V	18,800,000					
	East Perimeter Road Reconstruction		1,500,000				
	Runway 8R/26L Approach End Twy Improvements		31,900,000				
	Twy D Rehab			1,350,000			
	TWY Z1 Rehab			850,000			
	Airfield Electrical Improvements			1,000,000			
	Taxi T Construction				27,600,000		
	Runway 8R/26L Approach End Twy Improvements					12,900,000	
	TOTAL						\$60,900,000

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

10/29/2021

AIRPORT	DESCRIPTION	2023	2024	2025	2026	2027	TOTAL
HANCOCK, HOUGHTON COUNTY MEMORIAL							
	Passenger Terminal CBR	41,000					
	Design Passenger Terminal Building and Site Prep	1,000,000					
	Design Airfield Electrical Vault Relocation	75,000					
	Relocate Building #1		2,000,000				
	Remove Building #2		75,000				
	Remove Buildings #3 and #4		50,000				
	Construct Airfield Electrical Vault Relocation		700,000				
	Construct Terminal Building Site Preparation		1,600,000				
	Construct Terminal Building			8,000,000			
	Wildlife Hazard Assessment			50,000			
	Acquire Passenger Lift Device-Loading Bridge				750,000		
	Remove Terminal Building					850,000	
	TOTAL						13,591,000
IRON MOUNTAIN, FORD IMT							
	Land Acquisition for Obstruction Removal (RWY 31)	720,000					
	EA New Terminal	350,000					
	Airfield Marking and Sealing		317,200				
	Obstruction removal (RWY 31)		400,000				
	Design New Terminal			1,200,000			
	Construct: New Terminal				13,550,000		
						0	
	TOTAL						\$16,537,200
KALAMAZOO/BATTLE CREEK INTERNATIONAL							
	Pfizer Land Acquisition	1,430,000					
	MANN HUMMEL ACQUISITION	495,000					
	RR LAND ACQUISITION FOR RELOCATION	850,000					
	RUNWAY 17 APPROACH LAND ACQUISITION	4,000,000					
	UTILITY RELOCATION DESIGN	300,000					
	RAILROAD FINAL DESIGN	750,000					
	TREE CLEARING DESIGN	100,000					
	UTILITY RELOCATION CONSTRUCTION		3,000,000				
	RAILROAD CONSTRUCTION		9,600,000				
	RAILROAD PRELIMINARY DESIGN REIMBURSABLE AGREEMENT		41,053				
	TREE CLEARING CONSTRUCTION		2,000,000				
	EXTENSION & RIM FINAL DESIGN		980,000				
	EXTENSION & RIM CONSTRUCTION			14,600,000			
	FAA Reimbursable Agreement #3 (Final Design)			400,000			
	Carryover						
	FAA Reimbursable Agreement #4 (Construction Oversight)					500,000	
	FAA Reimbursable Agreement #5 (Equipment)					1,000,000	
	ALP & AGIS UPDATE					200,000	

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

10/29/2021

AIRPORT	DESCRIPTION	2023	2024	2025	2026	2027	TOTAL
	TOTAL						\$40,246,053
LANSING CAPITAL REGIONAL INTERNATIONAL							
	Rehabilitate Terminal Apron- Design	100,000					
	Rehabilitate Terminal Apron- Construction		1,750,000				
	Rehabilitate RWY 10R-8L - Design			400,000			
	Rehabilitate RWY 10R-8L - Construction				6,300,000		
	Airport Development TBD					500,000	
	TOTAL						\$8,550,000
MARQUETTE, SAWYER SAW							
	Rehabilitate Taxiway A, B, C, & D, including North Apron Connector (Construction)	5,300,000					
	Rehabilitate Runway (Crack Sealing and Airfield Markings)	220,000					
	Commercial and General Aviation Apron Design Phase 1		415,000				
	ARFF Gear		60,000				
	Commercial Apron Construction						
	General Aviation Apron Construction				3,000,000		
	Rehabilitate Runway (Crack Sealing and Airfield Markings)						
	Jet Bridge Replacement - Design				220,000		
	Passenger Loading Bridges					2,000,000	
	TOTAL						\$14,415,000
MUSKEGON COUNTY MKG							
	Rehab. Rwy 14/32 and Rwy 6/24 (Remark) - Const	159,000					
	SRE (Multi-unit with Broom, Blower, and Plow)	1,000,000					
	Rehab. Twy B, C, D, E, F, G, H, J, K, Taxilanes, Aprons (Remark) - Construction	53,000					
	Acquire Land (Runway 6/24 Standards)		400,000				
	North GA Ramp Pavement Rehab (Design)			201,000			
	North GA Ramp Pavement Rehab (Construction)			3,160,000			
	Airport Development TBD					0	500,000
	TOTAL						\$5,473,000
PELLSTON REGIONAL OF EMMET COUNTY							
	Design Obstruction Removal (Airport Owned)	50,000					
	Design Taxiway A, B, C Rehabilitation	230,000					
	Construct Obstruction Removal (Airport Owned)			700,000			
	Construct Taxiway A, B, C Rehabilitation			3,660,000			

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AIRPORTS CAPITAL IMPROVEMENTS 5-YEAR PLAN**

10/29/2021

AIRPORT	DESCRIPTION	2023	2024	2025	2026	2027	TOTAL
	Land Acquisition for Obstruction Removal-Reimbursement Phase I		tbd				
	Land Acquisition for Obstruction Removal-Reimbursement Phase II			1,000,000			
	Airfield Crack Sealing & Pavement Marking			300,000			
	Design Obstruction Removal (Off Airport-Rwy 23)			200,000			
	Design Runway 5/23 Rehabilitation						
	Design Rwy 5/23 Lighting						
	Design ARFF vehicle			TBD			
	Construct Obstruction Removal (Off Airport-Rwy 23)				500,000		
	Land Acquisition for Obstruction Removal-Reimbursement Phase III				4,000,000		
	Construct Rwy 5/23 Rehabilitation				4,140,000		
	Construct Rwy 5/23 Lighting				574,000		
	Design Txwy A, B, C Rehabilitation				85,000		
	Airfield Crack Sealing & Pavement Marking					261,000	
	Land Acquisition for Obstruction Removal-Reimbursement Phase IV					200,000	
	TOTAL						\$15,900,000
SAGINAW, MBS INTERNATIONAL							
MBS							
	Rehabilitate Taxiway C Pavement - Construction	6,677,000					
	Rehabilitate Taxiway C Lighting - Construction	1,375,000					
	Replace Primary and Secondary Wind Cone - Construction	450,000					
	SRE Building Expansion- Construction		4,000,000				
	Rehabilitate Taxiway A Pavement - Design & Construction			4,405,000			
	Rehabilitate Taxiway A Lighting - Design & Construction			1,055,000			
	Redesignation of Taxiways A and E and Sign Modifications - Design & Construction			500,000			
	Acquire SRE -Wheel Loader				200,000		
	Acquire SRE - Friction Tester				250,000		
	Acquire SRE Liquid Sprayer				50,000		
	De Icing Treatment System Design & Construction				3,000,000		
	Perimeter Fencing Improvements					1,500,000	
	Apron Rehab and Drainage Project					118,000	
	TOTAL						\$23,580,000
SAULT STE MARIE CHIPPEWA COUNTY INTERNATIONAL							
	Rehabilitate Taxiway-Taxiway A-Design	48,000					
	Rehabilitate Runway-Marking Rwy - Txwy-N/A	98,000					

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

10/29/2021

AIRPORT	DESCRIPTION	2023	2024	2025	2026	2027	TOTAL
	Acquire ARFF vehicle (Part 139)-ARFF Vehicle w/FLIR-N/A	750,000					
	Rehabilitate Runway-crack seal-N/A	70,000					
	Rehabilitate Taxiway-Taxiway A-Construction		652,000				
	Acquire Snow Removal Equipment-4 Wheel Drive all steer Runway Sweeper w/ Blow		430,000				
	Acquire Snow Removal Equipment-SRE- -N/A			885,000			
	Acquire Snow Removal Equipment-SRE - Snowblower-N/A			881,000			
	Rehabilitate Taxiway-Taxiways B & B1-Design				130,000		
	Rehabilitate Runway-Markings Rwy & Twys-N/A				100,000		
	Rehabilitate Runway-Crack Sealing pavement-N/A				70,000		
	Rehabilitate Taxiway-B & B1-Construction					2,020,000	
	TOTAL						\$4,114,000
TRAVERSE CITY, CHERRY CAPITAL							
	Construct: Commercial Apron Expansion - Phase 1	11,000,000					
	Design: Commercial Apron Expansion - Phase 2	500,000					
	Design: Commercial Apron Expansion - Phase 3		735,000				
	Design: Terminal Gate Hold Room Expansion		5,000,000				
	Design: Terminal Road Canopy		200,000				
	Construct: Commercial Apron Expansion - Phase 2		6,000,000				
	Construct: Commercial Apron Expansion - Phase 3			9,500,000			
	Construct: Terminal Gate Hold Room Expansion Phase 1			77,200,000			
	Construct: Terminal Road Canopy			2,550,000			
	Construct: Commercial Apron Expansion - Phase 4				9,500,000		
	Construct: Terminal Gate Hold Room Expansion Phase 2				51,800,000		
	Master Plan Update					500,000	
	Land Acquisition 36 RPZ					550,000	
	Design and Construct: Expand GA Apron					750,000	
	TOTAL						\$175,035,000
	NON-PRIMARY AIRPORT TOTALS:	\$38,513,906	\$35,556,903	\$70,921,130	\$36,825,135	\$26,799,185	\$206,164,259
	PRIMARY AIRPORT TOTALS:	\$115,181,000	\$114,645,253	\$163,689,000	\$190,869,000	\$77,349,000	\$564,363,253
	NON-PRIMARY + PRIMARY TOTALS:	\$153,694,906	\$150,202,156	\$234,610,130	\$227,694,135	\$104,148,185	\$770,527,512

**FY 2023 CAPITAL OUTLAY BUDGET REQUEST
AND
FIVE-YEAR FACILITIES STRATEGIC PLAN
FY 2023-2027**

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

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MISSION, VISION, VALUES, and STRATEGIC AREAS of FOCUS

The Michigan Department of Transportation (MDOT) is a nationally recognized leader for all modes of transportation. MDOT facilities and real property assets 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 internal and external customers and stakeholders and takes pride in its commitment 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 Teamwork. These values promote the strengthening of the MDOT organizational culture and help to ensure the delivery of a quality program. Timely and adequate ongoing investment in facilities contribute to MDOT's strategic plan while supporting a comprehensive asset management approach. The infographic on next page illustrates MDOT's Mission, Vision, and Values, which also tie to the following MDOT Strategic Areas of Focus:

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

MDOT 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.



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, function, and size of facilities are central in MDOT's efficient and effective response. MDOT must anticipate, prepare, and provide for unforeseen events that adversely impact facilities and operations (fires, floods, tornados, storms, etc.). In addition, MDOT must remain proactive in management and planning to provide for the possibilities that county and municipal contract agencies may not renew long-standing agreements. Should MDOT 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 proactively address any threats to the State's infrastructure.

- Operational Need:

MDOT's operational role and responsibilities to the citizens, taxpayers, tourists, and traveling public of Michigan reinforce the requirement that MDOT facilities be adequate to meet their intended and expanding service functions; be appropriately sized to safely house equipment and materials; and be functionally adaptive to support ever evolving technological advancements. Timely and adequate investments in facilities promote and protect the efficient and effective utilization of MDOT resources.

- Rules, Regulations, and Mandates:

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

- Preventive/Corrective Maintenance:

MDOT must ensure that its capital investment in facilities is preserved, thereby enabling its equipment, materials, and people 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 to ensure safety for the end users, ensure continuity of services, and to avoid any potential additional damage to the structure. Ongoing preventive maintenance and facility condition assessments are critical

components to the avoidance of costly, extensive repairs and system failures that interrupt service delivery.

- Energy Efficient Facilities/Sustainability:

MDOT consistently seeks and promotes energy efficiency in the design, construction, and maintenance/repair of its facilities while regularly pursuing opportunities for the reduction of energy consumption. MDOT is also a member of the State of Michigan Sustainability Work Group established in 2019. Examples of routine energy efficiency and sustainability initiative improvements include 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 these various retrofitting initiatives, 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. Impacts from the pandemic experienced in 2020 and 2021 and opportunities for employee remote work environment will continue to be assessed and evaluated for the facilities program long-term vision and space requirements.

- Buy versus Lease:

MDOT is committed to maintaining a strategic approach to facilities – considering total cost of ownership, short- and long-term needs on real property and capital investments from an operational and economic perspective.

Department Overview

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

Michigan’s system of state highways, county roads, and municipal/other streets total 122,853 route miles (see Table 1). MDOT has jurisdiction over the state trunkline system, which includes 9,648 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 113,205 route miles.

- 90,281 route miles of county roads are under the jurisdiction of 83 counties
- 21,396 route miles of municipal streets are owned by 531 incorporated cities and villages

- 1,528 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 considering all aspects and modes of the system.

Route Miles in Michigan	
Regions*	
Bay	1766
Grand	1395
Metro	735
North	1738
Southwest	959
Superior	1819
University	1236
Subtotal	9648
Local Agencies	
Cities and Villages**	21,396
Counties**	90,281
Federal/Tribal**	1,528
Subtotal	113,205
STATEWIDE TOTAL:	122,853
*Source: 2020 Highway Performance Monitoring System (HPMS).	
** Source: 2021 Act 51 annual certification	

Table 1: 2021 Reported State of Michigan Route Mileage

Michigan travelers who use the freeway system have access to 64 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, 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 another reorganization which resulted in further facility closings and consolidations to 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 approach, 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. With the impacts from the pandemic experienced in 2020 and 2021 and opportunities for employee remote work environment, MDOT continues to focus on and implement "One MDOT" with continuous evaluation and assessment on facilities short-term and long-term needs and space requirements.

An overview of the current region structure is as follows:

- **Bay:** The Bay Region includes fifteen (15) counties in the Saginaw Bay area serving 1,766 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 1,395 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 735 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 1,738 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 959 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 1,236 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 and critical component. 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 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 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 MDOT Secondary Complex encompasses Construction Field Services, the MDOT Warehouse, and the Horatio S. Earle Learning Center. The Construction Field Services 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).

MDOT has 475 buildings of various sizes located throughout the state, ranging in age from newly constructed to over eighty 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 over 10 million people. MDOT is responsible for providing Michigan citizens with the best possible transportation system, an undertaking that helps to promote a high quality of life; safety and security; protection of Michigan's valuable natural resources; and a thriving economy and tourism industry.

In line with the department's strategic focus, the projects outlined in the Five-Year Facilities Strategic Plan for fiscal years 2023-2027 will accomplish the following:

- Retrofit and/or repair 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 sound 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 64 rest areas and 14 welcome centers located throughout the state.

Many of the department's garages were built in the 1940s and 1950s. While appropriate for their day, these facilities are now out-of-date and fail to support current operational needs.

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 Environment, Great Lakes, and Energy requires secondary containment systems, which many of the locations lack.

Construct Facilities from an Improved Operational and Economic Perspective:

To optimize efficiencies, in 1997, MDOT moved from nine district offices to a seven-region concept and consolidated numerous project offices into TSCs. MDOT underwent additional reorganizations in FY 2012 and FY 2016.

MDOT owns facilities for all of the department's seven region offices, and also owns 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. In addition, with the impacts from the pandemic experienced in 2020 and 2021 and opportunities for employee remote work environment, MDOT will continue to evaluate and assess facilities short-term and long-term needs and space requirements for operational and economic improvements.

Provide Energy Efficient and Structurally Updated Facilities

Many of MDOT's garages are past useful life or significantly aged and were not constructed with the energy-efficient features found in newer 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 grossly deteriorated, creating seasonal heat loss and energy inefficiencies while allowing outside elements to penetrate to the interiors to a point where significant renovation or replacement of the roofing systems 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 the only or best solution.

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, assesses, 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. Grounds equipment, which includes tractors, mowers, snow blowers, snowplow trucks, etc., should be stored in an enclosed facility when not in use. 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.

Innovations in winter maintenance operations and equipment, including tow plows, have increased the capacity and efficiency of MDOT operations while also significantly increasing the size of the vehicles and large pieces of seasonal equipment requiring storage at garages. Garage bays designed with vehicle and equipment technology of the past do not adequately provide for efficient maintenance or upkeep of the winter maintenance fleet. At many locations, garage staff are required to work inefficiently with multiple moves of vehicles in and out of garages to make room for specific equipment when service is needed.

Renovate Existing Facilities to Accommodate Additional Employees and Remote Work:

The department's 1997 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. Necessary renovation and expansion of region offices, TSCs, and garages, in many cases, has not yet occurred. With the 2011 and 2016 updates and facility closures/consolidations, it was determined that some existing facilities still needed to be adapted to accommodate workstations for employees redeployed from closed facilities. With the impacts from the pandemic experienced in 2020 and 2021 and opportunities for employee remote work, MDOT will further assess and evaluate facilities short-term and long-term needs and space requirements.

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, provide reliability and enable a high level of customer service, and to prevent premature failure of building components and equipment. In line with this goal, MDOT conducts regular 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 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 identified, 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

MDOT has a robust facilities assessment program; however, the program was impacted by the pandemic and associated budget restrictions and hiring freeze. The following has occurred with respect to assessments:

During spring of 2018 and 2019, facility assessments were performed on all facilities within Superior and Southwest Regions, and until the pandemic occurred, the plan was to continue assessing MDOT facilities on a triennial basis with the following schedule:

- 2021 Metro and University Regions, Blue Water Bridge facilities, and Passenger transportation facilities.
- 2022 Bay Region, Grand Region, North Region, and Lansing-based facilities
- 2023 Southwest and Superior Regions

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 the 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. In addition, except for the past two years, MDOT facilities have been assessed on a triennial basis.

In 2022, a statewide contract for facilities assessments is being solicited to establish Facility Condition Index ratings and programming documents for major deficiencies. All facilities in five (5) of seven (7) regions and all welcome centers and safety rest areas throughout the state will be assessed. The Facilities Assessment project is vital in determining priorities and in making spending decisions.

Note: An assessment of a facility may be performed at any time deemed necessary, regardless of its placement within the triennial schedule.

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.

In FY 2020, MDOT and DTMB explored initiatives to leverage MDOT's existing Transportation Asset Management System (TAMS) for facilities.

In FY 2021, DTMB began the process of engaging MDNR and MDOT on next steps for identifying and moving forward with a common platform.

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 2020

- MDOT executed two as-needed contracts for facility project management and construction management to supplement the workforce with contract personnel experienced in

oversight and management of projects relating to buildings, structures, foundations, electrical, HVAC, mechanical, and plumbing. Due to budget constraints and restrictions in FY 2020, the department will look to utilize these contracts in FY 2021.

FY 2021

- In follow-up to the facilities project management contracts that were executive in FY 2020, MDOT brought on two project managers to provide facilities project management support and oversight to MDOT Facilities.
- In follow-up to the 2006 and 2011 reorganizations, further streamlining and efficiencies were implemented in July 2021 to bring like functions together and align facilities engineering and maintenance programming and responsibilities with operations. The operations area of the department coordinates and collaborates on facilities initiatives with finance who oversees facilities space management, leasing, security, collocation, energy/sustainability, and ADA to implement a comprehensive asset management approach and provide alignment with MDOT's facilities program strategies and goals.

FY 2022

- A statewide contract for facilities assessments is being solicited to establish Facility Condition Index ratings and programming documents for major deficiencies. All facilities in five (5) of seven (7) regions and all welcome centers and safety rest areas throughout the state will be assessed.

FY 2023 Implementation Plan

FY 2023 Major Capital Projects

MDOT has deferred Major Capital facilities investments for several years. While the FY 2023 request continues to be abbreviated and not include all major capital outlay needs, the FY 2023 budget request does begin to address critical facilities needs impacting maintenance operations and the public (i.e. salt/sand storage and garage facilities).

Salt/Sand Storage Buildings and Containment Control Systems

FY 2023 Appropriation Request: \$2,500,000

Winter maintenance operations are core and critical to the MDOT mission of providing the highest quality integrated transportation services. MDOT is responsible for and has jurisdiction over the State's Trunkline System and partners with contract agencies (counties and municipalities) to perform maintenance on that system. Through the Chemical Storage Facility Program, MDOT participates and contracts with contract agencies for the replacement, build, and renovation of salt storage facilities including secondary containment. In addition to the over 215 local agency State Trunkline Maintenance contracts, MDOT also performs winter operations maintenance with direct force garages and maintenance crew facilities. The use and functionality of salt storage facilities is essential in properly maintaining the State Trunkline System. It is imperative that winter operations statewide, for both MDOT and its contract agency partners, are supported with the required salt, sand, and brine storage facilities needed to meet winter operational needs, environmental regulations, and the necessary levels 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.

The Capital Outlay Budget for road salt/sand storage buildings and secondary containment systems will allow the department to properly support MDOT winter operations and its contract counties and cities currently requesting replacement of salt/sand storage buildings which are beyond the end of their service life, as well as address the construction of secondary containment systems at existing buildings in accordance with the DEQ mandate.

Kalamazoo Maintenance Garage – Southwest Region

FY 2023 Appropriation Request: \$24,724,400

This request is for the replacement of the existing garage and supporting salt, heated storage, and cold storage facilities. The Kalamazoo Garage was built in 1967 and maintains trunklines I-

94, US-131, BL-94, M-43, M-40, & M-96 representing crucial economic corridors for the State of Michigan and some of the most challenging in winter months. The garage and supporting facilities are run-down, significantly past their service life, and no longer effectively and efficiently meet operational needs. In addition to addressing updated operational needs, the new facilities will address needed updates for ADA, health, and safety and the investment will offset the cost for a considerable number of maintenance and repair items that cannot be fully realized for a facility that is approaching 55 years old. Construction of a new maintenance garage and salt, heated, and cold storage buildings are critical needed to provide efficiencies in operations and to the motoring public.

Fennville Maintenance Garage – Grand Region
FY 2023 Appropriation Request: \$12,552,100

This request is for the replacement of the existing garage and supporting cold storage facility. The Fennville Garage was built in 1966 and maintains trunklines I-196, US-31, M-40, and M-89 along the state’s west coast that support a scenic and growing economic corridor. The facility is significantly deteriorated and inadequate in size and functionality to efficiently and effectively meet operational need. Site layout limits any addition to the facility as it cannot expand to the west or east, and any expansion does not address the updates, improvements, and maintenance and repairs needed on a facility that is more than 55 years old. Demolition of the existing garage and cold storage buildings and construction of a new maintenance garage and cold storage building is significantly needed and provides efficiencies in operations and to the motoring public.

Total Major Capital Projects Request for FY 2023: \$39,776,500

FY 2023 Special Maintenance Projects

In recognition of yet undetermined effects of the pandemic on the future of occupancy and use office and administrative facilities, the amount identified and requested for FY 2023 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

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

- Safety and security
- ADA remediation and upgrades
- 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 2023: **\$ 3,001,500**

Total Capital Outlay Budget Request for FY 2023: **\$42,778,000**

2023 Major Capital Plan

MDOT has deferred Major Capital facilities investments for several years. While the FY 2023 request continues to be abbreviated and not include all major capital outlay needs, the FY 2023 budget request does begin to address critical facilities needs impacting maintenance operations and the public (i.e. salt/sand storage and garage facilities).

Michigan Department of Transportation Capital Outlay Five-Year Program FY 2023 Major Capital Projects

Program Year	Region/ Location	Building/ Facility	Project Name	Current Condition	Performance Outcome	Alternatives	Benefit to Taxpayer	Project Cost
2023	Salt Storage Buildings and Containment Control Systems	Statewide	Replace/Build/ Renovate Salt Storage Facilities	Salt Storage Facilities are in need of replacement or 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, 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
2023	Southwest Region / Kalamazoo	MDOT Kalamazoo Maintenance Garage	Construct new Kalamazoo site facilities to include new buildings: Garage, Salt Storage Building, Heated Storage Building and Cold Storage Building	The Kalamazoo Garage was built in 1967. The garage and supporting facilities are run-down, significantly past their service life, and no longer effectively and efficiently meet operational needs. In addition to addressing updated operational needs, the new facilities will address needed updates for ADA, health, and safety and the investment will offset the cost for a considerable number of maintenance and repair items that cannot be fully realized for a facility that is approaching 55 years old. Construction of a new maintenance garage and salt, heated, and cold storage buildings are critical needed to provide efficiencies in operations and to the motoring public.	New facilities at new site to accommodate MDOT function for years to come. Lower long term sustainment cost. Provide safe roads for traveling public on the state trunkline as well as a safe environment for MDOT employees who work at this site	Substantial critical repair/ renovation investment (Est. \$1.5M) to a facility which does not meet operational needs is not a good use of state funds.	Newer modern facilities will save money in the long run. Enhance the safety of roadways for Michigan Cities and the traveling public on the state trunkline	\$24,724,400

Michigan Department of Transportation Capital Outlay Five-Year Program FY 2023 Major Capital Projects

Program Year	Region/ Location	Building/ Facility	Project Name	Current Condition	Performance Outcome	Alternatives	Benefit to Taxpayer	Project Cost
2023	Grand	MDOT Fennville Maintenance Garage	Fennville New Construction of Main Garage and Cold Storage Building	The facility is significantly deteriorated and inadequate in size and functionality to efficiently and effectively meet operational need. Site layout limits any addition to the facility as it cannot expand to the west or east, and any expansion does not address the updates, improvements, and maintenance and repairs needed on a facility that is more than 55 years old.	New facilities 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. Providing crews updated facilities to better maintain road maintenance in both Winter and Summer conditons.	\$12,552,100

FY 2023 MAJOR CAPITAL TOTAL \$39,776,500

2023 Special Maintenance Plan

**Michigan Department of Transportation
Capital Outlay Five-Year Program
FY 2023 Special Maintenance Projects (SMP)**

Program Year	Region/ Location	Building/ Facility	Project Name	Current Condition	Performance Outcome	Alternatives	Benefit to Taxpayer	Project Cost
2023	Bay	Saginaw East Garage	10514_Bay_Saginaw_East_Garage_GAR-1_Install_Radiant_Heat	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.	\$146,311.94
2023	Bay	Clare Welcome Center	10656_BAY_Clare-WC_WCT-1_Replace-Plastic-Plumbing	The water supply pipe/fittings are made of plastic, which is brittle and breaks easy, and the pipe fitting adhesive failure has occurred on various locations.	Improved water flow and drainage to mitigate risk of structural and building content damage.	Defer project and absorb risk of structural and building content damage.	Preventive maintenance investment will mitigate risk of structural and building damage.	\$180,000.00

**Michigan Department of Transportation
Capital Outlay Five-Year Program
FY 2023 Special Maintenance Projects (SMP)**

Program Year	Region/ Location	Building/ Facility	Project Name	Current Condition	Performance Outcome	Alternatives	Benefit to Taxpayer	Project Cost
2023	BOBS	Port Huron Project Office (Temporary)	10569 BWB Port Huron Project Office TSC-1 Replace Restroom Tile Floors	The tiled concrete floor in each restroom has cracked and settled.	Restore tiled concrete floors in restrooms to full functionality and mitigate safety concerns.	Defer project and absorb risk of continued deterioration and higher repair costs.	Lower overall operating costs by applying early maintenance intervention.	\$60,000.00
2023	Grand	Plainwell Garage	10662 Grand Plainwell Garage CSB-1 Paint Framing	The structural steel framing members have severe surface rust and need to be preserved.	Protection and preservation of building structure and contents.	Defer project and absorb risk of damage to structure and contents.	Preventative maintenance investment will mitigate risk or structural and building content damage.	\$24,700.00

**Michigan Department of Transportation
Capital Outlay Five-Year Program
FY 2023 Special Maintenance Projects (SMP)**

Program Year	Region/ Location	Building/ Facility	Project Name	Current Condition	Performance Outcome	Alternatives	Benefit to Taxpayer	Project Cost
2023	Grand	Hastings Garage	10095_GRD_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.	\$188,433.73
2023	Lansing	Fleet Administration and Operations	10269_LAN_Fleet-Admin-&Ops_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.	\$34,587.91

**Michigan Department of Transportation
Capital Outlay Five-Year Program
FY 2023 Special Maintenance Projects (SMP)**

Program Year	Region/ Location	Building/ Facility	Project Name	Current Condition	Performance Outcome	Alternatives	Benefit to Taxpayer	Project Cost
2023	Metro	Ford/Wyoming Salt Storage Building	00101 Metro Fort/Wyoming Salt Storage STE-1 Install Fencing	Fence and gates are deteriorating.	Improved safety and security of site.	No viable alternative.	Provide deterrence of theft, vandalism, or personal injury.	\$36,000.00
2023	Metro	Caniff-Greely Salt Storage Building	10607 Metro Caniff-Greeley Salt Storage STE-1 Install Security Fence	The property fence and gate are in extremely poor condition and do not provide adequate security for the site.	Improve safety and security of site.	Defer project and absorb risk of reduced safety and security of personnel.	Better stewardship of facility assets and improved site security.	\$122,000.00

**Michigan Department of Transportation
Capital Outlay Five-Year Program
FY 2023 Special Maintenance Projects (SMP)**

Program Year	Region/ Location	Building/ Facility	Project Name	Current Condition	Performance Outcome	Alternatives	Benefit to Taxpayer	Project Cost
2023	Metro	Oakland TSC	10598_MET_Oakland-TSC_STE-1_Repave-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.	\$303,408.69
2023	Southwest	Marshall TSC	TSC-1	Roof, Asphalt Shingle 20-Year, Replace	Protect and preserve structural integrity of building.	Deterioration of the roof can cause structural damage.	no variable alternatives	\$36,612.57

**Michigan Department of Transportation
Capital Outlay Five-Year Program
FY 2023 Special Maintenance Projects (SMP)**

Program Year	Region/ Location	Building/ Facility	Project Name	Current Condition	Performance Outcome	Alternatives	Benefit to Taxpayer	Project Cost
2023	Southwest	Paw Paw Garage	GAR-1	A structural engineer should be retained to evaluate the integrity of the steel I-Beams in the basement of the main garage building	If the evaluation occurs, knowledge of actual risk to the structure will become clear, and appropriate actions can be taken.	If the situation is not addressed, the structure runs the risk of failure and damage to building components	Defer project and absorb risk of damage to structure and contents.	\$11,306.54
2023	Southwest	Jones Garage	GAR-1	Replace or Repair Roofing on GAR-2.	Safety and building integrity.	Roof will continue to deteriorate to a point where there may be leaking and/or energy loss.	No viable alternatives.	\$208,624.82

**Michigan Department of Transportation
Capital Outlay Five-Year Program
FY 2023 Special Maintenance Projects (SMP)**

Program Year	Region/ Location	Building/ Facility	Project Name	Current Condition	Performance Outcome	Alternatives	Benefit to Taxpayer	Project Cost
2023	Southwest	Marshall Garage	GAR-1	Unit Heater, Natural Gas, Replace	There will be proper controls throughout and safe working conditions.	The current unit will begin to fail and will cause higher energy lost and health risk.	no viable alternatives.	\$13,125.68
2023	Superior	Crystal Falls TSC	TSC-1	Replace Roof on building	Maintain usable facility	Roof will start to develop leaks at some point in future	No alternative	\$32,535.66

**Michigan Department of Transportation
Capital Outlay Five-Year Program
FY 2023 Special Maintenance Projects (SMP)**

Program Year	Region/ Location	Building/ Facility	Project Name	Current Condition	Performance Outcome	Alternatives	Benefit to Taxpayer	Project Cost
2023	Superior	Engadine Garage	GAR-1	Replacement of Roof, Single-Ply TPO/PVC Membrane	Protection and preservation of building structure and contents.	As roof continues to deteriorate, the risk of the existing roof system failing and damage occurring to the building contents increases which would be a more costly fix.	Defer project and absorb risk of damage to structure and contents.	\$315,097.21
2023	University	Grand Ledge Garage	00030_UNI_Grand-Ledge-Garage_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.	\$232,521.65

**Michigan Department of Transportation
Capital Outlay Five-Year Program
FY 2023 Special Maintenance Projects (SMP)**

Program Year	Region/ Location	Building/ Facility	Project Name	Current Condition	Performance Outcome	Alternatives	Benefit to Taxpayer	Project Cost
2023	University	Charlotte Garage	10115_UNI_Charlotte-Garage_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.	\$508,846.93
2023	University	Grand Ledge Garage	10445_UNI_Grand-Ledge-Garage_STE-1_Install-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.	\$45,902.05

**Michigan Department of Transportation
Capital Outlay Five-Year Program
FY 2023 Special Maintenance Projects (SMP)**

Program Year	Region/ Location	Building/ Facility	Project Name	Current Condition	Performance Outcome	Alternatives	Benefit to Taxpayer	Project Cost
2023	University	Monroe Welcome Center	10741University_Monroe_WC_STE_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.	\$161,484.62
2023	Statewide	All	Redwood Construction Management LLC	Four (4) of (6) facilities engineering positions are vacant and contractor employees are needed to supplement the workforce. Retention of licensed professional facilities engineers has been a challenge for a while.	Construction projects assessed, SOW developed and executed. Both in terms of cost and number of projects funded from Capital Outlay Special Maintenance and Major Maintenance programs.	Continuing to rely on understaffed workforce to execute Capital Outlay projects will fall short of the execution mark established.	Better quality focused assessments lead to better decisions on which key deficiencies to address and what most cost effective solutions are. In the long run it will lead to cost savings for the tax payers.	\$170,000.00

**Michigan Department of Transportation
Capital Outlay Five-Year Program
FY 2023 Special Maintenance Projects (SMP)**

Program Year	Region/ Location	Building/ Facility	Project Name	Current Condition	Performance Outcome	Alternatives	Benefit to Taxpayer	Project Cost
2023	Statewide	All	Procon Consulting LLC	Four (4) of (6) facilities engineering positions are vacant and contractor employees are needed to supplement the workforce. Retention of licensed professional facilities engineers has been a challenge for a while.	Construction projects assessed, SOW developed and executed. Both in terms of cost and number of projects funded from Capital Outlay Special Maintenance and Major Maintenance programs.	Continuing to rely on understaffed workforce to execute Capital Outlay projects will fall short of the execution mark established.	Better quality focused assessments lead to better decisions on which key deficiencies to address and what most cost effective solutions are. In the long run it will lead to cost savings for the tax payers.	\$170,000.00
2023 Total SMP =								\$3,001,500.00

Appendix A

FY 2024 – 2027 Major Capital Projects Summary

Michigan Department of Transportation Capital Outlay Five-Year Program FY 2024 Major Capital Projects

Program Year	Region/ Location	Building/ Facility	Project Name	Current Condition	Performance Outcome	Alternatives	Benefit to Taxpayer	Project Cost
2024	Salt Storage Buildings and Containment Control Systems	Statewide	Replace/Build/ Renovate Salt Storage Facilities	Salt Storage Facilities are in need of replacement or 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, 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
2024	Metro	Macomb TSC	10050_MET_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.	\$8,271,843

Michigan Department of Transportation Capital Outlay Five-Year Program FY 2024 Major Capital Projects

Program Year	Region/ Location	Building/ Facility	Project Name	Current Condition	Performance Outcome	Alternatives	Benefit to Taxpayer	Project Cost
2024	University	Dundee Welcome Center	10253_UNI_Dundee-WC_WCT-1_Construct-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.	\$7,540,000
2024	University	Grand Ledge Garage, Main Garage and Cold Storage Building	Grand Ledge new construction of Main Garage and Cold Storage Building	The current facility exceeds 50 years in service, is operating at more than twice the intended capacity. MDOT trucks have gotten a lot bigger over the last 50 years and can not be accommodated adequately in undersized facilities. In the Winter, this facility houses 28 staff, 24 Winter Maintenance Trucks (WMT, single and tandem axle), and 10 other pieces of equipment that need heated storage for per trip inspection and repair, all in a facility with only 12,659 SF.	New facilities 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 is not a good use of state funds.	A new facility would provide economic benefit by maximizing the use of property and shared use of common buildings. Providing crews updated facilities to better maintain road maintenance in both Winter and Summer conditons.	\$13,759,600

FY 2024 MAJOR CAPITAL TOTAL \$32,071,443

Michigan Department of Transportation Capital Outlay Five-Year Program FY 2025 Major Capital Projects

Program Year	Region/ Location	Building/ Facility	Project Name	Current Condition	Performance Outcome	Alternatives	Benefit to Taxpayer	Project Cost
2025	Salt Storage Buildings and Containment Control Systems	Statewide	Replace/Build/ Renovate Salt Storage Facilities	Salt Storage Facilities are in need of replacement or 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, 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
2025	Bay	Bay Region Maintenance Crews, Main Garage, Cold Storage Building	Bay Region Maintenance New Construction of Main Garage and Cold Storage Building	The ex. maintenance crews building is too small to accommodate an increase in staff. Undersized by 24,000 SF. The ex. electrical and water services are inadequate for proper operations. Old Cold Storage Buildings will need to be updated.	There will be adequate parking for maintenance vehicles, adequate office/toilet room/locker room/conference room space for employees, and more efficient space usage in general. There will be more and updated storage space for vehicles and equipment.	Constructing a new maintenance crews building either on-site or else where is the preferred solution. Utilizing the existing maintenance crews building and constructing new additions and remodeling the interior areas as needed will be more costly in the long run.	Providing a heated parking area for maintenance vehicles will extend their service life and help reduce vehicle repair downtime, which will allow the maintenance crews to return perform their duties more effectively and efficiently and return to the roads, thereby improving road conditions for travelers	\$17,595,300

Michigan Department of Transportation Capital Outlay Five-Year Program FY 2025 Major Capital Projects

Program Year	Region/ Location	Building/ Facility	Project Name	Current Condition	Performance Outcome	Alternatives	Benefit to Taxpayer	Project Cost
2025	Bay	Davison TSC	11049_BAY_Davison-TSC_TST-1_Renovate-Testing-Lab	The ex. testing lab does not provide adequate heating/cooling/lighting/sanitary disposal/silica dust protection/material and equipment storage/concrete sample curing capacity. The ex. electrical supply is inadequate to accommodate new equipment and future	The concrete testing results will be determined more quickly, which will help reduce project completion delays. The increase in building footprint will provide sufficient work and storage space for lab operations and help reduce safety concerns. The new	Conducting concrete sample curing and testing at the Region Office was considered, but is unacceptable to MDOT operations due to the 45 mile travel distance between facilities and not addressing the lack of storage space.	There will be both a cost and time savings benefit to tax payers due to a reduction in project completion delays, and will help eliminate potential litigation due to silica dust exposure by employees.	\$320,134
2025	Bay	Saginaw East Garage	11047_BAY_Saginaw-East-Garage_HSB-1_Construct-New-Heated-Storage-Building	Currently there is no heated storage building on-site for parking ex. epoxy/herbicide spray trucks and storage space for related materials.	In the event there is a large concentrated spill or leak of epoxy/herbicide materials, they will be properly contained to prevent environmental contamination.	No other viable option is available to consider.	The potential of environmental contamination and associated cleanup cost will be eliminated or greatly reduced.	\$1,032,148

Michigan Department of Transportation Capital Outlay Five-Year Program FY 2025 Major Capital Projects

Program Year	Region/ Location	Building/ Facility	Project Name	Current Condition	Performance Outcome	Alternatives	Benefit to Taxpayer	Project Cost
2025	Grand	Hastings Garage	10751_GRD_Hastings-Garage_WSH-1_Construct-New-Wash-Bay	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.	\$728,220
2025	Grand	Muskegon TSC	10339_GRD_Muskegon-TSC_Renovate-TSC	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.	\$2,130,710

Michigan Department of Transportation Capital Outlay Five-Year Program FY 2025 Major Capital Projects

Program Year	Region/ Location	Building/ Facility	Project Name	Current Condition	Performance Outcome	Alternatives	Benefit to Taxpayer	Project Cost
2025	Grand	Grand Region Office	10160_GRD_Grand-Region-Office_Construct-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
2025	Grand	Reed City Garage	10173_GRD_Reed-City-Garage_Construct-Cold-Storage-Bldg	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.	\$438,221

Michigan Department of Transportation Capital Outlay Five-Year Program FY 2025 Major Capital Projects

Program Year	Region/ Location	Building/ Facility	Project Name	Current Condition	Performance Outcome	Alternatives	Benefit to Taxpayer	Project Cost
2025	North	Mackinaw City Welcome Center	10139_NOR_Mackinac-City-WC_CSB-1_Construct-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.	\$87,571
2025	Grand	Hastings Garage	10188_GRD_Hastings-Garage_Construct-SSB-2	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.	\$1,689,963

Michigan Department of Transportation Capital Outlay Five-Year Program FY 2025 Major Capital Projects

Program Year	Region/ Location	Building/ Facility	Project Name	Current Condition	Performance Outcome	Alternatives	Benefit to Taxpayer	Project Cost
2025	Metro	Caniff-Greely Salt Storage Building	10478_MET_Caniff-Greeley Salt-Storage_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.	\$1,249,630
2025	University	Charlotte Garage	00091_UNI_Charlotte-Garage_WSH-1_Construct-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.	\$903,353

FY 2025 MAJOR CAPITAL TOTAL \$29,473,047

Michigan Department of Transportation Capital Outlay Five-Year Program FY 2026 Major Capital Projects

Program Year	Region/ Location	Building/ Facility	Project Name	Current Condition	Performance Outcome	Alternatives	Benefit to Taxpayer	Project Cost
2026	Salt Storage Buildings and Containment Control Systems	Statewide	Replace/Build/ Renovate Salt Storage Facilities	Salt Storage Facilities are in need of replacement or 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, 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
2026	North	Traverse City TSC	10174_NOR_Traverse-City-TSC_TSC-1_Construct-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.	\$4,462,896

Michigan Department of Transportation Capital Outlay Five-Year Program FY 2026 Major Capital Projects

Program Year	Region/ Location	Building/ Facility	Project Name	Current Condition	Performance Outcome	Alternatives	Benefit to Taxpayer	Project Cost
2026	University	Lansing TSC	10250_UNI_Lansing-TSC_TSC-1_Construct-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.	\$6,952,430

FY 2026 MAJOR CAPITAL TOTAL \$13,915,326

Michigan Department of Transportation Capital Outlay Five-Year Program FY 2027 Major Capital Projects

Program Year	Region/ Location	Building/ Facility	Project Name	Current Condition	Performance Outcome	Alternatives	Benefit to Taxpayer	Project Cost
2027	Salt Storage Buildings and Containment Control Systems	Statewide	Replace/Build/ Renovate Salt Storage Facilities	Salt Storage Facilities are in need of replacement or 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, 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
2027	Grand	Grand Rapids TSC	10338_GRD_Grand-Rapids-TSC_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.	\$4,586,241

Michigan Department of Transportation Capital Outlay Five-Year Program FY 2027 Major Capital Projects

Program Year	Region/ Location	Building/ Facility	Project Name	Current Condition	Performance Outcome	Alternatives	Benefit to Taxpayer	Project Cost
2027	University	University Region Maintenance Crews	10631_UNI_University-RMC_CSB-1_Construct-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.	\$203,200
2027	University	Brighton TSC	10489_UNI_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.	\$4,717,289

Michigan Department of Transportation Capital Outlay Five-Year Program FY 2027 Major Capital Projects

Program Year	Region/ Location	Building/ Facility	Project Name	Current Condition	Performance Outcome	Alternatives	Benefit to Taxpayer	Project Cost
2027	University	Mason Garage	10648_UNI_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.	\$1,855,323

FY 2027 MAJOR CAPITAL TOTAL \$13,862,053

Appendix B

FY 2024 – 2027 Special Maintenance Projects Summary

**Michigan Department of Transportation
Capital Outlay Five-Year Program
FY 2024 to 2027 Special Maintenance Projects (SMP)**

Program Year	Region/ Location	Building/ Facility	Project Name	Current Condition	Performance Outcome	Alternatives	Benefit to Taxpayer	Project Cost
2024	Bay	Saginaw East 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.	\$69,165.65
2024	BOBS	Port Huron Project Office (Temporary)	10567_BOBS_Port-Huron-PO_Repave-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.	\$237,837.31

**Michigan Department of Transportation
Capital Outlay Five-Year Program
FY 2024 to 2027 Special Maintenance Projects (SMP)**

Program Year	Region/ Location	Building/ Facility	Project Name	Current Condition	Performance Outcome	Alternatives	Benefit to Taxpayer	Project Cost
2024	Grand	Marion Garage	10785_GRD_Marion-Garage_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.	\$95,337.93
2024	Metro	Metro Region Office	10601_MET_Metro-Region-Office_STE-1_Repave-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.	\$66,449.01

**Michigan Department of Transportation
Capital Outlay Five-Year Program
FY 2024 to 2027 Special Maintenance Projects (SMP)**

Program Year	Region/ Location	Building/ Facility	Project Name	Current Condition	Performance Outcome	Alternatives	Benefit to Taxpayer	Project Cost
2024	Metro	Pelham Yard Salt Storage Building	00061_MET_Pelham-Yard-SSB_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.	\$40,514.16
2024	Metro	Metro Region Office	10600_MET_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.	\$67,702.77

**Michigan Department of Transportation
Capital Outlay Five-Year Program
FY 2024 to 2027 Special Maintenance Projects (SMP)**

Program Year	Region/ Location	Building/ Facility	Project Name	Current Condition	Performance Outcome	Alternatives	Benefit to Taxpayer	Project Cost
2024	Southwest	Sawyer Garage	CSB-2	Repair Exterior CMU walls	Repaired walls will provide better protection to building contents	If the problem is not addressed, the exterior could become heavily damaged. Further deterioration will lead to water intrusion and costly repairs.	Defer project and absorb risk of water penetration	\$175,525.69
2024	Southwest	South Haven Garage	GAR-1	Repair Exterior CMU walls	Repaired walls will provide better protection to building contents	If the problem is not addressed, the exterior could become heavily damaged. Further deterioration will lead to water intrusion and costly repairs.	Defer project and absorb risk of water penetration	\$37,534.38

**Michigan Department of Transportation
Capital Outlay Five-Year Program
FY 2024 to 2027 Special Maintenance Projects (SMP)**

Program Year	Region/ Location	Building/ Facility	Project Name	Current Condition	Performance Outcome	Alternatives	Benefit to Taxpayer	Project Cost
2024	Southwest	New Buffalo Welcome Center	WCT-1	Storefront, Metal-Framed 3' x 7' Swinging Door Only, Replace	Storefront door will have seal tight caulking and will be more energy efficient.	Storefront door will cause a lot of drafts and increase energy cost.	no viable alternatives.	\$39,039.89
2024	Southwest	Jones Garage	GAR-1	Remove and Replace Exterior Doors.	Protective interior conditions and lower energy cost.	Uncomfortable conditions due to weather changes and higher energy cost.	No viable alternatives	\$40,501.81

**Michigan Department of Transportation
Capital Outlay Five-Year Program
FY 2024 to 2027 Special Maintenance Projects (SMP)**

Program Year	Region/ Location	Building/ Facility	Project Name	Current Condition	Performance Outcome	Alternatives	Benefit to Taxpayer	Project Cost
2024	Southwest	Marshall TSC	TSC-1	Packaged Unit (RTU), 10 Ton, Replace	Energy efficient .	Unit may fail and affect the working conditions due to temperature.	no viable alternatives.	\$24,709.93
2024	Southwest	Coloma Garage	GAR-1	Replace overhead doors in main garage	If replaced, new doors will be more reliable and last longer	If door is not replaced, it could deteriorate further, becoming non-functional	no viable alternative	\$25,945.42

**Michigan Department of Transportation
Capital Outlay Five-Year Program
FY 2024 to 2027 Special Maintenance Projects (SMP)**

Program Year	Region/ Location	Building/ Facility	Project Name	Current Condition	Performance Outcome	Alternatives	Benefit to Taxpayer	Project Cost
2024	Southwest	New Buffalo Welcome Center	WCT-1	Boiler, Gas, 1,001 to 2,000 MBH, Replace	Boiler will be high efficient	Boiler may fail and affect working conditions and cause bad thermal anomalies that will increase energy cost.	no viable alternatives.	\$63,690.75
2024	Southwest	New Buffalo Welcome Center	WCT-1	BAS/HVAC Controls, Basic System or Legacy Upgrades, Upgrade/Install	The HVAC controls will better asset the operator and allow for more ease in control for the system.	Controls may affect the working capacity of the HVAC systems.	no viable alternatives.	\$40,153.63

**Michigan Department of Transportation
Capital Outlay Five-Year Program
FY 2024 to 2027 Special Maintenance Projects (SMP)**

Program Year	Region/ Location	Building/ Facility	Project Name	Current Condition	Performance Outcome	Alternatives	Benefit to Taxpayer	Project Cost
2024	Southwest	South Haven Garage	STE-1	Replace large sliding service doors in various garage and storage buildings	If replaced, new doors will be more reliable and last longer	If door is not replaced, it could deteriorate further, becoming non-functional	no viable alternative	\$56,418.97
2024	Southwest	Kalamazoo TSC	STE-1	Site Pole Light, 40' High, 1,000 W (LED Lamp Replacement), Replace/Install	Productivity will be increased along with energy efficiency.	Lighting is not sufficient for operations.	No viable alternatives.	\$24,277.07

**Michigan Department of Transportation
Capital Outlay Five-Year Program
FY 2024 to 2027 Special Maintenance Projects (SMP)**

Program Year	Region/ Location	Building/ Facility	Project Name	Current Condition	Performance Outcome	Alternatives	Benefit to Taxpayer	Project Cost
2024	Southwest	Paw Paw Garage	SSB-1	Repair Exterior CMU walls	Repaired walls will provide better protection to building contents	If the problem is not addressed, the wall could become heavily damaged. Further deterioration will lead to water intrusion and costly repairs.	Defer project and absorb risk of water penetration	\$172,980.62
2024	Southwest	Jones Garage	GAR-1	Remove and Replace Roof Skylight	Reduced energy consumption and associated costs while protecting and preserving the roof.	Roof skylight will continue to deteriorate to a point where interior water damage will occur.	No viable alternative.	\$13,234.64

**Michigan Department of Transportation
Capital Outlay Five-Year Program
FY 2024 to 2027 Special Maintenance Projects (SMP)**

Program Year	Region/ Location	Building/ Facility	Project Name	Current Condition	Performance Outcome	Alternatives	Benefit to Taxpayer	Project Cost
2024	Southwest	Southwest Region Office	REG-1	Remove and replace EPDM Membrane roofing.	Protection and preservation of building structure and contents.	As roof continues to deteriorate, the risk of the existing roof system failing and damage occurring to the building contents increases which would be a more costly fix.	Defer project and absorb risk of damage to structure and contents.	\$117,386.56
2024	Superior	St. Ignace Garage	GAR-1	Overhead/Dock Door, Automatic opener/Commercial; Replace (4) overhead/dock doors.	If replaced, new doors will be more reliable and last longer.	If door is not replaced, it could deteriorate further, becoming non-functional	No viable alternatives.	\$17,296.95

**Michigan Department of Transportation
Capital Outlay Five-Year Program
FY 2024 to 2027 Special Maintenance Projects (SMP)**

Program Year	Region/ Location	Building/ Facility	Project Name	Current Condition	Performance Outcome	Alternatives	Benefit to Taxpayer	Project Cost
2024	Superior	Crystal Falls TSC	HSB-1	Replace Roof on building	Maintain usable facility	Roof will start to develop leaks at some point in future	None	\$38,922.26
2024	Superior	Gladstone Sign & Signal Shop	OFF-1	Replace asphalt roof	Protection and preservation of building structure and contents.	As roof continues to deteriorate, the risk of the existing roof system failing and damage occurring to the building contents increases which would be a more costly fix.	Defer project and absorb risk of damage to structure and contents.	\$13,076.49

**Michigan Department of Transportation
Capital Outlay Five-Year Program
FY 2024 to 2027 Special Maintenance Projects (SMP)**

Program Year	Region/ Location	Building/ Facility	Project Name	Current Condition	Performance Outcome	Alternatives	Benefit to Taxpayer	Project Cost
2024	Superior	Gladstone Sign & Signal Shop	SMS-1	Replace asphalt roof	Maintain integrity of roof and structure	As roof continues to deteriorate, the risk of the existing roof system failing and damage occurring to the building contents increases which would be a more costly fix.	Defer project and absorb risk of damage to structure and contents.	\$29,889.13
2024	Superior	Sault Ste. Marie Welcome Center	WCT-1	Replacement of Single-Ply TPO Roofing for Welcome Center and Restroom building	Protection and preservation of building structure and contents.	As roof continues to deteriorate, the risk of the existing roof system failing and damage occurring to the building contents increases which would be a more costly fix.	Defer project and absorb risk of damage to structure and contents.	\$51,628.44

**Michigan Department of Transportation
Capital Outlay Five-Year Program
FY 2024 to 2027 Special Maintenance Projects (SMP)**

Program Year	Region/ Location	Building/ Facility	Project Name	Current Condition	Performance Outcome	Alternatives	Benefit to Taxpayer	Project Cost
2024	Superior	Superior Region Office	OFF-1	Remove and replace asphalt shingle roofing.	Protection and preservation of building structure and contents.	As roof continues to deteriorate, the risk of the existing roof system failing and damage occurring to the building contents increases which would be a more costly fix.	Defer project and absorb risk of damage to structure and contents.	\$68,605.47
2024	Superior	Marquette Welcome Center	WCT-1	Remove and replace roofing.	Protection and preservation of building structure and contents.	As roof continues to deteriorate, the risk of the existing roof system failing and damage occurring to the building contents increases which would be a more costly fix.	Defer project and absorb risk of damage to structure and contents.	\$7,077.54

**Michigan Department of Transportation
Capital Outlay Five-Year Program
FY 2024 to 2027 Special Maintenance Projects (SMP)**

Program Year	Region/ Location	Building/ Facility	Project Name	Current Condition	Performance Outcome	Alternatives	Benefit to Taxpayer	Project Cost
2024	University	Brighton Garage	10594 University Brighton Garage SSB-2 Construct Lean-to	Garage lacks adequate storage space for tow plows and other miscellaneous equipment.	Protection of plow equipment and high cost of associated repairs.	Deferment of project will result in further deterioration of equipment and higher repair costs.	Savings realized in protection of assets and improved operations efficiency.	\$100,054.00
2024	University	University Region Maintenance Crews	10631_UNI_University-RMC_CSB-1_Construct-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.	\$203,200.16

**Michigan Department of Transportation
Capital Outlay Five-Year Program
FY 2024 to 2027 Special Maintenance Projects (SMP)**

Program Year	Region/ Location	Building/ Facility	Project Name	Current Condition	Performance Outcome	Alternatives	Benefit to Taxpayer	Project Cost
2024	University	Brighton Garage	10431_UNI_Brighton-Garage_STE-1_Install-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.	\$36,451.63
2024	University	Dundee Welcome Center	10743_UNI_Dundee-WC_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.	\$27,360.07

**Michigan Department of Transportation
Capital Outlay Five-Year Program
FY 2024 to 2027 Special Maintenance Projects (SMP)**

Program Year	Region/ Location	Building/ Facility	Project Name	Current Condition	Performance Outcome	Alternatives	Benefit to Taxpayer	Project Cost
2024	University	Mason Garage	10647_UNI_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.	\$591,446.34
2024	University	Mason Garage	10454_UNI_Mason-Garage_SSB-1_Install-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.	\$21,752.00

**Michigan Department of Transportation
Capital Outlay Five-Year Program
FY 2024 to 2027 Special Maintenance Projects (SMP)**

Program Year	Region/ Location	Building/ Facility	Project Name	Current Condition	Performance Outcome	Alternatives	Benefit to Taxpayer	Project Cost
2024	University	Williamston Garage	10469_UNI_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.	\$23,822.27
2024	University	Brighton Garage	10071_UNI_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.	\$23,241.58

**Michigan Department of Transportation
Capital Outlay Five-Year Program
FY 2024 to 2027 Special Maintenance Projects (SMP)**

Program Year	Region/ Location	Building/ Facility	Project Name	Current Condition	Performance Outcome	Alternatives	Benefit to Taxpayer	Project Cost
2024	Statewide	All	Redwood Construction Management LLC	Four (4) of (6) facilities engineering positions are vacant and contractor employees are needed to supplement the workforce. Retention of licensed professional facilities engineers has been a challenge for a while.	Construction projects assessed, SOW developed and executed. Both in terms of cost and number of projects funded from Capital Outlay Special Maintenance and Major Maintenance programs.	Continuing to rely on understaffed workforce to execute Capital Outlay projects will fall short of the execution mark established.	Better quality focused assessments lead to better decisions on which key deficiencies to address and what most cost effective solutions are. In the long run it will lead to cost savings for the tax payers.	\$170,000.00
2024	Statewide	All	Procon Consulting LLC	Four (4) of (6) facilities engineering positions are vacant and contractor employees are needed to supplement the workforce. Retention of licensed professional facilities engineers has been a challenge for a while.	Construction projects assessed, SOW developed and executed. Both in terms of cost and number of projects funded from Capital Outlay Special Maintenance and Major Maintenance programs.	Continuing to rely on understaffed workforce to execute Capital Outlay projects will fall short of the execution mark established.	Better quality focused assessments lead to better decisions on which key deficiencies to address and what most cost effective solutions are. In the long run it will lead to cost savings for the tax payers.	\$170,000.00

2024 Total SMP = \$3,002,230.52

**Michigan Department of Transportation
Capital Outlay Five-Year Program
FY 2024 to 2027 Special Maintenance Projects (SMP)**

Program Year	Region/ Location	Building/ Facility	Project Name	Current Condition	Performance Outcome	Alternatives	Benefit to Taxpayer	Project Cost
2025	Bay	Zilwaukee Bridge Maintenance Facility	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.	Increased flexibility in bridge maintenance in the Bay Region, while sustaining staff to address the maintenance needs of the Zilwaukee Bridge and other region bridge needs. Improved knowledge transfer in maintenance needs of Zilwaukee Bridge. All bridg	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 other region bridge needs.	\$837,508.28
2025	BOBS	Port Huron Welcome Center	10623_BOBS_Port-Huron-WC_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.	\$62,687.75

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Capital Outlay Five-Year Program
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Program Year	Region/ Location	Building/ Facility	Project Name	Current Condition	Performance Outcome	Alternatives	Benefit to Taxpayer	Project Cost
2025	Grand	Hastings Garage	10364_GRD_Hastings-Garage_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.	\$353,187.27
2025	Lansing	Operations Field Services	10781 Demolish CSB	Building no longer has power or water. It is used for miscellaneous storage. The structure, skin, and systems are compromised from years of neglect.	Improved quality of operations will be realized with the roof replacement.	Full renovation to get the structure, skin, and systems in working condition. This solution would be impractical and extremely expensive.	The demolition of the existing building will alleviate the current cost for the tax payers of Michigan.	\$35,818.39

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Program Year	Region/ Location	Building/ Facility	Project Name	Current Condition	Performance Outcome	Alternatives	Benefit to Taxpayer	Project Cost
2025	Metro	Ford/Wyoming Salt Storage Building	10636_MET_Ford-Wyoming-SSB_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.	\$42,006.88
2025	Metro	Taylor TSC	10632_MET_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.	\$36,904.28

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Program Year	Region/ Location	Building/ Facility	Project Name	Current Condition	Performance Outcome	Alternatives	Benefit to Taxpayer	Project Cost
2025	Southwest	Southwest Region Office	REG-1	Remove and replace EPDM Membrane roofing.	Protection and preservation of building structure and contents.	As roof continues to deteriorate, the risk of the existing roof system failing and damage occurring to the building contents increases which would be a more costly fix.	Defer project and absorb risk of damage to structure and contents.	\$117,386.56
2025	Southwest	Niles Garage	GAR-1	Remove and replace PVC Membrane roofing.	Protection and preservation of building structure and contents.	As roof continues to deteriorate, the risk of the existing roof system failing and damage occurring to the building contents increases which would be a more costly fix.	Defer project and absorb risk of damage to structure and contents.	\$492,349.55

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Program Year	Region/ Location	Building/ Facility	Project Name	Current Condition	Performance Outcome	Alternatives	Benefit to Taxpayer	Project Cost
2025	Southwest	Bicentennial Lift Bridge	BRG-1	Replace Unit Heaters	Improved energy efficiency and prolong life of units	Energy efficiency will continue to worsen and Heaters may fail as a result of age	Defer project and absorb high energy consumption and associated costs.	\$17,524.57
2025	Southwest	Blossomland Lift Bridge	BRG-1	Replace Domestic Gas Boiler	Improved energy efficiency and prolong HVAC system life	Energy efficiency will continue to worsen and boiler may fail as a result of age	Defer project and absorb high energy consumption and associated costs.	\$20,709.66

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Program Year	Region/ Location	Building/ Facility	Project Name	Current Condition	Performance Outcome	Alternatives	Benefit to Taxpayer	Project Cost
2025	Superior	St. Ignace Garage	GAR-2	Exterior wall areas, EIFS, Refinish	Refinish walls will provide better protection to building contents.	If the problem is not addressed, the exterior siding beneath could become damaged. Further deterioration will lead to water damage	Defer project and absorb risk of water penetration.	\$23,628.87
2025	Superior	St. Ignace Garage	GAR-1	Replace Make-Up Air Unit, 2,000 to 6,000 CFM	Make-up air unit will operate more reliably, allowing for continued moisture removal from building	If make-up air unit is not replaced, make-up air unit failure may occur, allowing excessive moisture to build up in building. Moisture buildup will lead to mold and mildew on walls and ceilings.	Defer project and absorb risk of damage to building contents.	\$43,242.37

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Program Year	Region/ Location	Building/ Facility	Project Name	Current Condition	Performance Outcome	Alternatives	Benefit to Taxpayer	Project Cost
2025	University	Grand Ledge Garage	10444_UNI_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.	\$539,524.36
2025	University	Williamston Garage	10120_UNI_Williamston-Garage_STE-1_Replace-Fencing	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.	\$37,987.62

**Michigan Department of Transportation
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Program Year	Region/ Location	Building/ Facility	Project Name	Current Condition	Performance Outcome	Alternatives	Benefit to Taxpayer	Project Cost
2025	Statewide	All	Redwood Construction Management LLC	Four (4) of (6) facilities engineering positions are vacant and contractor employees are needed to supplement the workforce. Retention of licensed professional facilities engineers has been a challenge for a while.	Construction projects assessed, SOW developed and executed. Both in terms of cost and number of projects funded from Capital Outlay Special Maintenance and Major Maintenance programs.	Continuing to rely on understaffed workforce to execute Capital Outlay projects will fall short of the execution mark established.	Better quality focused assessments lead to better decisions on which key deficiencies to address and what most cost effective solutions are. In the long run it will lead to cost savings for the tax payers.	\$170,000.00
2025	Statewide	All	Procon Consulting LLC	Four (4) of (6) facilities engineering positions are vacant and contractor employees are needed to supplement the workforce. Retention of licensed professional facilities engineers has been a challenge for a while.	Construction projects assessed, SOW developed and executed. Both in terms of cost and number of projects funded from Capital Outlay Special Maintenance and Major Maintenance programs.	Continuing to rely on understaffed workforce to execute Capital Outlay projects will fall short of the execution mark established.	Better quality focused assessments lead to better decisions on which key deficiencies to address and what most cost effective solutions are. In the long run it will lead to cost savings for the tax payers.	\$170,000.00

2025 Total SMP = \$3,000,466.41

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Program Year	Region/ Location	Building/ Facility	Project Name	Current Condition	Performance Outcome	Alternatives	Benefit to Taxpayer	Project Cost
2026	BOBS	Port Huron Garage	00124_BOBS_Port-Huron-Garage_Construct-Lean-To	Insufficient equipment storage.	Improved storage, providing better protection of equipment from weather.	No viable alternative.	Better stewardship of facility assets.	\$135,520.35
2026	Grand	Fennville Garage	10659_GRD_Fennville-Garage_STE-1_Repair-Fencing	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	\$35,631.71

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Program Year	Region/ Location	Building/ Facility	Project Name	Current Condition	Performance Outcome	Alternatives	Benefit to Taxpayer	Project Cost
2026	Grand	Grand Region Maintenance Crews	10156_GRD_Grand-RMC_Paint-Garage-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.	\$51,750.67
2026	Metro	Taylor TSC	10633_MET_Taylor-TSC_STE-1_Replace-Concrete-&-Paving	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.	\$351,251.98

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Program Year	Region/ Location	Building/ Facility	Project Name	Current Condition	Performance Outcome	Alternatives	Benefit to Taxpayer	Project Cost
2026	Metro	Pelham Yard Salt Storage Building	10650_MET_Pelham-Yard-Salt-Storage_STE-1_Install-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.	\$27,996.35
2026	Metro	Pelham Yard Salt Storage Building	10651_MET_Pelham-Yard-Salt-Storage_STE-1_Replace-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.	\$31,814.03

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Program Year	Region/ Location	Building/ Facility	Project Name	Current Condition	Performance Outcome	Alternatives	Benefit to Taxpayer	Project Cost
2026	Southwest	Bicentennial Lift Bridge	BRG-1	Replace Cast Iron Radiators	Improved energy efficiency and prolong HVAC system life	Energy efficiency will continue to worsen and Radiators may fail as a result of age	Defer project and absorb high energy consumption and associated costs.	\$10,180.49
2026	Southwest	Sawyer Garage	STE-1	Remove and replace various roofing. (GAR-1, CSB-1, CSB-2, CSB-3).	Protection and preservation of building structure and contents.	As roof continues to deteriorate, the risk of the existing roof system failing and damage occurring to the building contents increases which would be a more costly fix.	Defer project and absorb risk of damage to structure and contents.	\$440,922.09

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Program Year	Region/ Location	Building/ Facility	Project Name	Current Condition	Performance Outcome	Alternatives	Benefit to Taxpayer	Project Cost
2026	Southwest	Blossomland Lift Bridge	BRG-1	Replace cast iron radiators	Improved energy efficiency and prolong HVAC system life.	Energy efficiency will continue to worsen and Radiators may fail as a result of age.	Defer project and absorb high energy consumption and associated costs.	\$10,180.49
2026	Superior	St. Ignace Welcome Center	WCT-1	Replace Unit Heaters	Improved energy efficiency and prolong life of units	Energy efficiency will continue to worsen and Heaters may fail as a result of age	Defer project and absorb high energy consumption and associated costs.	\$17,791.15

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Program Year	Region/ Location	Building/ Facility	Project Name	Current Condition	Performance Outcome	Alternatives	Benefit to Taxpayer	Project Cost
2026	Superior	St. Ignace Garage	SSB-1	Replace Exhaust Fan garage, 2,000 CFM	Exhaust fans will operate more reliably, allowing for continued moisture removal from building	If exhaust fans are not replaced, exhaust fan failure may occur, allowing excessive moisture to build up in building. Moisture buildup will lead to mold and mildew on walls and ceilings.	Defer project and absorb risk of damage to building contents.	\$15,772.74
2026	Superior	Superior Region Office	OFF-1	Upgrade the BAS (building automated system)	Maintain proper operation of the HVAC & lighting systems. Better operation efficiency	If the system is not replaced, it may fail, causing the devices it controls to not operate automatically	No Viable Alternative	\$76,475.04

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Program Year	Region/ Location	Building/ Facility	Project Name	Current Condition	Performance Outcome	Alternatives	Benefit to Taxpayer	Project Cost
2026	Superior	Superior Region Office	OFF-1	Replace building condensing unit/ heat pump	Improved energy efficiency and prolong HVAC system life	Energy efficiency will continue to worsen and condensing unit/ heat pump may fail as a result of age	Defer project and absorb high energy consumption and associated costs.	\$51,830.19
2026	Superior	Superior Region Office	OFF-1	Replace Domestic Gas Boilers	Improved energy efficiency and prolong HVAC system life	Energy efficiency will continue to worsen and boiler may fail as a result of age	Defer project and absorb high energy consumption and associated costs.	\$26,738.61

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Program Year	Region/ Location	Building/ Facility	Project Name	Current Condition	Performance Outcome	Alternatives	Benefit to Taxpayer	Project Cost
2026	Superior	Marquette Welcome Center	WCT-1	Replace Fan Coil Unit, condensing unit/ heat pump, and water heater.	Improved energy efficiency and prolong HVAC system life	Energy efficiency will continue to worsen heaters may fail as a result of age.	Defer project and absorb high energy consumption and associated costs.	\$10,467.43
2026	Superior	Superior Region Office	OFF-1	Replace De-aerator with high efficiency equipment	Improved energy efficiency and prolong Mechanical system life	Energy efficiency will continue to worsen and motor may fail as a result of age	Defer project and absorb high energy consumption and associated costs.	\$97,032.95

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Program Year	Region/ Location	Building/ Facility	Project Name	Current Condition	Performance Outcome	Alternatives	Benefit to Taxpayer	Project Cost
2026	Superior	Covington Storage	CSB-1	Replace Exhaust Fans	Risk or losing product/environmental safety conditions would be minimized	If fans fail, they could cause a loss of product or an unsafe working environment.	No alternatives were considered.	\$19,984.10
2026	Superior	Crystal Falls TSC	TST-1	Prep and paint exterior of building	0	Potential deterioration of exterior wall panels	None	\$15,672.77

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Program Year	Region/ Location	Building/ Facility	Project Name	Current Condition	Performance Outcome	Alternatives	Benefit to Taxpayer	Project Cost
2026	Superior	St. Ignace Garage	CSB-2	Exterior Wall, Paint and Prep	Repainted walls will provide better protection to building contents.	If the problem is not addressed, the exterior siding beneath could become damaged. Further deterioration will lead to water damage.	Defer project and absorb risk of water penetration.	\$22,870.89
2026	Superior	Superior Region Office	OFF-1	Replace building air handler unit	Improved energy efficiency and prolong HVAC system life	Energy efficiency will continue to worsen and air handler unit may fail as a result of age	Defer project and absorb high energy consumption and associated costs.	\$57,541.24

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Program Year	Region/ Location	Building/ Facility	Project Name	Current Condition	Performance Outcome	Alternatives	Benefit to Taxpayer	Project Cost
2026	Superior	Marquette Welcome Center	WCT-1	Replace Exterior Door, Fully Glazed Aluminum-Framed Swinging Motor-Operated	If replaced, new doors will be more reliable and last longer	If door is not replaced, it could deteriorate further, becoming non-functional	No viable alternatives	\$12,595.09
2026	Superior	Covington Storage	CSB-1	Replace Exterior Wood Siding	Mitigate the future risk of inventory being stored inside of the cold storage building.	The siding could deteriorate to the state it may create leaks that would ruin product stored inside of the building	Defer the project and risk loosing expensive inventory inside the building.	\$100,311.43

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Program Year	Region/ Location	Building/ Facility	Project Name	Current Condition	Performance Outcome	Alternatives	Benefit to Taxpayer	Project Cost
2026	Superior	St. Ignace Garage	GAR-1	Exterior Wall; Repair Wood Clapboard Siding	Repaired walls will provide better protection to building contents.	If the problem is not addressed, the exterior could become heavily damaged. Further deterioration will lead to water intrusion and costly repairs.	Defer project and absorb risk of water penetration.	\$245,695.22
2026	Superior	St. Ignace Garage	STE-1	Replace Site Pole Lights, 20' High, 400W	Adequate operational lighting at a reduced rate of energy being consumed.	Outdated lighting will continue to require frequent replacement, and costs associated with higher energy usage will maintain.	Absorb high level of energy consumption, and associated costs, by delaying project.	\$19,767.94

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Program Year	Region/ Location	Building/ Facility	Project Name	Current Condition	Performance Outcome	Alternatives	Benefit to Taxpayer	Project Cost
2026	Superior	Superior Region Office	OFF-1	Replace Exterior Insulation Finish System (EIFS)	repainted walls will provide better protection to building contents	If the problem is not addressed, the EIFS could become damaged. Further deterioration will lead to water damage	Defer project and absorb risk of water penetration	\$30,912.12
2026	University	Jackson Testing Lab	10462_UNI_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.	\$57,425.65

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Program Year	Region/ Location	Building/ Facility	Project Name	Current Condition	Performance Outcome	Alternatives	Benefit to Taxpayer	Project Cost
2026	University	University Region Maintenance Crews	10630_UNI_University-RMC_RMC-1_Replace-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.	\$63,089.76
2026	University	Charlotte Garage	00085_UNI_Charlotte-Garage_GAR-1_Replace-Lighting-System	Lighting is not sufficient for operations and is not energy efficient.	Improved lighting and better energy efficiency.	Defer project and absorb high energy consumption and associated costs.	Improved operations and a reduction in energy consumption and associated costs.	\$35,375.25

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Program Year	Region/ Location	Building/ Facility	Project Name	Current Condition	Performance Outcome	Alternatives	Benefit to Taxpayer	Project Cost
2026	University	Grand Ledge Garage	10443_UNI_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.	\$148,166.78
2026	University	Mason Garage	10451_UNI_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.	\$32,644.50

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Program Year	Region/ Location	Building/ Facility	Project Name	Current Condition	Performance Outcome	Alternatives	Benefit to Taxpayer	Project Cost
2026	University	University Region Maintenance Crews	10629_UNI_University-RMC_RMC-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.	\$88,906.23
2026	University	University Region Maintenance Crews	10629_UNI_University-RMC_RMC-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.	\$88,906.23

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Program Year	Region/ Location	Building/ Facility	Project Name	Current Condition	Performance Outcome	Alternatives	Benefit to Taxpayer	Project Cost
2026	University	Brighton Garage	10425_UNI_Brighton-Garage_GAR-1_Repair-Concrete-Floor	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.	\$141,111.22
2026	University	Charlotte Garage	10432_UNI_Charlotte-Garage_GAR-1_Paint-Ceiling	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.	\$34,271.74

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Program Year	Region/ Location	Building/ Facility	Project Name	Current Condition	Performance Outcome	Alternatives	Benefit to Taxpayer	Project Cost
2026	University	Williamston Garage	10467_UNI_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.	\$59,474.99
2026	Statewide	All	Redwood CM					\$170,000.00

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Program Year	Region/ Location	Building/ Facility	Project Name	Current Condition	Performance Outcome	Alternatives	Benefit to Taxpayer	Project Cost
2026	Statewide	All	Procon Consulting					\$170,000.00
							2026 Total SMP =	\$3,006,079.42

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Program Year	Region/ Location	Building/ Facility	Project Name	Current Condition	Performance Outcome	Alternatives	Benefit to Taxpayer	Project Cost
2027	Grand	Plainwell Garage	10664_GRD_Plainwell-Garage_Paint-Garge-&-Washbay	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.	\$27,045.76
2027	Metro	Metro Region Maintenance Crews	10590_MET_Metro-RMC_HSB-1_Install-LED-Lighting	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.	\$52,946.07

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Program Year	Region/ Location	Building/ Facility	Project Name	Current Condition	Performance Outcome	Alternatives	Benefit to Taxpayer	Project Cost
2027	Metro	Detroit Garage	10610_MET_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.	\$530,106.38
2027	Southwest	South Haven Garage	GAR-1	Remove and replace existing roofing on 4 bldgs. (GAR-1, SSB-1, SSB-2, CSB-1)	Protection and preservation of building structure and contents.	As roof continues to deteriorate, the risk of the existing roof system failing and damage occurring to the building contents increases which would be a more costly fix.	Defer project and absorb risk of damage to structure and contents.	\$412,704.77

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Program Year	Region/ Location	Building/ Facility	Project Name	Current Condition	Performance Outcome	Alternatives	Benefit to Taxpayer	Project Cost
2027	Southwest	Marshall Garage	STE-1	Retention Basin, Liner, Replace	Protective surface and preservation of structure.	Deterioration will continue and create a more costly repair.	no viable alternatives.	\$79,806.52
2027	Southwest	Marshall Garage	GAR-1	Exterior Wall, any Painted Surface, 1-2 Stories, Prep & Paint	Power washing the exterior wall and painting will improve the remaining life of the building.	Exterior wall can cause safety and health concerns.	no viable alternatives.	\$66,041.22

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Program Year	Region/ Location	Building/ Facility	Project Name	Current Condition	Performance Outcome	Alternatives	Benefit to Taxpayer	Project Cost
2027	Southwest	Blossomland Lift Bridge	BRG-1	Replace Unit Heaters.	Improved energy efficiency and prolong life of units.	Energy efficiency will continue to worsen and Heaters may fail as a result of age.	Defer project and absorb high energy consumption and associated costs.	\$10,014.04
2027	Southwest	Coloma Business Office	TSC-1	Replace main building air handler unit	Improved energy efficiency and prolong HVAC system life	Energy efficiency will continue to worsen and air handler unit may fail as a result of age	Defer project and absorb high energy consumption and associated costs.	\$18,532.45

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Program Year	Region/ Location	Building/ Facility	Project Name	Current Condition	Performance Outcome	Alternatives	Benefit to Taxpayer	Project Cost
2027	Southwest	Coloma Garage	GAR-1	Replace Air Compressor with high efficiency	Improved energy efficiency and prolong Mechanical system life	Energy efficiency will continue to worsen and motor may fail as a result of age	Defer project and absorb high energy consumption and associated costs.	\$51,905.45
2027	Southwest	Blossomland Lift Bridge	BRG-1	Replace motor with high efficiency motor	Improved energy efficiency and prolong Mechanical system life	Energy efficiency will continue to worsen and motor may fail as a result of age	Defer project and absorb high energy consumption and associated costs.	\$54,481.25

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Capital Outlay Five-Year Program
FY 2024 to 2027 Special Maintenance Projects (SMP)**

Program Year	Region/ Location	Building/ Facility	Project Name	Current Condition	Performance Outcome	Alternatives	Benefit to Taxpayer	Project Cost
2027	Southwest	Coldwater Training Center	STE-1	Replace Unit Heaters	Improved energy efficiency and prolong life of units	Energy efficiency will continue to worsen and Heaters may fail as a result of age	Defer project and absorb high energy consumption and associated costs.	\$32,814.20
2027	Southwest	Coldwater Welcome Center	WCT-1	Replace main building condensing unit/ heat pump	Improved energy efficiency and prolong HVAC system life	Energy efficiency will continue to worsen and condensing unit/ heat pump may fail as a result of age	Defer project and absorb high energy consumption and associated costs.	\$16,777.45

**Michigan Department of Transportation
Capital Outlay Five-Year Program
FY 2024 to 2027 Special Maintenance Projects (SMP)**

Program Year	Region/ Location	Building/ Facility	Project Name	Current Condition	Performance Outcome	Alternatives	Benefit to Taxpayer	Project Cost
2027	Southwest	Coldwater Welcome Center	WCT-1	Replace main building air handler unit	Improved energy efficiency and prolong HVAC system life	Energy efficiency will continue to worsen and air handler unit may fail as a result of age	Defer project and absorb high energy consumption and associated costs.	\$19,661.07
2027	Southwest	Coldwater Welcome Center	WCT-1	Replace Fan Coil Unit	Improved energy efficiency and prolong HVAC system life	Energy efficiency will continue to worsen and Fan Coil Unit may fail as a result of age	Defer project and absorb high energy consumption and associated costs.	\$25,166.17

**Michigan Department of Transportation
Capital Outlay Five-Year Program
FY 2024 to 2027 Special Maintenance Projects (SMP)**

Program Year	Region/ Location	Building/ Facility	Project Name	Current Condition	Performance Outcome	Alternatives	Benefit to Taxpayer	Project Cost
2027	Southwest	Coloma Garage	HSB-1	Replace Unit Heaters	Improved energy efficiency and prolong life of units	Energy efficiency will continue to worsen and Heaters may fail as a result of age	Defer project and absorb high energy consumption and associated costs.	\$14,418.12
2027	Southwest	Niles Garage	GAR-1	Replace Packaged Roof Top Unit	Improved energy efficiency and prolong HVAC system life	Energy efficiency will continue to worsen and Roof Top Unit may fail as a result of age	Defer project and absorb high energy consumption and associated costs.	\$28,836.24

**Michigan Department of Transportation
Capital Outlay Five-Year Program
FY 2024 to 2027 Special Maintenance Projects (SMP)**

Program Year	Region/ Location	Building/ Facility	Project Name	Current Condition	Performance Outcome	Alternatives	Benefit to Taxpayer	Project Cost
2027	Southwest	Paw Paw Garage	HSB-1	Replace Unit Heaters	Improved energy efficiency and prolong life of units	Energy efficiency will continue to worsen and Heaters may fail as a result of age	Defer project and absorb high energy consumption and associated costs.	\$13,125.68
2027	Southwest	Coldwater Training Center	GAR-1	Replace training center vehicle lift	Improved lift operations as a result of replacement	If the vehicle lifts are not replaced, failure of the structure may occur, putting personnel at a risk of safety	Defer project and absorb the risk of safety hazards	\$63,923.69

**Michigan Department of Transportation
Capital Outlay Five-Year Program
FY 2024 to 2027 Special Maintenance Projects (SMP)**

Program Year	Region/ Location	Building/ Facility	Project Name	Current Condition	Performance Outcome	Alternatives	Benefit to Taxpayer	Project Cost
2027	Southwest	Jones Garage	GAR-1	Replace Vehicle Lifts, 30,000 LB and 20,000 LB	Protect vehicle lift operator and improve productivity.	Productivity is compromised due to age.	No viable alternative.	\$104,679.55
2027	Southwest	Southwest Region Office	REG-1	Replace 2-story hydraulic elevator	If the elevator is replaced, continued reliable operation will occur. Elevator will become more energy efficient	If elevator is not replace within the recommended RUL, the elevator may fail, which could be hazardous to personnel or the public.	No Viable Alternative	\$144,708.37

**Michigan Department of Transportation
Capital Outlay Five-Year Program
FY 2024 to 2027 Special Maintenance Projects (SMP)**

Program Year	Region/ Location	Building/ Facility	Project Name	Current Condition	Performance Outcome	Alternatives	Benefit to Taxpayer	Project Cost
2027	Superior	Crystal Falls TSC	TST-1	Repaint and patch exterior walls of the building	Maintain usable facility	Over time paint will deteriorate and wall panels can be damaged.	No alternative	\$16,800.35
2027	Superior	Engadine Garage	SSB-1	Exterior wall prep and paint	Preserve and protect structural integrity of building.	Deterioration of building with costly repair.	Defer project and absorb risk of structural and content damage.	\$92,007.03

**Michigan Department of Transportation
Capital Outlay Five-Year Program
FY 2024 to 2027 Special Maintenance Projects (SMP)**

Program Year	Region/ Location	Building/ Facility	Project Name	Current Condition	Performance Outcome	Alternatives	Benefit to Taxpayer	Project Cost
2027	Superior	St. Ignace Garage	GAR-2	Exterior wall areas, prep and paint	Repainted walls will provide better protection to building contents.	If the problem is not addressed, the exterior siding beneath could become damaged. Further deterioration will lead to water damage.	Defer project and absorb risk of water penetration.	\$115,746.57
2027	Superior	Newberry TSC	STE-1	Parking Lots. Mill and Overlay	Protective surface on which maintenance vehicles and equipment will operate.	Pavement will continue to deteriorate to a point where a surface repair will not be economical or effective. Increase in likelihood of damage to equipment driving over the deteriorated pavement surface.	Defer project and absorb risk of damage to structure, equipment, and vehicles.	\$190,215.18

**Michigan Department of Transportation
Capital Outlay Five-Year Program
FY 2024 to 2027 Special Maintenance Projects (SMP)**

Program Year	Region/ Location	Building/ Facility	Project Name	Current Condition	Performance Outcome	Alternatives	Benefit to Taxpayer	Project Cost
2027	Superior	Gladstone Sign & Signal Shop	SMS-1	Replace ductless split system HVAC (2 separate units which include condensers and air handlers)	Modernization of unit	None	None	\$16,739.27
2027	Superior	Sault Ste. Marie Welcome Center	WCT-1	Repair of exterior wall finishes, prep and paint	Repainted walls will provide better protection to building contents.	If the problem is not addressed, the exterior siding beneath could become damaged. Further deterioration will lead to water damage.	Defer project and absorb risk of water penetration.	\$16,435.13

**Michigan Department of Transportation
Capital Outlay Five-Year Program
FY 2024 to 2027 Special Maintenance Projects (SMP)**

Program Year	Region/ Location	Building/ Facility	Project Name	Current Condition	Performance Outcome	Alternatives	Benefit to Taxpayer	Project Cost
2027	Superior	Covington Storage	STE-1	Parking Lots, Asphalt Pavement, Mill & Overlay	Protective surface on which maintenance vehicles and equipment will operate.	Pavement will continue to deteriorate to a point where a surface repair will not be economical or effective. Increase in likelihood of damage to equipment driving over the deteriorated pavement surface.	Defer project and absorb risk of damage to structure, equipment, and vehicles.	\$131,779.17
2027	University	Mason Garage	10449_UNI_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.	\$14,864.33

**Michigan Department of Transportation
Capital Outlay Five-Year Program
FY 2024 to 2027 Special Maintenance Projects (SMP)**

Program Year	Region/ Location	Building/ Facility	Project Name	Current Condition	Performance Outcome	Alternatives	Benefit to Taxpayer	Project Cost
2027	University	Brighton Garage	10591_UNI_Brighton-Garage_GAR-1_Renovate-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.	\$142,050.43
2027	University	Brighton Garage	10597_UNI_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.	\$22,196.56

**Michigan Department of Transportation
Capital Outlay Five-Year Program
FY 2024 to 2027 Special Maintenance Projects (SMP)**

Program Year	Region/ Location	Building/ Facility	Project Name	Current Condition	Performance Outcome	Alternatives	Benefit to Taxpayer	Project Cost
2027	University	Adrian Garage	10606_UNI_Adrian-Garage_CSB-1_Paint-Interior	Paint is showing signs of deterioration, including peeling and chipping.	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.	\$25,415.74
2027	University	University Region Maintenance Crews	10627_UNI_University-RMC_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.	\$20,922.39

**Michigan Department of Transportation
Capital Outlay Five-Year Program
FY 2024 to 2027 Special Maintenance Projects (SMP)**

Program Year	Region/ Location	Building/ Facility	Project Name	Current Condition	Performance Outcome	Alternatives	Benefit to Taxpayer	Project Cost
2027	University	Mason Garage	10643_University_Mason_Garage_CSB1_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.	\$45,941.37
2027	University	Williamston Garage	10584_UNI_Williamston-Garage_WSH-1_Refinish-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.	\$23,068.99

**Michigan Department of Transportation
Capital Outlay Five-Year Program
FY 2024 to 2027 Special Maintenance Projects (SMP)**

Program Year	Region/ Location	Building/ Facility	Project Name	Current Condition	Performance Outcome	Alternatives	Benefit to Taxpayer	Project Cost
2027	University	Jackson Testing Lab	10626_UNI_Jackson-Testing-Lab_TST-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.	\$32,086.87
2027	Statewide	All	Redwood Construction Management LLC	Four (4) of (6) facilities engineering positions are vacant and contractor employees are needed to supplement the workforce. Retention of licensed professional facilities engineers has been a challenge for a while.	Construction projects assessed, SOW developed and executed. Both in terms of cost and number of projects funded from Capital Outlay Special Maintenance and Major Maintenance programs.	Continuing to rely on understaffed workforce to execute Capital Outlay projects will fall short of the execution mark established.	Better quality focused assessments lead to better decisions on which key deficiencies to address and what most cost effective solutions are. In the long run it will lead to cost savings for the tax payers.	\$170,000.00

**Michigan Department of Transportation
Capital Outlay Five-Year Program
FY 2024 to 2027 Special Maintenance Projects (SMP)**

Program Year	Region/ Location	Building/ Facility	Project Name	Current Condition	Performance Outcome	Alternatives	Benefit to Taxpayer	Project Cost
2027	Statewide	All	Procon Consulting LLC	Four (4) of (6) facilities engineering positions are vacant and contractor employees are needed to supplement the workforce. Retention of licensed professional facilities engineers has been a challenge for a while.	Construction projects assessed, SOW developed and executed. Both in terms of cost and number of projects funded from Capital Outlay Special Maintenance and Major Maintenance programs.	Continuing to rely on understaffed workforce to execute Capital Outlay projects will fall short of the execution mark established.	Better quality focused assessments lead to better decisions on which key deficiencies to address and what most cost effective solutions are. In the long run it will lead to cost savings for the tax payers.	\$170,000.00
2027 Total SMP =								\$3,013,963.83

Appendix C

Facility Assessment Overview
(Leased Facilities are not assessed)

Michigan Department of Transportation

Capital Outlay Five-Year Program (2023-2027)

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	2025
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	2026
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	2023
Grand	Grand Rapids Garage	Own	2017	05/12/2017	
Grand	Grand Rapids TSC	Lease-Private	N/A	N/A	2027
Grand	Grand Region Maintenance Crews	Own	2017	05/12/2017	
Grand	Grand Region Office	Own	2017	05/12/2017	2025
Grand	Hastings Garage	Own	2017	04/26/2017	2025, 2027
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	2027
Grand	Plainwell Garage	Own	2017	05/04/2017	
Grand	Reed City Garage	Own	2017	04/27/2017	2025
Lansing	Aeronautics Admin. & Ops. (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	2027
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	2026
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	
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	2026
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 Trans. 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	
Southwest	Jones Garage	Own	2019	06/20/2019	
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	

Michigan Department of Transportation

Capital Outlay Five-Year Program (2023-2027)

Facility Assessment Overview

Region/ Business Area	Facility Name	Own/Lease ^(a)	Assessment Year ^(b)	Inspection Date ^(b)	Major Capital
Southwest	Paw Paw Garage	Own	2019	05/21/2019	
Southwest	Sawyer Garage	Own	2019	06/05/2019	
Southwest	South Haven Garage	Own	2019	06/13/2019	
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	
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	
Superior	St. Ignace Garage	Own	2019	06/19/2019	
Superior	St. Ignace Welcome Center	Own	2019	06/20/2019	
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	2027
University	Brighton TSC	Lease-Private	N/A	N/A	
University	Charlotte Garage	Own	2016	04/14/2016	2024
University	Dundee Welcome Center	Own	2016	05/02/2016	2026
University	Grand Ledge Garage	Own	2016	04/14/2016	2024
University	Jackson Testing Lab	Own	2016	05/09/2016	
University	Jackson TSC	Own	2016	05/09/2016	
University	Lansing TSC (Shared With Aeronautics Admin. & Ops.)	Own	2017	05/11/2017	2026
University	Mason Garage	Own	2016	05/16/2016	2027
University	Monroe Welcome Center	Own	2016	04/28/2016	
University	University Region Maintenance Crews	Own	2016	05/09/2016	2027
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>FACILITY ASSESSOR</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> 22	<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>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 and Vinyl	Asphalt Shingle
HSB-1	Heated Storage	Heated Storage	2,232	2001	\$ 279,000	Wood	Vinyl	Asphalt Shingle
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		2	3	2	2	2	3	0	2	3	0	2	2	2	3
HSB-1	Adequate		2	2	3	2	2	3	2	3	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

Bay Region Maintenance Crews

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

<u>ADDRESS</u> 3502 East Washington Road, 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> 21	<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	2	ELECTRICAL UTILITY	Electrical	Consumers Energy	Adequate
SITE REGULATORY COMPLIANCE		Adequate	0	GAS UTILITY (if present)	Natural Gas	Consumers Energy	Adequate
	<u>RATING</u>			WATER UTILITY	Municipal	Buena Vista Charter Township	
PARKING/PAVING	4		2	SEWAGE UTILITY	Municipal	Buena Vista Charter Township	
DRAINAGE	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>
GAR-1	Garage	Garage	28,150	1966	\$ 3,518,750	Masonry and steel	Masonry	Membrane
HSB-1	Heated Storage	Heated Storage	4,920	1966	\$ 615,000	Steel	Steel	Metal
CSB-1	Cold Storage	Cold Storage	1,900	1966	\$ 190,000	Wood	Steel	Asphalt Shingle
CSB-2	Cold Storage	Cold Storage	2,720	1993	\$ 272,000	Wood	Steel	Asphalt Shingle
CSB-3	Cold Storage	Cold Storage	2,250	2004	\$ 225,000			Asphalt Shingle
TOTAL COMPLEX SQ FT			39,940					

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
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	0	0	0	0	3	3	0
CSB-2	Adequate		3	3	3	0	0	4	3	3	0	0	0	3	4	0
CSB-3	Adequate		3	3	2	0	0	2	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)

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>FACILITY ASSESSOR</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> 42	<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>	<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
	<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 steel	Asphalt Shingle	
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	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>FACILITY ASSESSOR</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> 22	<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			

BUILDINGS					<u>ESTIMATED REPLACEMENT VALUE</u>			
<u>BLDG CODE</u>	<u>CONSTRUCTED PURPOSE</u>	<u>CURRENT USE</u>	<u>TOTAL SIZE (SQ FT)</u>	<u>OCCUPANCY YEAR</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	Masonry and Vinyl	Asphalt Shingle
HSB-1	Heated Storage	Heated Storage	896	2003	\$ 112,000	Wood	Masonry and Vinyl	Asphalt Shingle
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		2	3	2	2	0	3	0	1	2	0		2	2	
HSB-1	Adequate		2	2	2	2	0	3	2	2	3	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

Huron TSC (Shared with Bay Region Office)

<u>BUSINESS AREA</u> Bay Region	<u>OWN/LEASE</u> Own
East Central Michigan Prosperity Region	
<u>FACILITY ASSESSOR</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>	<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
	<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				

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	1,050	0	\$ 315,000			Asphalt Shingle
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)

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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>FACILITY ASSESSOR</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> 9	<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		ELECTRICAL UTILITY	Electrical	Consumers Energy	Adequate
SITE REGULATORY COMPLIANCE	Adequate		GAS UTILITY (if present)	Natural Gas	DTE (includes MichCon)	Adequate
			SECURITY	Municipal	Mt. Pleasant, City of	
			LIGHTING	Municipal	Mt. Pleasant, City of	
PARKING/PAVING		4	IRRIG SYS			
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>
GAR-1	Garage	Garage	27,140	1987	\$ 3,392,500	Masonry and steel	Masonry	Membrane
HSB-1	Heated Storage	Heated Storage	6,000	1990	\$ 750,000	Masonry and steel	Masonry	Metal
SSB-1	Salt/Sand Storage	Salt/Sand Storage	6,000	1988	\$ 600,000	Masonry and wood	Masonry and wood	Asphalt 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)
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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

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>FACILITY ASSESSOR</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> 18	<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>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>
<u>BLDG CODE</u>	<u>CONSTRUCTED PURPOSE</u>							
TSC-1	Transportation Service Center	Transportation Service Center	5,000	2000	\$ 1,500,000	Masonry and steel	Masonry and steel	Membrane
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)

2017 FACILITY ASSESSMENT

Saginaw East Garage

<u>BUSINESS AREA</u> Bay Region	<u>OWN/LEASE</u> Own
East Central Michigan Prosperity Region	
<u>FACILITY ASSESSOR</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> 20	<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	<u>ADEQUACY</u>	<u>RATING</u>	<u>UTILITY</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	2	GAS UTILITY (if present)	Natural Gas	Consumers Energy	Adequate
	<u>RATING</u>	2	WATER UTILITY	Municipal	Buena Vista Charter Township	
PARKING/PAVING	4	2	SEWAGE UTILITY	Municipal	Buena Vista Charter Township	
DRAINAGE	3	2				

BUILDINGS		<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	25,540	1991	\$ 3,192,500	Masonry and steel	Masonry and steel	Membrane
HSB-1	Heated Storage	Heated Storage	11,670	2003	\$ 1,458,750	Steel	Steel	Membrane
HSB-2	Heated Storage	Heated Storage	11,670	2003	\$ 1,458,750	Steel	Steel	Membrane
SSB-1	Salt/Sand Storage	Salt/Sand Storage	6,000	1983	\$ 600,000	Wood	Wood	Asphalt Shingle
SSB-2	Salt/Sand Storage	Salt/Sand Storage	9,940	2000	\$ 994,000	Masonry and wood	Masonry and wood	Asphalt Shingle
SSB-3	Salt/Sand Storage	Salt/Sand Storage	9,940	2012	\$ 994,000			Metal
CMA-1	CMA Storage and Containment	CMA Storage and Containment	2,400	2009	\$ 240,000	Masonry	Masonry and steel	Asphalt Shingle
TOTAL COMPLEX SQ FT			77,160					

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		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		3	4	4	0	0	3	4	0	0	0	0	4	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

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>FACILITY ASSESSOR</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> 5	<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>
SITE CAPACITY FOR DEVELOPMENT	Adequate	SIDEWALKS	2	ELECTRICAL UTILITY	Electrical	Consumers Energy
SITE REGULATORY COMPLIANCE	Adequate	FENCING	3	GAS UTILITY (if present)	Natural Gas	Consumers Energy
		SECURITY	0	WATER UTILITY	Municipal	Thomas Township
		LIGHTING	2	SEWAGE UTILITY	Municipal	Thomas Township
		IRRIG SYS	3			
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	21,580	1970	\$ 2,697,500	Masonry and steel	Masonry	Membrane
SSB-1	Salt/Sand Storage	Salt/Sand Storage	9,940	2000	\$ 994,000	Masonry and wood	Wood	Asphalt Shingle
CSB-1	Cold Storage	Cold Storage	6,000	1970	\$ 600,000	Wood	Wood	Asphalt Shingle
CSB-2	Cold Storage	Cold Storage	3,800	1984	\$ 380,000	Wood	Wood	Asphalt Shingle
CSB-3	Cold Storage	Cold Storage	6,000	1987	\$ 600,000	Masonry and steel	Masonry and steel	Membrane
TOTAL COMPLEX SQ FT			47,320					

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		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
CSB-2	Adequate		3	4	4	0	0	3	3	0	0	0	0	0	0	0
CSB-3	Adequate		2	3	3	0	0	4	3	0	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

Zilwaukee Bridge Maintenance Facility

<u>BUSINESS AREA</u> Bay Region	<u>OWN/LEASE</u> Own
East Central Michigan Prosperity Region	
<u>FACILITY ASSESSOR</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> 4	<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	0	ELECTRICAL UTILITY	Electrical	Consumers Energy
SITE REGULATORY COMPLIANCE		Adequate	3	GAS UTILITY (if present)	Propane	Amerigas (Saginaw)
			2	WATER UTILITY	Well	
			3	SEWAGE UTILITY	Holding Tank	
			0			
<u>PARKING/PAVING</u>	<u>RATING</u> 3	SECURITY	2			
<u>DRAINAGE</u>	3	LIGHTING	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	Asphalt Shingle
HSB-1	Heated Storage	Heated Storage	3,584	1998	\$ 448,000	Wood	Vinyl	Asphalt Shingle
HSB-2	Heated Storage	Heated Storage	720	1998	\$ 90,000	Wood	Vinyl	Asphalt Shingle
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>	
GAR-1	Adequate		2	2	2	2	2	2	3	3	3	0	3	3	3	0	
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)

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>FACILITY ASSESSOR</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
<u>FACILITY FUNCTION</u> Bridge Operations	<u>SECONDARY FUNCTION</u>	<u>WORK FORCE</u> 29	<u>ADMIN/EMPLOYEE AREA</u> 22,208 SQ FT	<u>UTILIZATION RATE</u> Fully Utilized	<u>FACILITY ENERGY AUDIT</u> 03/22/2010

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	Adequate	FENCING	2	GAS UTILITY (if present)	Nat	SEMCO	Adequate
	<u>RATING</u>	SECURITY	2	WATER UTILITY	Municipal	Port Huron, City of	
PARKING/PAVING	4	LIGHTING	3	SEWAGE UTILITY	Municipal	Port Huron, City of	
DRAINAGE	3	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>
INS-1	Inspection Facility	Inspection Facility	17,795	1995	\$ 2,224,375	Steel/Block	Brick/Concrete	Built up with stone ballast
INS-2	Inspection Facility	Other	324	1995	\$ 40,500	Steel and concrete.	Metal and limestone.	Membrane
OFF-1	Office Building	Office Building	22,208	1998	\$ 6,662,400	Concrete and steel.	Concrete.	Membrane
GEN-1	Emergency Generator	Emergency Generator	400	2001	\$ 50,000	Block.	Block.	Membrane
CSB-1	Containment Cold Storage	Containment Cold Storage	896	2001	\$ 89,600	Wood.	Metal.	Asphalt 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/ Siding Doors	Service Doors	HVAC	Engine Exhaust	Plumbing (Int)	Lighting	Fire Protection
INS-1	Adequate		3	3	3	3	3	4	3	4	3	0	2	4	1
INS-2	Adequate		4	4	4	4	4	4	0	4	2	0	3	4	0
OFF-1	Adequate		3	3	3	3	3	4	0	4	2	0	2	3	1
GEN-1	Adequate		2	2	3	0	0	2	0	3	3	0	3	2	0
CSB-1	Adequate		2	3	2	0	0	3	3	3	0	0	0	2	0
TLB-1	Adequate		4	4	4	4	5	2	0	5	3	0	0	3	0

Assessment Rating:

BWBRRG 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>FACILITY ASSESSOR</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> 15	<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	SIDEWALKS 3	ELECTRICAL UTILITY Electrical	DTE (includes MichCon)	Adequate
SITE REGULATORY COMPLIANCE	Adequate	FENCING 5	GAS UTILITY (if present) Natural Gas	SEMCO	Adequate
		SECURITY 2	WATER UTILITY Municipal	Port Huron, City of	
		LIGHTING 3	SEWAGE UTILITY Municipal	Port Huron Township	
PARKING/PAVING		IRRIG SYS 5			
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	34,848	2001	\$ 4,356,000	Steel.	Metal.	Membrane
SSB-1	Salt/Sand Storage	Salt/Sand Storage	7,200	2001	\$ 720,000	Concrete and wood.	Concrete and metal.	Asphalt Shingle
TOTAL COMPLEX SQ FT			42,048					

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)	Lighting	Fire Protection	
GAR-1	Adequate		2	4	3	3	2	3	4	4	2	2	2	2	2	
SSB-1	Adequate		2	3	2	0	0	2	3	0	0	0	0	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
BOBS - Port Huron Garage

<u>Appn Year</u>	<u>Building Code</u>	<u>Project Name</u>	<u>Current Condition</u>	<u>Project Cost</u>
2023	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)

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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)

2016 FACILITY ASSESSMENT

Port Huron Project Office (Temporary)

<u>BUSINESS AREA</u>	<u>OWN/LEASE</u>
BOBS	Own
East Michigan Prosperity Region	
<u>FACILITY ASSESSOR</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
	<u>RATING</u>	SECURITY	2	WATER UTILITY	Municipal	Port Huron, City of	
PARKING/PAVING	4	LIGHTING	3	SEWAGE UTILITY	Municipal	Port Huron, City of	
DRAINAGE	3	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>
OFF-1	Office Building	Project Office	6,110	2000	\$ 1,833,000	Wood.	Masonry and vinyl.	Asphalt Shingle
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>Lighting</u>	<u>Fire Protection</u>
OFF-1	Adequate		3	3	3	3	3	3	0	3	3	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)

Grand Region

2017 FACILITY ASSESSMENT

Cadillac TSC

<u>BUSINESS AREA</u> Grand Region	<u>OWN/LEASE</u> Own
Northwest Prosperity Region	
<u>FACILITY ASSESSOR</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> 17	<u>ADMIN/EMPLOYEE AREA</u> 7,080 SQ FT	<u>UTILIZATION RATE</u> Fully Utilized	<u>FACILITY ENERGY AUDIT</u> 07/01/2008

<u>SITE ASSESSMENT</u>	<u>ADEQUACY</u>	<u>RATING</u>	<u>UTILITY</u>	<u>TYPE</u>	<u>VENDOR</u>	<u>ADEQUACY</u>
SITE CAPACITY FOR DEVELOPMENT	Adequate		ELECTRICAL UTILITY	Electrical	Consumers Energy	Adequate
SITE REGULATORY COMPLIANCE	Adequate		GAS UTILITY (if present)	Natural Gas	DTE (includes MichCon)	Adequate
			WATER UTILITY	Well		
			SEWAGE UTILITY	Septic		
			SIDEWALKS			
			FENCING			
			SECURITY			
			LIGHTING			
			IRRIG SYS			
PARKING/PAVING		2				
DRAINAGE		1				

<u>BUILDINGS</u>								
<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.	Asphalt Shingle
TST-1	Testing Lab	Testing Lab	720	2008	\$ 277,200	Wood.	Brick.	Asphalt Shingle
TOTAL COMPLEX SQ FT			7,800					

<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>Lighting</u>	<u>Fire Protection</u>	
TSC-1	Adequate		3	4	3	4	0	4	4	4	3	3	4	4	0	
TST-1	Adequate		3	3	3	0	0	4	0	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)

2017 FACILITY ASSESSMENT

Fennville Garage

<u>BUSINESS AREA</u> Grand Region	<u>OWN/LEASE</u> Own
West Michigan Prosperity Region	
<u>FACILITY ASSESSOR</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> 13	<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
HSB-1	Heated Storage	Heated Storage	4,800	1968	\$ 600,000	Rigid steel frame.	Prefinished insulated metal panels.	Metal
HSB-2	Heated Storage	Heated Storage	12,443	2013	\$ 1,555,375	Steel.	Steel.	Metal
SSB-1	Salt/Sand Storage	Salt/Sand Storage	7,854	1982	\$ 785,400	Concrete and wood.	Concrete and Shingle.	Asphalt Shingle
SSB-2	Salt/Sand Storage	Salt/Sand Storage	14,400	2013	\$ 1,440,000	Concrete and wood.	Wood.	Asphalt Shingle
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>Lighting</u>	<u>Fire Protection</u>
GAR-1	Adequate		2	2	2	2	0	1	2	2	2	2	3	2	0
HSB-1	Adequate		1	1	1	1	0	1	1	1	0	1	2	1	0
HSB-2	Adequate		3	4	3	0	0	2	3	4	4	3	0	2	0
SSB-1	Adequate		1	1	2	0	0	1	0	0	0	0	2	2	0
SSB-2	Adequate		3	3	3	0	0	1	0	0	0	0	0	2	0
CMA-1	Adequate		3	3	3	0	0	3	0	4	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)

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

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)

2017 FACILITY ASSESSMENT

Grand Rapids Garage

<u>BUSINESS AREA</u> Grand Region	<u>OWN/LEASE</u> Own
West Michigan Prosperity Region	
<u>FACILITY ASSESSOR</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> 3	<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			

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.	Membrane
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>Lighting</u>	<u>Fire Protection</u>	
GAR-1	Adequate		3	4	3	3	3	2	3	3	4	3	4	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

Grand Region Maintenance Crews

<u>BUSINESS AREA</u> Grand Region	<u>OWN/LEASE</u> Own
West Michigan Prosperity Region	
<u>FACILITY ASSESSOR</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> 12	<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)
	<u>RATING</u>	SECURITY	3	WATER UTILITY	Municipal	Grand Rapids, City of
PARKING/PAVING	1	LIGHTING	4	SEWAGE UTILITY	Municipal	Grand Rapids, City of
DRAINAGE	1	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	23,430	1964	\$ 2,928,750	CMU.	Block (painted).	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>Lighting</u>	<u>Fire Protection</u>
-															

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>
2023	GAR-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:

50075F 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

Grand Region Office

<u>BUSINESS AREA</u> Grand Region	<u>OWN/LEASE</u> Own
West Michigan Prosperity Region	
<u>FACILITY ASSESSOR</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> 53	<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>	<u>ADEQUACY</u>
SITE CAPACITY FOR DEVELOPMENT		Inadequate		ELECTRICAL UTILITY	Electrical	Consumers Energy	Adequate
SITE REGULATORY COMPLIANCE		Inadequate		GAS UTILITY (if present)	Natural Gas	DTE (includes MichCon)	Adequate
				WATER UTILITY	Municipal	Grand Rapids, City of	
				SEWAGE UTILITY	Municipal	Grand Rapids, City of	
<u>RATING</u>							
PARKING/PAVING			4				
DRAINAGE			4				

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.	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>Lighting</u>	<u>Fire Protection</u>
REG-1	Adequate		3	3	4	3	0	3	0	3	4	0	4	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-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>FACILITY ASSESSOR</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> 11	<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.	Metal
SSB-1	Salt/Sand Storage	Salt/Sand Storage	6,000	1985	\$ 600,000	Concrete and timber.	T1-11 (painted).	Asphalt Shingle
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
TOTAL COMPLEX SQ FT			43,300					

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>Lighting</u>	<u>Fire Protection</u>
GAR-1	Adequate		3	3	3	4	0	4	3	3	3	3	4	4	0
SSB-1	Adequate		2	2	2	0	0	2	0	0	0	0	0	2	0
CMA-1	Adequate		2	2	2	0	3	0	0	3	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)

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>
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:				\$ 243,000.00

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>
2023	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.

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>FACILITY ASSESSOR</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>
SITE CAPACITY FOR DEVELOPMENT		Adequate	3	ELECTRICAL UTILITY	Electrical	Great Lakes Energy
SITE REGULATORY COMPLIANCE		Adequate	0	GAS UTILITY (if present)	Natural Gas	DTE (includes MichCon)
				WATER UTILITY	Well	
				SEWAGE UTILITY	Septic	
<u>RATING</u>						
PARKING/PAVING	3					
DRAINAGE	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			Asphalt Shingle
HSB-1	Heated Storage	Heated Storage	900	0	\$ 112,500			Asphalt Shingle
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>Lighting</u>	<u>Fire Protection</u>
TSC-1	Adequate		2	2	0	2	0	2	0	2	0	0	0	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

Marion Garage

<u>BUSINESS AREA</u> Grand Region	<u>OWN/LEASE</u> Own
West Central Prosperity Region	
<u>FACILITY ASSESSOR</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.	Membrane
SSB-1	Salt/Sand Storage	Salt/Sand Storage	8,064	1992	\$ 806,400	Concrete, Masonry and Wood.	Concrete and Masonry. T1-11 with Paint.	Asphalt Shingle
CSB-1	Cold Storage	Cold Storage	5,650	1974	\$ 565,000	Concrete and Masonry.	Masonry (Painted).	Membrane
CSB-2	Cold Storage	Cold Storage	6,400	1994	\$ 640,000	Wood plank.	Wood (painted).	Asphalt 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>Lighting</u>	<u>Fire Protection</u>
GAR-1	Adequate		3	3	4	3	0	4	3	3	3	4	3	3	0
SSB-1	Adequate		3	3	3	0	0	5	3	0	0	0	0	3	0
CSB-1	Adequate		4	4	5	0	0	4	3	3	0	0	0	3	0
CSB-2	Adequate		2	2	2	2	0		2	2	2	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 - Marion Garage

<u>Appn Year</u>	<u>Building Code</u>	<u>Project Name</u>	<u>Current Condition</u>	<u>Project Cost</u>
2022	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>FACILITY ASSESSOR</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> 22	<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.	Asphalt Shingle
HSB-1	Heated Storage	Heated Storage	1,344	2005	\$ 168,000	Wood.	Vinyl.	Asphalt 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>Lighting</u>	<u>Fire Protection</u>
TSC-1	Adequate		3	3	3	3	0	2	3	3	3	0	3	3	3
HSB-1	Adequate		2	2	3	2	0	2	2	3	3	0	3	3	0

Assessment Rating:

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

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

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>FACILITY ASSESSOR</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> 7	<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	ADEQUACY	RATING	UTILITY	TYPE	VENDOR	ADEQUACY		
SITE CAPACITY FOR DEVELOPMENT	Adequate		SIDEWALKS	4	ELECTRICAL UTILITY	Electrical	Consumers Energy	Adequate
SITE REGULATORY COMPLIANCE	Inadequate		FENCING	5	GAS UTILITY (if present)	Natural Gas	Michigan Gas Utilities	Adequate
	RATING		SECURITY	4	WATER UTILITY	Well		
PARKING/PAVING	4		LIGHTING	4	SEWAGE UTILITY	Septic		
DRAINAGE	4		IRRIG SYS	0				

BUILDINGS								
BLDG CODE	CONSTRUCTED PURPOSE	CURRENT USE	TOTAL	OCCUPANCY YEAR	ESTIMATED REPLACEMENT	STRUCTURE	EXTERIOR FINISH	ROOF TYPE
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
SSB-2	Salt/Sand Storage	Salt/Sand Storage	5,040	2005	\$ 504,000	Concrete and wood.	Concrete and wood.	Asphalt 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.	Fabric
TOTAL COMPLEX SQ FT			35,400					

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)	Lighting	Fire Protection
GAR-1	Adequate		3	4	3	4	0	4	4	4	3	3	4	4	0
SSB-1	Adequate		3	3	3	0	0	4	0	0	0	0	0	3	0
SSB-2	Adequate		2	3	3	0	0	2	0	2	0	0	0	3	0
CSB-1	Adequate		3	3	3	0	0	3	3	3	4	0	0	3	0
CMA-1	Adequate		2	2	3	0	0	0	0	3	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 - Plainwell Garage

<u>Appn Year</u>	<u>Building Code</u>	<u>Project Name</u>	<u>Current Condition</u>	<u>Project Cost</u>
2023	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>FACILITY ASSESSOR</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> 20	<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	Membrane
SSB-1	Salt/Sand Storage	Salt/Sand Storage	5,650	1976	\$ 565,000	Wood.	Metal.	Asphalt Shingle
SSB-2	Salt/Sand Storage	Salt/Sand Storage	8,064	1991	\$ 806,400	Concrete and wood.	T1-11, painted.	Asphalt 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>Lighting</u>	<u>Fire Protection</u>
GAR-1	Adequate		2	3	2	2	0	4	4	2	3	2	3	2	0
SSB-1	Adequate		3	4	3	0	0	5	2	3	0	0	0	4	0
SSB-2	Adequate		3	3	3	0	0	5	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)

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>
2023	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	
FACILITY ASSESSOR	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
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
SITE ASSESSMENT					
	<u>ADEQUACY</u>	<u>RATING</u>	<u>TYPE</u>	<u>VENDOR</u>	<u>ADEQUACY</u>
SITE CAPACITY FOR DEVELOPMENT	Inadequate	SIDEWALKS 2	ELECTRICAL UTILITY Electrical	Lansing Board of Water & Light	Adequate
SITE REGULATORY COMPLIANCE	Adequate	FENCING 2	GAS UTILITY (if present) Natural Gas	Consumers Energy	Adequate
		SECURITY 2	WATER UTILITY Municipal	Lansing Board of Water & Light	
		LIGHTING 3	SEWAGE UTILITY Municipal	Lansing, City of	
PARKING/PAVING		IRRIG SYS 0			
	<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>
AER-1	Aeronautics Administration	Aeronautics Administration/TSC	53,115	1993	\$ 15,934,500	Masonry and steel.	Brick.	Membrane
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																
<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>Lighting</u>	<u>Fire Protection</u>	
AER-1	Adequate		1	2	3	2	0	3	2	1	2	0	2	2	0	
HNG-1	Adequate		2	2	2	1	0	2	2	4	2	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

Construction Field Services Leased Facility - Not Assessed

BUSINESS AREA	OWN/LEASE
Lansing	Lease-DTMB
Prosperity Region	
South Central Prosperity Region	
FACILITY ASSESSOR	REGION CONTACT

ADDRESS 7150 Harris Dr., Charlotte MI 48813	COUNTY Eaton	PHONE NO. (517) 322-1087	FAX NO. (517) 322-1094	SITE ACREAGE	INSPECTION DATE 05/09/2017
FACILITY FUNCTION Administration & Operations	SECONDARY FUNCTION Construction Technology	WORK FORCE 112	ADMIN/EMPLOYEE AREA 0 SQ FT	UTILIZATION RATE Fully Utilized	FACILITY ENERGY AUDIT
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	
SITE REGULATORY COMPLIANCE	FENCING	0	GAS UTILITY (if present)	N/A	
<u>RATING</u>	SECURITY	0	WATER UTILITY	N/A	
PARKING/PAVING	LIGHTING	0	SEWAGE UTILITY	N/A	
DRAINAGE	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>
OFF-1	Office Building	Office Building	115,986	1977	\$ 34,795,800			Leased Facility
TOTAL COMPLEX SQ FT			115,986					

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>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)

2017 FACILITY ASSESSMENT

Fleet Administration & Operations

BUSINESS AREA	OWN/LEASE
Lansing	Own
Prosperity Region	
South Central Prosperity Region	
FACILITY ASSESSOR	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	SIDEWALKS 2	ELECTRICAL UTILITY Electrical	Lansing Board of Water & Light	Adequate
SITE REGULATORY COMPLIANCE	Adequate	FENCING 1	GAS UTILITY (if present) Natural Gas	Consumers Energy	Adequate
		SECURITY 1	WATER UTILITY Municipal	Lansing, Charter Township of	
		LIGHTING 2	SEWAGE UTILITY Municipal	Lansing, Charter Township of	
PARKING/PAVING	2	IRRIG SYS 0			
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	26,504	1948	\$ 3,313,000	Mason	EIFS masonry.	Asphalt Shingle
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)	Lighting	Fire Protection	
GAR-1	Adequate		2	2	1	1	0	1	1	1	1	1	1	1	0	
HSB-1	Adequate		2	2	2	2	0	2	2	1	1	0	1	1	0	
HSB-2	Adequate		2	2	2	4	0	1	1	1	1	0	0	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

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

Nixon Warehouse

BUSINESS AREA	OWN/LEASE
Lansing	Own
Prosperity Region	
South Central Prosperity Region	
FACILITY ASSESSOR	REGION CONTACT
Zac Verhulst	Tom Hynes

ADDRESS 5219 Nixon Road, Dimondale MI 48821	COUNTY Eaton	PHONE NO. (517) 654-2450	FAX NO.	SITE ACREAGE 17.00	INSPECTION DATE 05/11/2017
FACILITY FUNCTION Warehouse	SECONDARY FUNCTION	WORK FORCE	ADMIN/EMPLOYEE AREA 0 SQ FT	UTILIZATION RATE Fully Utilized	FACILITY ENERGY AUDIT

SITE ASSESSMENT	ADEQUACY	RATING	TYPE	VENDOR	ADEQUACY
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	Consumers Energy	Adequate
		SECURITY 1	WATER UTILITY N/A		
		LIGHTING 2	SEWAGE UTILITY N/A		
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	
WRH-1	Warehouse	Warehouse	5,000	0	\$ 500,000	Masonry and metal.	Metal.	Metal	
TOTAL COMPLEX SQ FT			5,000						

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)	Lighting	Fire Protection
WRH-1	Adequate		2	1	3	2	2	2	2	1	2	2	2	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

Transportation Systems Maintenance & Operations (TSMO)

BUSINESS AREA	OWN/LEASE
Lansing	Own
Prosperity Region	
South Central Prosperity Region	
FACILITY ASSESSOR	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			
FACILITY FUNCTION Administration & Operations	SECONDARY FUNCTION Maintenance Operations	WORK FORCE 90	ADMIN/EMPLOYEE AREA 11,448 SQ FT	UTILIZATION RATE Fully Utilized	FACILITY ENERGY AUDIT 04/19/2010			
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		Lansing Board of Water & Light	Adequate
SITE REGULATORY COMPLIANCE	Adequate	FENCING	1	GAS UTILITY (if present)	Natural Gas		Consumers Energy	Adequate
		SECURITY	1	WATER UTILITY	Municipal		Delta Township	
		LIGHTING	2	SEWAGE UTILITY	Municipal		Delta Township	
PARKING/PAVING	2	IRRIG SYS	0					
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.	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)	Lighting	Fire Protection	
GAR-1	Adequate		2	2	2	2	0	4	2	1	2	2	1	2	2	
CSB-1	Inadequate		3	4	4	4	0	4	4	2	0	0	0	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	
FACILITY ASSESSOR	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
FACILITY FUNCTION Administration & Operations	SECONDARY FUNCTION	WORK FORCE 293	ADMIN/EMPLOYEE AREA 275,894 SQ FT	UTILIZATION RATE Fully Utilized	FACILITY ENERGY AUDIT

SITE ASSESSMENT		ADEQUACY	RATING	TYPE	VENDOR	ADEQUACY
SITE CAPACITY FOR DEVELOPMENT		SIDEWALKS	0	ELECTRICAL UTILITY	Electrical	
SITE REGULATORY COMPLIANCE		FENCING	0	GAS UTILITY (if present)	N/A	
	RATING	SECURITY	0	WATER UTILITY	N/A	
PARKING/PAVING	0	LIGHTING	0	SEWAGE UTILITY	N/A	
DRAINAGE	0	IRRIG SYS	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			Leased Facility
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)	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	
FACILITY ASSESSOR	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
FACILITY FUNCTION Warehouse	SECONDARY FUNCTION Statewide Maintenance crews	WORK FORCE	ADMIN/EMPLOYEE AREA 0 SQ FT	UTILIZATION RATE Fully Utilized	FACILITY ENERGY AUDIT

SITE ASSESSMENT		ADEQUACY	RATING	TYPE	VENDOR	ADEQUACY
SITE CAPACITY FOR DEVELOPMENT		SIDEWALKS	0	ELECTRICAL UTILITY	Electrical	
SITE REGULATORY COMPLIANCE		FENCING	0	GAS UTILITY (if present)	N/A	
	RATING	SECURITY	0	WATER UTILITY	N/A	
PARKING/PAVING	0	LIGHTING	0	SEWAGE UTILITY	N/A	
DRAINAGE	0	IRRIG SYS	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.	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)	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>FACILITY ASSESSOR</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
			SECURITY 2	WATER UTILITY Municipal	Detroit Water and Sewage Department	
			LIGHTING 4	SEWAGE UTILITY Municipal	Detroit Water and Sewage Department	
			IRRIG SYS 0			
PARKING/PAVING	<u>RATING</u> 5					
DRAINAGE	5					

BUILDINGS								
BLDG CODE	CONSTRUCTED PURPOSE	CURRENT USE	TOTAL SIZE (SQ FT)	OCCUPANCY YEAR	ESTIMATED REPLACEMENT VALUE	STRUCTURE	EXTERIOR FINISH	ROOF TYPE
GAR-1	Garage	Garage	5,500	1976	\$ 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																
BLDG CODE	5 YR ADEQUACY	ADA COMPLIANCE	Structural	Exterior	Interior	Windows	Insulation	Roof	Overhead/ Sliding Doors	Service Doors	HVAC	Engine Exhaust	Plumbing (Int)	Lighting	Fire Protection	
GAR-1	Inadequate		3	4	5	2	4	4	5	2	5	0	3	3	0	
SSB-1	Inadequate		4	4	3	0	0	5	5	0	0	0	0	4	0	
CSB-1	Adequate		3	3	3	0	0	3	3	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>FACILITY ASSESSOR</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								
BLDG CODE	CONSTRUCTED PURPOSE	CURRENT USE	TOTAL SIZE (SQ FT)	OCCUPANCY YEAR	ESTIMATED REPLACEMENT VALUE	STRUCTURE	EXTERIOR FINISH	ROOF TYPE
SSB-1	Salt/Sand Storage	Salt/Sand Storage	4,000	1980	\$ 400,000	Wood.	Wood.	Asphalt Shingle
SSB-2	Salt/Sand Storage	Salt/Sand Storage	4,500	1980	\$ 450,000	Wood.	Wood.	Asphalt Shingle
CSB-1	Cold Storage	Cold Storage	6,000	1998	\$ 600,000	Concrete.	NA	Asphalt Shingle
TOTAL COMPLEX SQ FT			14,500					

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)	Lighting	Fire Protection	
SSB-1	Inadequate		3	3	3	0	0	2	3	0	0	0	0	4	0	
SSB-2	Inadequate		5	4	4	0	0	2	5	0	0	0	0	4	0	
CSB-1	Adequate		3	3	3	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>FACILITY ASSESSOR</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
<u>FACILITY FUNCTION</u> Garage	<u>SECONDARY FUNCTION</u>		<u>WORK FORCE</u> 15	<u>ADMIN/EMPLOYEE AREA</u> 2,000 SQ FT	<u>UTILIZATION RATE</u> Fully Utilized	<u>FACILITY ENERGY AUDIT</u> 03/05/2010
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 2	GAS UTILITY (if present) Natural Gas	DTE (includes MichCon)	Adequate
			SECURITY 3	WATER UTILITY Municipal	Detroit Water and Sewage Department	
			LIGHTING 3	SEWAGE UTILITY Municipal	Detroit Water and Sewage Department	
			IRRIG SYS 0			
PARKING/PAVING	RATING 3					
DRAINAGE	RATING 4					

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	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.	Asphalt Shingle
CSB-1	Cold Storage	Cold Storage	30,000	0	\$ 3,000,000	Steel.	Metal.	Metal
TOTAL COMPLEX SQ FT			64,784					

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)	Lighting	Fire Protection	
GAR-1	Adequate		2	2	2	2	2	2	2	2	2	3	2	2	2	
SSB-1	Adequate		2	2	2	0	0	2	2	0	0	0	2	3	0	
CSB-1	Inadequate		5	5	5	0	0	5	3	3	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

Metro Region - Detroit Garage

<u>Appn Year</u>	<u>Building Code</u>	<u>Project Name</u>	<u>Current Condition</u>	<u>Project Cost</u>
2022	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>	<u>OWN/LEASE</u>
Metro Region	Own
Detroit Metro Prosperity Region	
<u>FACILITY ASSESSOR</u>	<u>REGION CONTACT</u>
Woodruff, Val	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> 31	<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>
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
PARKING/PAVING		IRRIG SYS	2			
DRAINAGE						
	<u>RATING</u>					
	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>
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>Lighting</u>	<u>Fire Protection</u>	
TSC-1	Adequate		2	2	2	2	2	2	0	2	3	0	2	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 FACILITY ASSESSMENT

Ford/Wyoming Salt Storage Building

<u>BUSINESS AREA</u>	<u>OWN/LEASE</u>
Metro Region	Own
Detroit Metro Prosperity Region	
<u>FACILITY ASSESSOR</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		
				SECURITY 0		WATER UTILITY N/A						
				LIGHTING 0		SEWAGE UTILITY N/A						
PARKING/PAVING 5				IRRIG SYS 0								
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>	
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.	Asphalt Shingle	
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>Lighting</u>	<u>Fire Protection</u>	
SSB-1	Adequate		5	5	4	0	0	5	5	0	0	0	0	4	0	
SSB-2	Adequate		5	5	4	0	0	3	5	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)

2016 FACILITY ASSESSMENT

M-102 - US-24 Salt Storage Building

<u>BUSINESS AREA</u>	<u>OWN/LEASE</u>
Metro Region	Own
Detroit Metro Prosperity Region	
<u>FACILITY ASSESSOR</u>	<u>REGION CONTACT</u>
Woodruff, Val	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		
<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 3		GAS UTILITY (if present) N/A				N/A		
				SECURITY 0		WATER UTILITY N/A						
				LIGHTING 0		SEWAGE UTILITY N/A						
PARKING/PAVING 5				IRRIG SYS 0								
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>	
SSB-1	Salt/Sand Storage	Salt/Sand Storage	4,500	1976	\$ 450,000	Wood.	Metal and wood.	Asphalt Shingle	
TOTAL COMPLEX SQ FT			4,500						

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>Lighting</u>	<u>Fire Protection</u>
SSB-1	Adequate		3	4	3	0	0	3	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)

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>FACILITY ASSESSOR</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
<u>FACILITY FUNCTION</u> Transportation Service Center	<u>SECONDARY FUNCTION</u>	<u>WORK FORCE</u> 31	<u>ADMIN/EMPLOYEE AREA</u> 10,428 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	NA	SIDEWALKS 0	ELECTRICAL UTILITY Electrical		NA
SITE REGULATORY COMPLIANCE	NA	FENCING 0	GAS UTILITY (if present) N/A		NA
	<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	10,428	0	\$ 3,128,400			Leased Facility
TOTAL COMPLEX SQ FT			10,428					

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>Lighting</u>	<u>Fire Protection</u>
TSC-1	NA		0	0	0	0	0	0	0	0	0	0	0	0	0

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>
2024	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>FACILITY ASSESSOR</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
<u>FACILITY FUNCTION</u> Maintenance Crews	<u>SECONDARY FUNCTION</u>		<u>WORK FORCE</u> 10	<u>ADMIN/EMPLOYEE AREA</u> 7,735 SQ FT	<u>UTILIZATION RATE</u> Fully Utilized	<u>FACILITY ENERGY AUDIT</u> 11/23/2009
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 3	GAS UTILITY (if present) Natural Gas	Consumers Energy	Adequate
<u>RATING</u>			SECURITY 0	WATER UTILITY Municipal	Auburn Hills, City of	
PARKING/PAVING 2			LIGHTING 2	SEWAGE UTILITY Municipal	Auburn Hills, City of	
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
OFF-1	Office Building	Office Building	7,735	1985	\$ 2,320,500	Masonry.	Masonry and metal.	Membrane
GAR-1	Garage	Garage	12,450	1985	\$ 1,556,250	Masonry.	Masonry and metal.	Membrane
HSB-1	Heated Storage	Heated Storage	10,000	1991	\$ 1,250,000	Masonry.	Masonry.	Membrane
CSB-1	Cold Storage	Cold Storage	14,336	2000	\$ 1,433,600	Steel.	Metal.	Metal
TOTAL COMPLEX SQ FT			44,521					

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)	Lighting	Fire Protection	
OFF-1	Adequate		3	4	3	4	3	5	3	3	4	0	3	5	0	
HSB-1	Adequate		2	2	2	1	2	1	3	3	1	0	0	3	0	
CSB-1	Adequate		2	2	2	0	0	2	2	2	0	0	0	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)

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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 FACILITY ASSESSMENT

Metro Region Office

<u>BUSINESS AREA</u>	<u>OWN/LEASE</u>
Metro Region	Own
Detroit Metro Prosperity Region	
<u>FACILITY ASSESSOR</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> 91	<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	
			SECURITY 2	WATER UTILITY Municipal	Southfield, City of		
			LIGHTING 2	SEWAGE UTILITY Municipal	Southfield, City of		
PARKING/PAVING 4			IRRIG SYS 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>
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>Lighting</u>	<u>Fire Protection</u>	
REG-1	Adequate		3	4	2	3	3	3	0	3	2	0	3	3	2	

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

Metro Testing Lab

Leased Facility - Not Assessed

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

<u>ADDRESS</u> 35414 Mound Road, Sterling Heights MI 48310		<u>COUNTY</u> Macomb	<u>PHONE NO.</u> (586) 826-8992	<u>FAX NO.</u> (586) 826-8996	<u>SITE ACREAGE</u>	<u>INSPECTION DATE</u> 04/26/2016
<u>FACILITY FUNCTION</u> Materials Testing	<u>SECONDARY FUNCTION</u>		<u>WORK FORCE</u> 16	<u>ADMIN/EMPLOYEE AREA</u> 5,662 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		NA	SIDEWALKS 0	ELECTRICAL UTILITY Electrical		NA
SITE REGULATORY COMPLIANCE		NA	FENCING 0	GAS UTILITY (if present) N/A		NA
	<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>
TST-1	Testing Lab	Testing Lab	5,662	0	\$ 2,179,870			Leased Facility
TOTAL COMPLEX SQ FT			5,662					

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>Lighting</u>	<u>Fire Protection</u>
TST-1	NA		0	0	0	0	0	0	0	0	0	0	0	0	0

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)

2016 FACILITY ASSESSMENT

Oakland TSC

<u>BUSINESS AREA</u>	<u>OWN/LEASE</u>
Metro Region	Own
Detroit Metro Prosperity Region	
<u>FACILITY ASSESSOR</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> 31	<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
		SECURITY 2	WATER UTILITY Municipal	Oakland County Water Resource Commission	
		LIGHTING 2	SEWAGE UTILITY Municipal	Oakland County Water Resource Commission	
PARKING/PAVING 4		IRRIG SYS 2			
DRAINAGE 4					

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

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)	Lighting	Fire Protection	
TSC-1	Adequate		2	2	2	3	2	2	0	2	2	0	2	2	2	
TST-1	Adequate		2	2	2	0	2	2	2	2	2	0	2	2	0	

Assessment Rating:

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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>FACILITY ASSESSOR</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
<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	Adequate	FENCING 5	GAS UTILITY (if present) N/A		N/A
		SECURITY 0	WATER UTILITY N/A		
		LIGHTING 5	SEWAGE UTILITY N/A		
PARKING/PAVING	RATING 3	IRRIG SYS 0			
DRAINAGE	5				

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

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)	Lighting	Fire Protection	
SSB-1	Adequate		3	3	5	0	0	3	4	0	0	0	0	5	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**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>
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:				\$ 47,000.00

Assessment Rating:

SSB704 00

0 = NOT APPLICABLE (N/A)

1 = EXCELLENT (Annual Maintenance per Schedule)

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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>FACILITY ASSESSOR</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> 33	<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
			SECURITY 2	WATER UTILITY Municipal	Taylor, City of	
			LIGHTING 3	SEWAGE UTILITY Municipal	Taylor, City of	
PARKING/PAVING 4			IRRIG SYS 2			
DRAINAGE 2						

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

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)	Lighting	Fire Protection	
TSC-1	Adequate		2	2	2	2	2	2	0	2	3	0	2	2	0	
HSB-1	Adequate		2	2	2	2	2	2	2	2	2	0	2	2	0	

Assessment Rating:

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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
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>FACILITY ASSESSOR</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>
1540 Airport Rd., Alpena MI 49707	Alpena	(989) 356-2231	(989) 354-4142		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		16	6,000 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	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			Leased Facility
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>Lighting</u>	<u>Fire Protection</u>
-															

Assessment Rating:

TSC201 00

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2017 FACILITY ASSESSMENT

Atlanta Garage

<u>BUSINESS AREA</u>	<u>OWN/LEASE</u>
North Region	Own
Northeast Prosperity Region	
<u>FACILITY ASSESSOR</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> 17	<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
	<u>RATING</u>	SECURITY	1	WATER UTILITY	Well		
PARKING/PAVING	3	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>
GAR-1	Garage	Garage	24,780	1968	\$ 3,097,500	Concrete and Masonry (CMU).	Concrete, Masonry and Metal (painted).	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).	Asphalt 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	4,200	1968	\$ 420,000	Wood plank.	Metal.	Metal
CSB-2	Cold Storage	Cold Storage	2,400	1998	\$ 240,000	Wood (Pole Barn).	Metal.	Asphalt Shingle
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:

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)

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)	Lighting	Fire Protection
GAR-1	Adequate		1	1	1	2	0	1	2	1	2	1	2	1	0
HSB-1	Adequate		1	1	1	0	0	2	1	1	2	0	0	2	0
HSB-2	Adequate		1	1	1	0	0	1	1	1	1	1	0	1	0
SSB-1	Adequate		1	1	1	0	0	1	1	1	0	2	2	2	0
WSH-1	Adequate		1	1	2	0	0	1	4	2	4	2	2	1	0
CSB-1	Adequate		1	1	2	0	0	2	1	1	0	1	1	1	0
CSB-2	Adequate		1	1	1	0	0	1	2	1	2	0	0	2	0
CMA-1	Inadequate		1	2	1	0	0	4	1	1	0	0	0	2	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>FACILITY ASSESSOR</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) 732-3637	0.00	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>
Transportation Service Center		15	4,487 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		Adequate		ELECTRICAL UTILITY	Electrical	Adequate
SITE REGULATORY COMPLIANCE		Adequate		GAS UTILITY (if present)	N/A	Adequate
	<u>RATING</u>			WATER UTILITY	N/A	
PARKING/PAVING	2			SEWAGE UTILITY	N/A	
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>	
TSC-1	Transportation Service Center	Transportation Service Center	4,487	2012	\$ 1,346,100			Asphalt Shingle	
TOTAL COMPLEX SQ FT			4,487						

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>Lighting</u>	<u>Fire Protection</u>
TSC-1	Adequate		1	4	1	2	3	1	2	1	2	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

Hillman Testing Lab

<u>BUSINESS AREA</u>	<u>OWN/LEASE</u>
North Region	Own
Northeast Prosperity Region	
<u>FACILITY ASSESSOR</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		<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	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								
<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	7,748	1935	\$ 2,982,980	Concrete and masonry.	Brick and vinyl.	Membrane
CSB-1	Cold Storage	Cold Storage	3,200	1959	\$ 320,000	Steel.	Steel.	Metal
TOTAL COMPLEX SQ FT			10,948					

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>Lighting</u>	<u>Fire Protection</u>	
TST-1	Adequate		5	2	2	2	0	1	1	1	1	0	1	1	0	
CSB-1	Adequate		1	1	1	0	0	1	1	1	0	0	0	2	0	

Assessment Rating:

50074F 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 Garage

<u>BUSINESS AREA</u>	<u>OWN/LEASE</u>
North Region	Own
Northwest Prosperity Region	
<u>FACILITY ASSESSOR</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>
809 North Birch Street, Kalkaska MI 49646	Kalkaska	(231) 258-5611	(231) 258-2536	9.00	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>
Garage		13	1,030 SQ FT	Fully Utilized	11/20/2009

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	Consumers Energy	Adequate
SITE REGULATORY COMPLIANCE		Adequate		GAS UTILITY (if present)	Natural Gas	DTE (includes MichCon)	Inadequate
	<u>RATING</u>			WATER UTILITY	Municipal	Kalkaska, City of	
PARKING/PAVING	3			SEWAGE UTILITY	Municipal	Kalkaska, City of	
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	20,060	1963	\$ 2,507,500	Steel frame and CMU.	Painted.	Metal
SSB-1	Salt/Sand Storage	Salt/Sand Storage	4,800	1967	\$ 480,000	Wood	Wood	Asphalt Shingle
SSB-2	Salt/Sand Storage	Salt/Sand Storage	12,400	1987	\$ 1,240,000	Concrete and wood.	Wood	Asphalt Shingle
CSB-1	Cold Storage	Cold Storage	6,000	2010	\$ 600,000	Steel	Painted	Metal
TOTAL COMPLEX SQ FT			43,260					

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>Lighting</u>	<u>Fire Protection</u>	
GAR-1	Adequate		2	2	2	2	0	2	1	1	2	2	2	1	0	
SSB-1	Adequate		2	2	2	0	0	1	1	1	0	2	2	2	0	
SSB-2	Adequate		2	2	3	0	0	2	2	2	0	3	2	2	0	
CSB-1	Adequate		1	1	1	0	0	3	1	1	0	0	2	1	0	

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>	<u>OWN/LEASE</u>
North Region	Own
Northwest Prosperity Region	
<u>FACILITY ASSESSOR</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>
809 North Birch Street, Kalkaska MI 49646	Kalkaska			0.00	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>
Materials Testing			0 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	Adequate	SIDEWALKS	2	ELECTRICAL UTILITY	Electrical	Adequate
SITE REGULATORY COMPLIANCE	Adequate	FENCING	3	GAS UTILITY (if present)		Inadequate
		SECURITY	2	WATER UTILITY		
		LIGHTING	2	SEWAGE UTILITY		
		IRRIG SYS	0			
PARKING/PAVING	RATING					
	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>
TST-1	Testing Lab	Testing Lab	4,288	2008	\$ 1,650,880	Wood frame.	Cement board.	Asphalt Shingle
TOTAL COMPLEX SQ FT			4,288					

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>Lighting</u>	<u>Fire Protection</u>
TST-1	Adequate		1	1	1	1	1	1	1	1	1	0	1	1	1

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>FACILITY ASSESSOR</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

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	Consumers Energy	Adequate
SITE REGULATORY COMPLIANCE	Adequate	FENCING	1	GAS UTILITY (if present)	Natural Gas	DTE (includes MichCon)	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>
GAR-1	Garage	Garage	16,193	2008	\$ 2,024,125	Steel and CMU.	CMU, vinyl and steel.	Asphalt Shingle
SSB-1	Salt/Sand Storage	Salt/Sand Storage	14,260	2003	\$ 1,426,000	Concrete and wood.	Concrete and wood (painted).	Asphalt Shingle
TOTAL COMPLEX SQ FT			30,453					

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>Lighting</u>	<u>Fire Protection</u>	
GAR-1	Adequate		1	1	1	1	0	1	1	1	1	1	1	1	0	
SSB-1	Adequate		1	2	1	0	0	1	1	1	1	0	0	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 Maintenance Crews

<u>BUSINESS AREA</u>	<u>OWN/LEASE</u>
North Region	Own
Northwest Prosperity Region	
<u>FACILITY ASSESSOR</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>
725 Seneca Place, Cadillac MI 49601	Wexford	(231) 775-3581	(231) 775-4632	5.00	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>
Maintenance Crews			0 SQ FT	Fully Utilized	05/06/2010

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	Consumers Energy	Adequate
SITE REGULATORY COMPLIANCE	Adequate	FENCING	2	GAS UTILITY (if present)	Natural Gas	DTE (includes MichCon)	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>
GAR-1	Garage	Garage	26,400	1987	\$ 3,300,000			Metal
HSB-1	Heated Storage	Heated Storage	2,340	1988	\$ 292,500	Wood.	Vinyl.	Asphalt Shingle
CSB-1	Cold Storage	Cold Storage	8,400	2001	\$ 840,000	Rigid frame steel.	Metal siding.	Metal
TOTAL COMPLEX SQ FT			37,140					

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>Lighting</u>	<u>Fire Protection</u>
CSB-1	Adequate		1	2	2	0	0	2	1	1	0	1	0	1	0

Assessment Rating:

50073F 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

North Region Office (Shared with Gaylord TSC)

<u>BUSINESS AREA</u>	<u>OWN/LEASE</u>
North Region	Own
Northeast Prosperity Region	
<u>FACILITY ASSESSOR</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	46	14,954 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	SIDEWALKS	2	ELECTRICAL UTILITY	Electrical	Great Lakes Energy	Adequate
SITE REGULATORY COMPLIANCE	Adequate	FENCING	0	GAS UTILITY (if present)	Natural Gas	DTE (includes MichCon)	Adequate
	<u>RATING</u>	SECURITY	1	WATER UTILITY	Well		
PARKING/PAVING	2	LIGHTING	1	SEWAGE UTILITY	Septic		
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>
REG-1	Region Office	Region Office	14,954	2006	\$ 4,486,200	Wood.	Brick.	Asphalt Shingle
CSB-1	Cold Storage	Cold Storage	768	2009	\$ 76,800	Wood	Brick, Siding	Asphalt 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>Lighting</u>	<u>Fire Protection</u>	
REG-1	Adequate		1	3	1	2	0	1	0	1	2	3	2	2	0	
CSB-1	Adequate		1	1	3	0	0	1	1	1	0	0	0	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>FACILITY ASSESSOR</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		14	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			Leased Facility
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>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>
2024	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:

TSC202 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)

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>FACILITY ASSESSOR</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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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	Municipal	Benton Charter Township
		LIGHTING 2	SEWAGE UTILITY	Municipal	Benton Charter Township
		IRRIG SYS 3			
PARKING/PAVING		<u>RATING</u> 3			
DRAINAGE		3			

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

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)	Lighting	Fire Protection
-															

SPECIAL MAINTENANCE Pass Trans - Benton Harbor Bus Terminal

Appn Year	Building Code	Brief Scope of Work	Current Condition	Project Cost
2024	PTF-1-1	10808 Benton Harbor Bus Terminal- Replace Roof	PVC Membrane roofing is in fair condition and showing signs of normal deterioration	\$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>FACILITY ASSESSOR</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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SITE ASSESSMENT	<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					

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	31,000	1991	\$ 10,230,000	Steel frame and block	Stone and glass	Built up with stone ballast
TOTAL COMPLEX SQ FT			31,000					

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>Lighting</u>	<u>Fire Protection</u>	
PTF-1	Adequate		3	5	4	5	3	4	0	5	5	0	4	4	3	
PTF-1	Adequate		3	5	4	5	3	4	0	5	5	0	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>FACILITY ASSESSOR</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	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			

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	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>Lighting</u>	<u>Fire Protection</u>
PTF-1	Adequate		1	1	1	0	0	1	0	1	0	0	0	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)

2015-2019 Facility Assessment

New Center Rail Terminal

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

<u>ADDRESS</u> 11 West Baltimore Ave., Detroit MI 48202	<u>COUNTY</u> Wayne	<u>PHONE NO.</u> (517) 373-8749	<u>FAX NO.</u> (517) 373-0856	<u>SITE ACREAGE</u> 3.10	<u>INSPECTION DATE</u> 05/12/2015
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<u>FACILITY FUNCTION</u> Passenger Transportation	<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	DTE (includes MichCon)
SITE REGULATORY COMPLIANCE	Adequate	2	GAS UTILITY (if present)	None	
		0	WATER UTILITY	None	
		2	SEWAGE UTILITY	None	
		0			
<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>
-					\$ 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>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>FACILITY ASSESSOR</u>	<u>REGION CONTACT</u>
Woodruff, Val	Nobach, Amy

<u>ADDRESS</u> 51000 Woodward Ave., Pontiac MI 48341	<u>COUNTY</u> Oakland	<u>PHONE NO.</u>	<u>FAX NO.</u>	<u>SITE ACREAGE</u> 2.19	<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> 1,064 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	2	ELECTRICAL UTILITY	Electrical	Adequate
SITE REGULATORY COMPLIANCE	Adequate	2	GAS UTILITY (if present)	Natural Gas	Adequate
		0	WATER UTILITY	Municipal	
		2	SEWAGE UTILITY	Municipal	
		0			
		2			
		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>
PTF-1	Passenger Transportation Facility	Passenger Transportation Facility	4,527	2011	\$ 1,493,910	Steel	Brick	Membrane
TOTAL COMPLEX SQ FT			4,527					

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>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>FACILITY ASSESSOR</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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<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 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					

<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	3,122	1989	\$ 1,030,260	Masonry	Brick	Asphalt Shingle
TOTAL COMPLEX SQ FT			3,122					

<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>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)

Southwest Region

2019 FACILITY ASSESSMENT

Coldwater Training Facility

<u>BUSINESS AREA</u>	<u>OWN/LEASE</u>
Southwest Region	Own
Southwest Prosperity Region	
<u>FACILITY ASSESSOR</u>	<u>REGION CONTACT</u>
Klein, Don	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				
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
SSB-1	Salt/Sand Storage	Salt/Sand Storage	5,650	1993	\$ 565,000			Metal
CSB-1	Cold Storage	Cold Storage	4,000	1961	\$ 400,000	Steel frame.	Metal panels.	Metal
TOTAL COMPLEX SQ FT			26,450					

<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>Lighting</u>	<u>Fire Protection</u>	
TRG-1	Adequate		3	3	3	3	3	2	3	3	3	0	3	3	3	
SSB-1	Adequate		3	2	3	0	0	2	3	3	0	0	0	3	0	
CSB-1	Adequate		2	2	3	0	0	2	3	3	3	0	0	2	3	

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	10671 Southwest Coldwater Training Facility GAR-1 Paint Interior Walls	The interior painted wall surfaces need to be maintained.	\$ 12,402.00
2023	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
2025	STE-1	10816 Coldwater Training Center Replace Unit Heaters	Unit heaters in fair condition showing normal signs of aging. Not as energy efficient as modern equipment	\$ 28,724.13
2025	GAR-1	10818 Coldwater Training Center Replace Vehicle Lifts	The vehicle lifts are in fair condition, showing normal signs of deterioration and decrease in functionality for their age.	\$ 58,499.23
2025	SSB-1	10820 Coldwater Training Center Replace Interior Lighting	Interior lighting is not adequate for safe and efficient operations. Outdated lighting system is not energy efficient.	\$ 67,417.13
Special Maintenance Total:				\$ 375,362.49

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

Coloma Business Office

<u>BUSINESS AREA</u> Southwest Region	<u>OWN/LEASE</u> Own
Southwest Prosperity Region	
<u>FACILITY ASSESSOR</u> Klein, Don	<u>REGION CONTACT</u> 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> 32	<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			
		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 Shingle
TST-1	Testing Lab	Testing Lab	500	1992	\$ 192,500	Wood.	Metal wall panels.	Asphalt shingle
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>Lighting</u>	<u>Fire Protection</u>	
TSC-1	Adequate		3	3	3	3	3	3	0	3	3	0	3	3	2	
TST-1	Adequate		3	3	3	3	3	3	3	3	3	0	3	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)

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>
2023	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	10830 Coloma Business Office Replace AHU	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	STE-1	10834 Coloma Business Office Replace Parking Lot Lighting	Exterior lighting is not adequate for safe and efficient operations. Outdated lighting is not energy efficient.	\$ 17,815.86
2025	TSC-1	10833 Coloma Business Office Replace Interior Lighting	Interior lighting is not adequate for safe and efficient operations. Outdated lighting system is not energy efficient.	\$ 79,031.69
Special Maintenance Total:				\$ 169,316.16

Assessment Rating:

TSC503 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

Coloma Garage

<u>BUSINESS AREA</u>	<u>OWN/LEASE</u>
Southwest Region	Own
Southwest Prosperity Region	
<u>FACILITY ASSESSOR</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> 22	<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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<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)	Adequate
SITE REGULATORY COMPLIANCE	Adequate	3	GAS UTILITY (if present)	Natural Gas	Michigan Gas Utilities	Adequate
		3	WATER UTILITY	Well		
		3	SEWAGE UTILITY	Septic		
		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	20,137	1968	\$ 2,517,125	Masonry walls, steel roof.	Painted masonry.	Membrane
HSB-1	Heated Storage	Heated Storage	6,000	1978	\$ 750,000	Masonry walls with steel roof system.	Painted masonry	Membrane
SSB-1	Salt/Sand Storage	Salt/Sand Storage	3,808	1968	\$ 380,800	Timber frame.	Timber (painted).	Asphalt shingle
SSB-2	Salt/Sand Storage	Salt/Sand Storage	8,100	1982	\$ 810,000	Concrete walls with wood roof.	Concrete circular wall.	Asphalt shingle
SSB-3	Salt/Sand Storage	Salt/Sand Storage	5,384	1996	\$ 538,400	Concrete and wood.	Concrete and painted wood (T1-11) siding.	Asphalt Shingle
WSH-1	Wash Bay	Wash bay	1,664	2011	\$ 499,200	Masonry walls with steel roof.	Painted masonry.	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			45,885					

Assessment Rating:

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- 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)	Lighting	Fire Protection
GAR-1	Adequate		3	3	3	3	3	2	3	3	3	3	3	3	2
HSB-1	Adequate		3	3	3	0	3	3	3	3	3	0	0	3	2
SSB-1	Adequate		3	3	3	0	0	2	3	3	0	0	0	2	0
SSB-2	Adequate		3	0	3	0	0	3	0	3	0	0	0	3	0
SSB-3	Adequate		3	3	3	0	0	2	3	3	0	0	0	3	0
WSH-1	Adequate		2	3	3	0	0	2	3	3	3	0	3	3	2
CMA-1	Adequate		2	3	3	0	0	0	0	0	0	0	0	3	0

MAJOR CAPITAL

Southwest Region-Coloma Garage

Major Capital

Appn Year	Building Code	Project Name	Current Condition	Project Cost
2023	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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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 Garage

<u>Appn Year</u>	<u>Building Code</u>	<u>Project Name</u>	<u>Current Condition</u>	<u>Project Cost</u>
2023	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
2023	GAR-1	10185 Southwest Coloma Garage GAR-1 Paint Interior	Interior paint is failing. Paint has faded and is peeling.	\$ 32,666.00
2023	GAR-1	10839 Coloma Garage Replace Air Compressor	Air compressor is in fair condition showing normal signs of aging. Not as energy efficient as modern equipment	\$ 55,066.50
2024	GAR-1	10838 Coloma Garage Replace Overhead 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	\$ 26,328.85
2024	FSB-1	10840 Coloma Garage Replace FSB	Building is in fair condition with normal signs of deterioration for it's age.	\$ 23,593.29
2025	STE-1	10837 Coloma Garage Paint Exterior Walls	exterior wall paint shows normal deterioration for it's age	\$ 85,419.37
2025	HSB-1	10844 Coloma Garage Replace Unit Heaters	Unit heaters in fair condition showing normal signs of aging. Not as energy efficient as modern equipment	\$ 13,998.17
2025	GAR-1	10845 Coloma Garage Replace Main Garage Vehicle Lift	The vehicle lifts are in fair condition, showing normal signs of deterioration and decrease in functionality for their age.	\$ 25,044.01
2025	GAR-1	10846 Coloma Garage Replace Main Garage Exterior Windows	windows in generally fair condition with signs of normal deterioration for it's age. Not energy efficient	\$ 48,684.56
2025	GAR-1	10842 Coloma Garage Replace Lockers	Lockers are in fair condition with signs of normal deterioration and functionality loss for it's age	\$ 25,827.35
Special Maintenance Total:				\$ 376,628.09

Assessment Rating:

50045G 00

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

2019 FACILITY ASSESSMENT

Jones Garage

<u>BUSINESS AREA</u> Southwest Region	<u>OWN/LEASE</u> Own
Southwest Prosperity Region	
<u>FACILITY ASSESSOR</u> Klein, Don	<u>REGION CONTACT</u> 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> 13	<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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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	American Electric Power (AEP, Ind Mich Power)
SITE REGULATORY COMPLIANCE	Adequate	2	GAS UTILITY (if present)	Propane	Amerigas
		3	WATER UTILITY	Well	
		3	SEWAGE UTILITY	Septic	
		2			
		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>
GAR-1	Garage	Garage	7,626	1957	\$ 953,250	CMU and steel.	CMU (painted).	Metal
GAR-2	Garage	Garage	18,080	1968	\$ 2,260,000	CMU and steel frame.	CMU (painted), EIFS and Brick.	Metal
SSB-1	Salt/Sand Storage	Salt/Sand Storage	9,936	1996	\$ 993,600	Concrete and wood.	Painted T1-11 and concrete.	Asphalt Shingle
CSB-1	Cold Storage	Cold Storage	3,930	1957	\$ 393,000	Steel frame.	Metal (painted).	Metal
CSB-2	Cold Storage	Cold Storage	3,280	1957	\$ 328,000	Wood.	Wood.	Asphalt Shingle
CSB-3	Cold Storage	Cold Storage	5,000	1982	\$ 500,000	Wood.	Wood.	Asphalt Shingle
CMA-1	CMA Storage and Containment	CMA Storage and Containment	600	0	\$ 60,000	Canvas.	Canvas.	Fabric
TOTAL COMPLEX SQ FT			48,452					

Assessment Rating:

50018G 00

0 = NOT APPLICABLE (N/A)
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 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)	Lighting	Fire Protection
GAR-1	Adequate		2	2	3	2	0	3	3	3	3	0	3	3	0
GAR-2	Adequate		3	3	3	3	0	3	3	3	3	0	3	3	3
SSB-1	Adequate		2	3	3	0	0	3	3	3	0	0	0	3	0
CSB-1	Adequate		3	3	3	0	0	3	3	3	0	0	0	3	2
CSB-2	Adequate		3	3	3	0	0	3	3	3	0	0	0	3	0
CSB-3	Adequate		3	3	3	0	0	3	3	3	0	0	0	3	0
CMA-1	Adequate		2	2	2	0	0	0	0	3	0	0	0	2	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.

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)

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>
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	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
2024	GAR-1	10863 Jones Garage Replace Roofing	Roof is deteriorating and needs repairs.	\$ 277,932.39
2024	GAR-1	10855 Jones Garage Replace Roof Skylight	Roof skylight causes energy lose due to air leaking from decoration around the sides.	\$ 11,416.31
2025	GAR-1	10857 Jones Garage Paint Exterior Walls	Paint is deteriorating and no longer providing structural protection.	\$ 35,522.37
2025	GAR-1	10862 Jones Garage Replace Interior Lighting	Interior lighting is not efficient and outdated for operation needs.	\$ 80,114.94
2025	GAR-1	10864 Jones Garage Replace Vehicle Lifts	Upgrade Vehicle Lift, 4-post, 30,000 LB and 20,000 LB	\$ 98,043.63
Special Maintenance Total:				\$ 792,729.64

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)

2019 FACILITY ASSESSMENT

Kalamazoo Garage

<u>BUSINESS AREA</u>	<u>OWN/LEASE</u>
Southwest Region	Own
Southwest Prosperity Region	
<u>FACILITY ASSESSOR</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> 20	<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	Consumers Energy	Adequate
SITE REGULATORY COMPLIANCE	Adequate	3	GAS UTILITY (if present)	Natural Gas	Consumers Energy	Adequate
		3	WATER UTILITY	Municipal	Kalamazoo, City of	
		3	SEWAGE UTILITY	Municipal	Kalamazoo, City of	
<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)	Asphalt 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.	Fabric
CSB-1	Cold Storage	Cold Storage	3,106	1967	\$ 310,600	Wood plank.	Metal (painted).	Asphalt Shingle
CSB-2	Cold Storage	Salt/Sand Storage	3,000	1984	\$ 300,000	Concrete.	Concrete (painted).	Concrete
CSB-3	Cold Storage	Cold Storage	960	2008	\$ 96,000	Wood	Metal	Metal
CMA-1	CMA Storage and Containment	CMA Storage and Containment	810	0	\$ 81,000	Metal.	Canvas.	Fabric
TOTAL COMPLEX SQ FT			36,176					

Assessment Rating:

50015G 00

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)

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)	Lighting	Fire Protection
GAR-1	Adequate		3	3	3	3	3	3	3	3	3	0	3	3	2
HSB-1	Adequate		3	2	3	0	0	2	3	3	3	0	0	3	2
SSB-1	Adequate		3	3	3	0	0	0	0	0	0	0	0	3	0
CSB-1	Adequate		3	3	3	0	0	3	3	3	0	0	0	3	0
CSB-2	Adequate		2	2	3	0	0	2	0	0	0	0	0	3	0
CSB-3	Adequate		2	3	3	0	0	3	0	3	0	0	0	0	0
CMA-1	Adequate		2	3	3	0	0	0	0	3	0	0	0	3	0

MAJOR CAPITAL

Southwest Region-Kalamazoo Garage

Major Capital

Appn Year	Building Code	Project Name	Current Condition	Project Cost
2023	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
2023	STE-1	10372 Southwest Kalamazoo Garage STE-1 Repave Parking Lot	Pavement is in poor condition with excessive cracking.	\$ 723,279.00
Special Maintenance Total:				\$ 723,279.00

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)

2019 FACILITY ASSESSMENT

Kalamazoo TSC

<u>BUSINESS AREA</u>	<u>OWN/LEASE</u>
Southwest Region	Own
Southwest Prosperity Region	
<u>FACILITY ASSESSOR</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> 19	<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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<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	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		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>
TSC-1	Transportation Service Center	Transportation Service Center	6,550	2003	\$ 1,965,000	Wood stick.	Brick and vinyl.	Asphalt Shingle
CSB-1	Cold Storage	Cold Storage	400	2005	\$ 40,000	Stick wood.	Vinyl.	Asphalt Shingle
CSB-2	Cold Storage	Cold Storage	960	2006	\$ 96,000	Stick wood.	Vinyl.	Asphalt Shingle
TOTAL COMPLEX SQ FT			7,910					

<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>Lighting</u>	<u>Fire Protection</u>
TSC-1	Adequate		2	3	3	3	3	3	0	3	3	0	2	2	2
CSB-1	Adequate		2	2	3	0	0	3	3	3	0	0	0	2	2
CSB-2	Adequate		2	2	2	0	0	3	3	3	0	0	0	2	2

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)

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>
2024	TSC-1	10868 Kalamazoo TSC Replace Window Screens	Window screens are compromising energy efficiency .	\$ 19,902.29
2025	STE-1	10870 Kalamazoo TSC Replace Parking Lot Lighting	Lighting lacks energy efficiency.	\$ 23,569.97
2025	STE-1	10865 Kalamazoo TSC Seal & Stripe Parking Lot	Pavement has cracks and needs to be seal and striped to extend the life of the existing pavement.	\$ 15,284.75
Special Maintenance Total:				\$ 58,757.01

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>FACILITY ASSESSOR</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> 7	<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.	Asphalt Shingle
SSB-2	Salt/Sand Storage	Salt/Sand Storage	8,496	2008	\$ 849,600	Concrete retaining walls, Wood structure above	Concrete, Wood Siding Above	Asphalt shingle
CSB-1	Cold Storage	Cold Storage	3,800	1960	\$ 380,000	Steel frame.	Metal siding.	Metal
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>Lighting</u>	<u>Fire Protection</u>	
GAR-1	Adequate		3	3	3	3	0	2	3	3	3	0	3	2	2	
SSB-1	Adequate		3	3	3	0	0	3	3	3	0	0	0	3	0	
SSB-2	Adequate		2	2	2	0	0	2	3	3	0	0	0	2	0	
CSB-1	Adequate		3	3	3	0	0	2	3	3	0	0	0	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>
2023	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
2023	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
2023	GAR-1	10755 Southwest Marshall Garage GAR-1 Install Floor Hoist	The existing floor hoist is inadequate for MDOT operations.	\$ 165,000.00
2025	STE-1	10872 Marshall Garage Replace Retention Pond Liner	Liner is deteriorating and no longer providing protection.	\$ 68,841.80
2025	GAR-1	10873 Marshall Garage Replace Electrical Distribution System	Distribution system is at the end of it's life cycle.	\$ 566,783.73
2025	GAR-1	10874 Marshall Garage Paint Exterior Walls	Exterior wall paint is deteriorating and no longer providing protection.	\$ 56,641.74
2025	GAR-1	10875 Marshall Garage Replace Unit Heaters	Lack of efficient filters and proper controls throughout cause an increase in energy cost.	\$ 11,662.00
2025	FSB-1	10876 Marshall Garage Replace Shed	Building structure is in hazardous conditions.	\$ 15,016.68
2025	GAR-1	10879 Marshall Garage Replace Water Softener	Water softener is reaching its remaining use of life.	\$ 22,907.01
Special Maintenance Total:				\$ 1,168,691.94

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)

2019 FACILITY ASSESSMENT

Marshall TSC

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

<u>ADDRESS</u> 15300 W. Michigan Ave., Marshall MI 49068	<u>COUNTY</u> Calhoun	<u>PHONE NO.</u> (269) 789-0560	<u>FAX NO.</u> (269) 789-0936	<u>SITE ACREAGE</u> 8.27	<u>INSPECTION DATE</u> 05/23/2019
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<u>FACILITY FUNCTION</u> Transportation Service Center	<u>SECONDARY FUNCTION</u>	<u>WORK FORCE</u> 20	<u>ADMIN/EMPLOYEE AREA</u> 8,228 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	Marshall, City of	Adequate
SITE REGULATORY COMPLIANCE	Adequate	FENCING	2	GAS UTILITY (if present)	Natural Gas	Consumers Energy	Adequate
		SECURITY	3	WATER UTILITY	Municipal	Marshall, City of	
		LIGHTING	3	SEWAGE UTILITY	Municipal	Marshall, City of	
		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>	
TSC-1	Transportation Service Center	Transportation Service Center	8,228	2000	\$ 2,468,400	Wood frame.	Siding	Asphalt Shingle	
TOTAL COMPLEX SQ FT			8,228						

<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>Lighting</u>	<u>Fire Protection</u>
TSC-1	Adequate		2	3	3	3	3	3	0	3	3	0	3	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)

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	TSC-1	10887 Marshall TSC Replace Roof	Roof shingles are loose and/or need to be replaced.	\$ 36,071.50
2024	TSC-1	10886 Marshall TSC Replace RTU	Packaged Unit is reaching end of remaining use of life.	\$ 22,613.08
2025	STE-1	10890 Marshall TSC STE-1 Repave Parking Lot	Pavements has cracks and uneven levels.	\$ 158,520.53
2025	STE-1	10883 Marshall TSC Replace Irrigation System	Irrigation system has failed.	\$ 28,713.83
Special Maintenance Total:				\$ 245,918.94

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> Southwest Region	<u>OWN/LEASE</u> Own
Southwest Prosperity Region	
<u>FACILITY ASSESSOR</u> Klein, Don	<u>REGION CONTACT</u> 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> 14	<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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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 2	GAS UTILITY (if present) Natural Gas	SEMCO	Adequate
		SECURITY 3	WATER UTILITY N/A		
		LIGHTING 3	SEWAGE UTILITY N/A		
		IRRIG SYS 3			
PARKING/PAVING		<u>RATING</u> 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	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).	Asphalt Shingle
SSB-2	Salt/Sand Storage	Salt/Sand Storage	8,100	1984	\$ 810,000	Wood frame and concrete wall.	Concrete (painted)	Asphalt Shingle
SSB-3	Salt/Sand Storage	Salt/Sand Storage	14,256	2007	\$ 1,425,600	Concrete and wood.	Concrete/wood	Asphalt Shingle
CMA-1	CMA Storage and Containment	CMA Storage and Containment	6,000	2004	\$ 600,000	Concrete	Canvas	Fabric
TOTAL COMPLEX SQ FT			55,266					

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)	Lighting	Fire Protection	
GAR-1	Adequate		3	3	3	3	0	3	3	3	3	0	3	2	2	
HSB-1	Adequate		2	2	2	0	0	2	3	3	2	0	2	3	2	
SSB-1	Adequate		3	3	3	0	0	3	0	0	0	0	0	3	0	
SSB-2	Adequate		2	2	3	0	0	2	0	0	0	0	0	2	0	
SSB-3	Adequate		2	2	3	0	0	3	0	0	0	0	0	3	0	
CMA-1	Adequate		2	2	2	0	0	0	0	3	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)

MAJOR CAPITAL

Southwest Region-Niles Garage

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	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

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 - Niles Garage

<u>Appn Year</u>	<u>Building Code</u>	<u>Project Name</u>	<u>Current Condition</u>	<u>Project Cost</u>
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
2023	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
2024	GAR-1	10909 Niles Garage Replace Membrane Roof	PVC Membrane roofing is in fair condition and showing signs of normal deterioration	\$ 464,086.68
2025	STE-1	10907 Niles Garage Paint Exterior Walls	exterior wall paint shows normal deterioration for it's age	\$ 142,877.72
2025	GAR-1	10908 Niles Garage Replace RTU	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
2025	SSB-1	10910 Niles Garage SSB-1 Replace Exterior 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	\$ 45,135.18
2025	SSB-3	10912 Niles Garage SSB-3 Replace Interior Lighting	Interior lighting is not adequate for safe and efficient operations. Outdated lighting system is not energy efficient.	\$ 136,157.78
2025	GAR-1	10914 Niles Garage Replace Vehicle Lift	The vehicle lifts are in fair condition, showing normal signs of deterioration and decrease in functionality for their age.	\$ 98,043.63
2025	GAR-1	10913 Niles Garage Replace Lockers	Lockers are in fair condition with signs of normal deterioration and functionality loss for it's age	\$ 22,238.93
Special Maintenance Total:				\$ 1,198,694.17

Assessment Rating:

50052G 00

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

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

2019 FACILITY ASSESSMENT

Paw Paw Garage

<u>BUSINESS AREA</u> Southwest Region	<u>OWN/LEASE</u> Own
Southwest Prosperity Region	
<u>FACILITY ASSESSOR</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
<u>FACILITY FUNCTION</u> Garage	<u>SECONDARY FUNCTION</u>		<u>WORK FORCE</u> 18	<u>ADMIN/EMPLOYEE AREA</u> 4,980 SQ FT	<u>UTILIZATION RATE</u> Fully Utilized	<u>FACILITY ENERGY AUDIT</u> 03/02/2010

<u>SITE ASSESSMENT</u>	<u>ADEQUACY</u>	<u>RATING</u>	<u>TYPE</u>	<u>VENDOR</u>	<u>ADEQUACY</u>
SITE CAPACITY FOR DEVELOPMENT	Adequate	SIDEWALKS 3	ELECTRICAL UTILITY	Electrical	Paw Paw, Village of
SITE REGULATORY COMPLIANCE	Adequate	FENCING 3	GAS UTILITY (if present)	Natural Gas	Consumers Energy
		SECURITY 3	WATER UTILITY	Municipal	Paw Paw, Village of
		LIGHTING 2	SEWAGE UTILITY	Municipal	Paw Paw, Village of
		IRRIG SYS 3			
PARKING/PAVING		<u>RATING</u> 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	24,600	1958	\$ 3,075,000	Steel frame.	CMU block (painted)/Metal Panel Gable Ends	Membrane
SSB-1	Salt/Sand Storage	Salt/Sand Storage	3,200	1984	\$ 320,000	Concrete and wood.	T1-11 (painted)/Concrete	Asphalt Shingle
CSB-1	Cold Storage	Cold Storage	4,000	1976	\$ 400,000	Metal.	Metal panels (painted).	Metal
TOTAL COMPLEX SQ FT			31,800					

<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>Lighting</u>	<u>Fire Protection</u>
GAR-1	Adequate		3	3	3	3	0	3	3	3	3	0	3	2	2
SSB-1	Adequate		3	2	4	0	0	3	0	0	0	0	0	3	0
CSB-1	Adequate		3	3	3	0	0	2	3	3	3	0	0	3	0

Assessment Rating:

50017G 00

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

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

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	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
2024	GAR-1	10918 Paw Paw Garage Assess I-Beam Structural Issues	the steel I-beams are in poor condition, showing signs of accelerated rust and deterioration for its age	\$ 10,657.50
2025	SSB-1	10916 Paw Paw Garage Repair SSB-1 Exterior CMU Walls	Salt has caused the concrete walls to deteriorate and show the re-bar beneath.	\$ 140,649.08
2025	GAR-1	10919 Paw Paw Garage Replace Fire Suppression Backflow Preventer	The backflow preventer is in fair conditions, showing normal signs of deterioration for its age	\$ 15,203.22
2025	GAR-1	10920 Paw Paw Garage Paint Exterior Walls	exterior wall paint shows normal deterioration for it's age	\$ 51,554.16
2025	GAR-1	10921 Paw Paw Garage Replace Vehicle Lift	The vehicle lifts are in fair condition, showing normal signs of deterioration and decrease in functionality for their age.	\$ 58,499.23
2025	GAR-1	10923 Paw Paw Garage Replace Garage Exhaust Fans	Exhaust fans are in generally fair condition and display signs of normal degradation for their age	\$ 27,933.86
2025	HSB-1	10924 Paw Paw Garage Replace Unit Heaters	Unit heaters in fair condition showing normal signs of aging. Not as energy efficient as modern equipment	\$ 12,372.21
2025	SSB-1	10926 Paw Paw Garage Replace Interior Lighting	Interior lighting is not adequate for safe and efficient operations. Outdated lighting system is not energy efficient.	\$ 44,745.89
2025	FSB-1	10922 Paw Paw Garage FSB-1 Replace FSB	Building is in fair condition with normal signs of deterioration for it's age.	\$ 103,905.92
Special Maintenance Total:				\$ 502,784.05

Assessment Rating:

50017G 00

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 1 = EXCELLENT (Annual Maintenance per Schedule)
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 4 = POOR (Worn; Significant Maintenance or Repair)
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2019 FACILITY ASSESSMENT

Sawyer Garage

<u>BUSINESS AREA</u>	<u>OWN/LEASE</u>
Southwest Region	Own
Southwest Prosperity Region	
<u>FACILITY ASSESSOR</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> 5	<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) Adequate
SITE REGULATORY COMPLIANCE	Adequate	FENCING 3	GAS UTILITY (if present)	Natural Gas	SEMCO Adequate
		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.	Membrane
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	Asphalt Shingle
CSB-1	Cold Storage	Cold Storage	4,800	1976	\$ 480,000	Wood plank.	Wood (painted).	Asphalt Shingle
CSB-2	Cold Storage	Cold Storage	6,000	1995	\$ 600,000	CMU.	CMU (painted).	Membrane
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)	Lighting	Fire Protection
GAR-1	Adequate		3	3	3	3	0	3	3	3	3	0	3	2	2
SSB-1	Adequate		3	3	3	0	0	4	3	3	0	0	0	3	0
SSB-2	Adequate		2	3	3	0	0	3	3	3	0	0	0	2	0
CSB-1	Adequate		3	3	3	0	0	3	3	3	0	0	0	2	0
CSB-2	Adequate		3	3	3	0	0	3	3	3	0	0	0	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)

MAJOR CAPITAL

Southwest Region-Sawyer Garage

Major Capital

Appn Year	Building Code	Project Name	Current Condition	Project Cost
2023	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.
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.

SPECIAL MAINTENANCE

Southwest Region - Sawyer Garage

Appn Year	Building Code	Project Name	Current Condition	Project Cost
2024	CSB-2	10929 Sawyer Garage CSB-2 Repair Exterior CMU Walls	exterior wall shows accelerated deterioration for it's age	\$ 151,410.00
2024	STE-1	10934 Sawyer Garage Replace Roof	Roofing is in fair condition and showing signs of normal deterioration	\$ 428,079.70
2025	GAR-1	10931 Sawyer Garage Paint Exterior Walls	exterior wall paint shows generally normal deterioration for it's age	\$ 141,053.98
2025	GAR-1	10932 Sawyer Garage Replace Vehicle Lift	The vehicle lifts are in fair condition, showing normal signs of deterioration and decrease in functionality for their age.	\$ 78,133.67
Special Maintenance Total:				\$ 798,677.35

Assessment Rating:

50055G 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)

2019 FACILITY ASSESSMENT

South Haven Garage

<u>BUSINESS AREA</u>	<u>OWN/LEASE</u>
Southwest Region	Own
Southwest Prosperity Region	
<u>FACILITY ASSESSOR</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> 6	<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
SITE REGULATORY COMPLIANCE	Adequate	3	GAS UTILITY (if present)	Natural Gas	Michigan Gas Utilities
		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	Membrane
GAR-2	Garage	Garage	4,500	1972	\$ 562,500	CMU block.	CMU and split face block (painted)	Membrane
SSB-1	Salt/Sand Storage	Salt/Sand Storage	7,000	1985	\$ 700,000	Concrete and wood.	T1-11 (painted).	Asphalt Shingle
SSB-2	Salt/Sand Storage	Salt/Sand Storage	9,936	2000	\$ 993,600	Concrete and wood	T1-11 (painted).	Asphalt Shingle
CSB-1	Cold Storage	Cold Storage	2,400	1963	\$ 240,000	Wooden timber.	Wood timber (painted).	Asphalt Shingle
CSB-2	Cold Storage	Cold Storage	2,400	1998	\$ 240,000	Wood pole barn.	Metal Siding.	Asphalt Shingle
CMA-1	CMA Storage and Containment	CMA Storage and Containment	630	0	\$ 63,000	Metal truss and fabric.	Fabric	Fabric
TOTAL COMPLEX SQ FT			49,266					

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)
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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)	Lighting	Fire Protection
GAR-1	Adequate		3	3	3	3	0	3	3	3	3	0	3	3	2
GAR-2	Adequate		2	2	3	2	0	3	3	3	0	0	0	2	0
SSB-1	Adequate		3	2	3	0	0	3	0	0	0	0	0	3	0
SSB-2	Adequate		2	2	3	0	0	3	0	0	0	0	0	3	0
CSB-1	Adequate		3	3	3	0	0	3	3	3	0	0	0	3	2
CSB-2	Adequate		2	2	2	0	0	3	3	3	0	0	0	2	2
CMA-1	Adequate		2	2	2	0	0	0	0	3	0	0	0	2	0

MAJOR CAPITAL

Southwest Region-South Haven Garage

Major Capital

Appn Year	Building Code	Project Name	Current Condition	Project Cost
2022	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.
2023	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.
2023	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	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.

Assessment Rating:

50048G 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 - South Haven Garage**

<u>Appn Year</u>	<u>Building Code</u>	<u>Project Name</u>	<u>Current Condition</u>	<u>Project Cost</u>
2023	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
2024	STE-1	10941 South Haven Garage Replace Service 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	\$ 48,667.50
2024	GAR-1	10936 South Haven Garage Repair Exterior CMU Walls	exterior wall shows accelerated deterioration for it's age	\$ 32,445.00
2024	GAR-1	10944 South Haven Garage Replace Roofs	Existing roofing is in fair condition and showing signs of normal deterioration	\$ 424,991.57
2025	GAR-1	10938 South Haven Garage Paint Exterior Brick	exterior wall paint shows normal deterioration for it's age	\$ 20,351.78
2025	GAR-1	10939 South Haven Garage Replace Air Compressor	Air compressor is in fair condition showing normal signs of aging. Not as energy efficient as modern equipment	\$ 56,238.00
Special Maintenance Total:				\$ 792,693.85

Assessment Rating:

50048G 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

Southwest Region Maintenance Crews

<u>BUSINESS AREA</u> Southwest Region	<u>OWN/LEASE</u> Own
Southwest Prosperity Region	
<u>FACILITY ASSESSOR</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> 13	<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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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
		3	WATER UTILITY	Municipal	
		2	SEWAGE UTILITY	Municipal	
PARKING/PAVING		2		Portage, City of	
DRAINAGE		3		Portage, 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>
GAR-1	Garage	Garage	37,840	1990	\$ 4,730,000	Metal frame and CMU.	Block (painted) and metal panels.	Metal
TOTAL COMPLEX SQ FT			37,840					

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>Lighting</u>	<u>Fire Protection</u>
-															

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)

2019 FACILITY ASSESSMENT

Southwest Region Office

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

<u>ADDRESS</u> 1501 E. Kilgore Rd., Kalamazoo MI 49001	<u>COUNTY</u> Kalamazoo	<u>PHONE NO.</u> (269) 337-3900	<u>FAX NO.</u> (269) 337-3916	<u>SITE ACREAGE</u> 8.00	<u>INSPECTION DATE</u> 05/20/2019
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<u>FACILITY FUNCTION</u> Administration & Operations	<u>SECONDARY FUNCTION</u>	<u>WORK FORCE</u> 47	<u>ADMIN/EMPLOYEE AREA</u> 22,000 SQ FT	<u>UTILIZATION RATE</u> Fully Utilized	<u>FACILITY ENERGY AUDIT</u> 03/04/2010
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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	
		2	SEWAGE UTILITY	Municipal	
<u>RATING</u>					
PARKING/PAVING		3		Consumers Energy	
DRAINAGE		4		Consumers Energy	
				Portage, City of	
				Kalamazoo, 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>	
REG-1	Region Office	Region Office	22,000	1985	\$ 6,600,000	Steel and brick.	Brick.	Built up with stone ballast	
TOTAL COMPLEX SQ FT			22,000						

<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>Lighting</u>	<u>Fire Protection</u>
REG-1	Adequate		3	3	3	3	3	3	3	3	3	3	3	3	3

Assessment Rating:

REG500 00

0 = NOT APPLICABLE (N/A)
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 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>
2023	REG-1	10304 Southwest Region Office Replace Generator	The generator for this facility has failed multiple times in two years. This facility has an elevator and as a result a functional generator is required to supply power during an outage.	\$ 37,620.00
2024	REG-1	10950 Southwest Region Office Replace EPDM Roof	EPDM Membrane roofing is in fair condition and showing signs of normal deterioration	\$ 107,425.34
2025	REG-1	10946 Southwest Region Office Replace Generator	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
2025	REG-1	10949 Southwest Region Office Replace Cooling Tower	Cooling Tower is in fair condition showing normal signs of aging. Cooling Tower is not as energy efficient as modern equipment	\$ 17,996.76
2025	REG-1	10951 Southwest Region Office Replace Office Exhaust Fans	Exhaust fans are in generally fair condition and display signs of normal degradation for their age	\$ 26,283.56
2025	REG-1	10952 Southwest Region Office Replace HVAC BAS	Building controls are in fair condition for age. Technology not as energy efficient or reliable/ smart as modern HVAC controls	\$ 146,957.24
2025	REG-1	10956 Southwest Region Office Replace Boiler	Boiler is in fair condition showing normal signs of aging. Boiler is not as energy efficient as modern equipment	\$ 29,890.61
2025	REG-1	10957 Southwest Region Office Replace Chiller	Chiller is in fair condition showing normal signs of aging. Chiller is not as energy efficient as modern equipment	\$ 69,841.93
2025	REG-1	10958 Southwest Region Office Replace Elevator	Elevator is in fair conditions with signs of normal aging. Elevator not as energy efficient as modern hydraulic elevators	\$ 136,401.51
2025	REG-1	10959 Southwest Region Office Replace Entrance Windows	windows in generally fair condition with signs of normal deterioration for it's age. Not energy efficient	\$ 15,181.78
2025	REG-1	10960 Southwest Region Office Replace Fan Coil Unit	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
Special Maintenance Total:				\$ 762,881.97

Assessment Rating:

REG500 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)

Superior Region

2018-2019 FACILITY ASSESSMENT

Covington Storage

<u>BUSINESS AREA</u> Superior Region	<u>OWN/LEASE</u> Own
Western UP Prosperity Region	
<u>FACILITY ASSESSOR</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	0	ELECTRICAL UTILITY	Electrical	Adequate
SITE REGULATORY COMPLIANCE	Adequate	3	GAS UTILITY (if present)	None	
		0	WATER UTILITY	None	
		3	SEWAGE UTILITY	None	
		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.	Asphalt Shingle
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>Lighting</u>	<u>Fire Protection</u>	
SSB-1	Adequate		2	3	3	0	0	3	3	3	0	0	0	3	0	
CSB-1	Adequate		3	3	3	0	0	3	3	3	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

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	10971 Covington Storage Replace Exhaust Fans	Fair condition. Fans are entering the end of their remaining usable life.	\$ 18,836.93
2023	CSB-1	10972 Covington Storage Replace Siding	Fair condition. Siding is showing areas of aging.	\$ 100,311.43
2023	CSB-1	10974 Covington Storage Replace Interior Lighting	Interior lighting is not adequate for safe and efficient operations. Outdated lighting system is not energy efficient.	\$ 52,689.60
2024	STE-1	10970 Covington Storage Repave Parking Lot	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
2024	STE-1	10973 Covington Storage Replace Fence & Gate	Fair condition. Fencing starting to show current areas of wear and tear.	\$ 93,256.80
Special Maintenance Total:				\$ 382,178.84

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)

4 = POOR (Worn; Significant Maintenance or Repair)

5 = REHAB/REPLACE (Requires Rehabilitation or Replacement)

2018-2019 FACILITY ASSESSMENT

Crystal Falls TSC

<u>BUSINESS AREA</u>	<u>OWN/LEASE</u>
Superior Region	Own
Western UP Prosperity Region	
<u>FACILITY ASSESSOR</u>	<u>REGION CONTACT</u>
Klein, Don	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> 17	<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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<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	Crystal Falls, City of	Adequate
SITE REGULATORY COMPLIANCE	Inadequate	0	GAS UTILITY (if present)	DTE (includes MichCon)	Adequate
		2	WATER UTILITY	Crystal Falls Township	
		3	SEWAGE UTILITY		
		0			
		4			
		1			

<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	6,300	2001	\$ 1,890,000	Wood.	Brick and vinyl.	Asphalt Shingle
HSB-1	Heated Storage	Heated Storage	3,060	1966	\$ 382,500	Steel and block.	Block.	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.	Asphalt Shingle
TOTAL COMPLEX SQ FT			15,568					

<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>Lighting</u>	<u>Fire Protection</u>
TSC-1	Adequate		2	2	3	2	2	4	2	2	2	0	2	2	3
TST-1	Adequate		2	2	3	3	3	3	2	2	3	0	4	3	0
HSB-1	Adequate		2	2	3	3	3	2	2	2	3	0	4	3	0
CSB-1	Adequate		3	4	0	0	0	4	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)

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	10976 Crystal Falls TSC-HSB-1 Replace Membrane Roof	Roof approaching end of life	\$ 36,210.79
2023	TST-1	10977 Crystal Falls TSC- Paint Test Lab Exterior	Coating is approaching the end of life	\$ 14,773.08
2023	TSC-1	10979 Crystal Falls TSC- Replace Roof	Roof approaching end of life	\$ 31,121.11
2024	HSB-1	10975 Crystal Falls TSC- HSB-1 Replace Oil/Water Separator	Could not confirm existence of separator	\$ 21,176.16
2024	STE-1	10978 Crystal Falls TSC -Repave Parking Lot	Original Paving is cracked and has not been seal coated	\$ 55,042.78
2024	HSB-1	10981 Crystal Falls TSC- 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>FACILITY ASSESSOR</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> 7	<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	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	Well	
		2	SEWAGE UTILITY	Septic	
<u>RATING</u>					
PARKING/PAVING		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	3,200	1959	\$ 400,000	Steel.	Block masonry.	Metal
GAR-2	Garage	Garage	16,533	1970	\$ 2,066,625	Steel.	Masonry.	Membrane
SSB-1	Salt/Sand Storage	Salt/Sand Storage	7,200	1993	\$ 720,000	Concrete and wood.	Concrete and wood.	Asphalt Shingle
CSB-1	Cold Storage	Cold Storage	4,800	2002	\$ 480,000	Wood.	Metal.	Asphalt Shingle
TOTAL COMPLEX SQ FT			31,733					

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)	Lighting	Fire Protection
GAR-1	Adequate		3	3	3	0	0	3	3	3	3	0	3	3	0
GAR-2	Adequate		3	3	3	3	3	3	3	3	3	0	3	2	2
SSB-1	Adequate		3	3	3	0	0	3	3	3	0	0	0	3	0
CSB-1	Adequate		3	3	3	0	0	3	3	3	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**Superior Region - Engadine Garage**

<u>Appn Year</u>	<u>Building Code</u>	<u>Project Name</u>	<u>Current Condition</u>	<u>Project Cost</u>
2022	GAR-2	10392 Superior Engadine Garage GAR-2 Install Generator	No alternatives during emergency situations.	\$ 27,732.00
2022	GAR-1	10984 Engadine Garage- Replace Membrane Roof	Fair Condition. Roof is showing signs of deterioration	\$ 279,959.79
2024	GAR-1	10982 Engadine Garage- Replace Exterior Siding	Fair Condition, siding is showing signs of aging	\$ 31,886.95
2024	SSB-1	10985 Engadine Garage- Paint Exterior	Paint is deteriorating and no longer providing structural protection.	\$ 77,054.44
Special Maintenance Total:				\$ 416,633.18

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

Escanaba TSC

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

<u>ADDRESS</u> 1818 3rd Avenue North, Escanaba MI 49829	<u>COUNTY</u> Delta	<u>PHONE NO.</u> (906) 786-1800	<u>FAX NO.</u> (906) 786-1816	<u>SITE ACREAGE</u> 1.72	<u>INSPECTION DATE</u> 11/16/2018
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<u>FACILITY FUNCTION</u> Transportation Service Center	<u>SECONDARY FUNCTION</u> Region Administration	<u>WORK FORCE</u>	<u>ADMIN/EMPLOYEE AREA</u> 5,650 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	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			
<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>
-					\$ 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>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)

2018-2019 FACILITY ASSESSMENT

Gladstone Sign & Signal Shop

<u>BUSINESS AREA</u> Superior Region	<u>OWN/LEASE</u> Own
Central UP Prosperity Region	
<u>FACILITY ASSESSOR</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> 4	<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			
		2			
		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>
TST-1	Testing Lab	Testing Lab	2,400	2010	\$ 924,000	Wood	Vinyl	Asphalt Shingle
SGN-1	Sign Shop	Sign Shop	4,000	2001	\$ 500,000	Wood.	Vinyl.	Asphalt Shingle
SMS-1	Signal Shop	Signal Shop	1,560	2003	\$ 195,000	Wood.	Vinyl.	Asphalt 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>Lighting</u>	<u>Fire Protection</u>
TST-1	Adequate		2	2	2	2	2	2	0	2	2	0	2	2	2
SGN-1	Adequate		3	3	2	3	3	3	3	3	3	0	3	2	3
SMS-1	Adequate		3	2	2	2	3	3	0	0	3	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

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	OFF-1	10990 Gladstone Sign & Signal Shop Replace Office Roof	Fair	\$ 13,076.49
2023	SMS-1	10991 Gladstone Sign & Signal Shop- Replace Garage Roof	Fair	\$ 29,447.42
2024	STE-1	10986 Gladstone Sign & Signal Shop- Seal & Stripe Parking Lot	Fair. Pavement will need to be sealed and striped based on its age.	\$ 17,723.00
2024	SMS-1	10987 Gladstone Sign & Signal Shop SMS-1 Replace Ductless HVAC System	Fair	\$ 15,318.80
2024	SMS-1	10988 Gladstone Sign & Signal Shop SMS-1 Paint Interior Walls	Coating is approaching the end of life	\$ 17,887.85
2024	OFF-1	10989 Gladstone Sign & Signal Shop OFF-1 _ Paint Interior Walls	Fair	\$ 23,151.73
2024	OFF-1	10993 Gladstone Sign & Signal Shop OFF-1_ Replace 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
2024	SMS-1	10994 Gladstone Sign & Signal Shop Replace Oil/Water Separator	Could not confirm existence of separator	\$ 23,833.96
2024	TST-1	10995 Gladstone Sign & Signal Shop TST-1_Replace Lab Exhaust Hoods	Fair	\$ 56,253.27
2024	TST-1	10996 Gladstone Sign & Signal Shop TST-1_Replace Heat Panels	Fair	\$ 37,804.04
2024	SMS-1	10997 Gladstone Sign & Signal Shop SMS-1_Replace Exterior Siding	Fair	\$ 32,099.38
Special Maintenance Total:				\$ 285,652.54

Assessment Rating:

50072F 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 Garage

<u>BUSINESS AREA</u> Superior Region	<u>OWN/LEASE</u> Own
Western UP Prosperity Region	
<u>FACILITY ASSESSOR</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> 12	<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	ADEQUACY	RATING	TYPE	VENDOR	ADEQUACY
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	Municipal	
		2	SEWAGE UTILITY	Municipal	
		2		Ontonagon County REA	
		2		SEMCO	
		2		Houghton County Memorial Airport	
		2		Houghton County Memorial Airport	

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.	Membrane
SSB-1	Salt/Sand Storage	Salt/Sand Storage	23,328	2004	\$ 2,332,800	Concrete and wood.	Concrete and wood.	Asphalt shingle
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)	Lighting	Fire Protection
GAR-1	Adequate		3	3	3	3	3	3	3	3	3	0	3	3	3
SSB-1	Adequate		3	3	3	0	0	3	3	3	0	0	0	3	0
CSB-1	Adequate		1	1	1	0	0	1	1	1	0	0	0	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)

2018-2019 FACILITY ASSESSMENT

Ishpeming TSC

<u>BUSINESS AREA</u> Superior Region	<u>OWN/LEASE</u> Own
Central UP Prosperity Region	
<u>FACILITY ASSESSOR</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> 19	<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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SITE ASSESSMENT	ADEQUACY	RATING	TYPE	VENDOR	ADEQUACY
SITE CAPACITY FOR DEVELOPMENT	Adequate	2	ELECTRICAL UTILITY	Electrical	Upper Peninsula Power Company (UPPCO)
SITE REGULATORY COMPLIANCE	Adequate	0	GAS UTILITY (if present)	Natural Gas	SEMCO
		3	WATER UTILITY	N/A	
		3	SEWAGE UTILITY	N/A	
		3			
		3			
		3			

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

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)	Lighting	Fire Protection
TSC-1	Adequate		3	3	3	3	3	3	0	3	3	3	3	3	3
TST-1	Adequate		3	3	3	3	3	3	3	3	3	0	0	3	3
CSB-1	Adequate		3	3	3	3	3	3	3	3	3	0	0	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)

2018-2019 FACILITY ASSESSMENT

L'Anse Garage

<u>BUSINESS AREA</u> Superior Region	<u>OWN/LEASE</u> Own
Western UP Prosperity Region	
<u>FACILITY ASSESSOR</u> Klein, Don	<u>REGION CONTACT</u> 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> 13	<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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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	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.	Asphalt Shingle
TOTAL COMPLEX SQ FT			46,320					

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>Lighting</u>	<u>Fire Protection</u>
GAR-1	Adequate		2	4	2	4	3	2	4	3	2	2	2	2	2
GAR-2	Adequate		2	3	3	0	3	2	3	3	3	0	0	3	3
SSB-1	Adequate		3	3	3	0	3	3	3	3	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

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>
2023	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>FACILITY ASSESSOR</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> 16	<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	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>Lighting</u>	<u>Fire Protection</u>	
TSC-1	Adequate		2	3	3	3	3	3	0	3	3	0	3	3	3	
CSB-1	Adequate		3	3	3	0	3	3	3	3	3	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**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	TSC-1	11004 Newberry TSC Replace EPDM Roof	Roofing is in poor condition and showing signs of normal deterioration	\$ 150,000.00
2023	STE-1	11003 Newberry TSC Repave Parking Lot	Parking lot is in poor condition, with advanced signs of deterioration.	\$ 169,003.74
2024	TSC-1	10999 Newberry TSC Replace Interior Ceiling Tile	Suspended ACT tile is showing signs of deterioration.	\$ 12,290.10
2024	TSC-1	11000 Newberry TSC Replace 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.	\$ 21,870.52
Special Maintenance Total:				\$ 353,164.36

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> Superior Region	<u>OWN/LEASE</u> Own
Eastern UP Prosperity Region	
<u>FACILITY ASSESSOR</u> Klein, Don	<u>REGION CONTACT</u> 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> 16	<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	
		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>
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.	Membrane
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.	Asphalt Shingle
CSB-1	Cold Storage	Cold Storage	4,819	1950	\$ 481,900	Steel.	Metal.	Asphalt Shingle
CSB-2	Cold Storage	Cold Storage	3,933	1950	\$ 393,300	Wood.	Wood and metal.	Asphalt 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/ Sliding Doors	Service Doors	HVAC	Engine Exhaust	Plumbing (Int)	Lighting	Fire Protection
GAR-1	Adequate		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	2
HSB-1	Adequate		3	3	3	0	0	3	3	3	0	0	0	3	0
SSB-1	Adequate		2	3	3	0	0	3	3	3	0	0	0	3	0
CSB-1	Adequate		2	3	3	0	3	3	3	3	0	0	0	2	2
CSB-2	Adequate		3	3	3	0	0	3	0	3	0	0	0	0	0

MAJOR CAPITAL

Superior Region-St. Ignace Garage

Major Capital

Appn Year	Building Code	Project Name	Current Condition	Project Cost
2023	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)

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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>
2023	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	11013 St. Ignace Garage- Repair Ext. Siding	Exterior wall shows accelerated deterioration for it's age.	\$ 224,845.93
2023	CSB-1	11014 St. Ignace Garage- Repair EIFS	Exterior wall shows accelerated deterioration for it's age.	\$ 51,631.35
2023	SSB-1	11016 St. Ignace Garage- Paint Exterior	exterior wall paint shows normal deterioration for it's age.	\$ 21,558.01
2023	GAR-1	11017 St. Ignace Garage- Replace AHU	Make-Up Air Unit are in generally fair condition and display signs of normal degradation for their age.	\$ 41,362.45
2023	GAR-1	11018 St. Ignace Garage- Replace Overhead Door	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	11021 St. Ignace Garage- Replace Parking Lot Lighting	Exterior lighting is not adequate for safe and efficient operations. Outdated lighting is not energy efficient.	\$ 18,633.18
2023	GAR-1	11023 St. Ignace Garage Replace Exhaust Fan	Exhaust fans are in generally fair condition and display signs of normal degradation for their age	\$ 14,434.29
2024	GAR-2	11015 St. Ignace Garage Paint Exterior Walls	exterior wall paint shows normal deterioration for it's age	\$ 100,681.13
2024	GAR-1	11019 St. Ignace Garage Seal & Stripe Parking Lot	Parking lot is in fair condition, with normal signs of deterioration.	\$ 67,361.70
2024	GAR-1	11020 St. Ignace Garage Replace Pressure Washer	Pressure Washer is in fair condition, displaying signs of normal deterioration and aging	\$ 17,094.72
2024	GAR-1	11022 St. Ignace Garage Replace Vehicle Lifts	The vehicle lifts are in fair condition, showing normal signs of deterioration and decrease in functionality for their age.	\$ 134,503.68
Special Maintenance Total:				\$ 1,049,354.48

Assessment Rating:

50003G 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)

2018-2019 FACILITY ASSESSMENT

Superior Region Office

<u>BUSINESS AREA</u> Superior Region	<u>OWN/LEASE</u> Own
Central UP Prosperity Region	
<u>FACILITY ASSESSOR</u> Klein, Don	<u>REGION CONTACT</u> 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> 41	<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>Lighting</u>	<u>Fire Protection</u>	
REG-1	Adequate		2	3	3	3	3	3	0	3	2	3	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	11029 Superior Region Office Replace 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	11030 Superior Region Office Replace Roof	Asphalt shingle roofing is in fair condition and showing signs of normal deterioration	\$ 68,605.47
2023	OFF-1	11031 Superior Region Office Replace HVAC Building Automation System	BAS is in fair condition, showing normal signs of aging. Not as efficient as more modern equipment	\$ 76,475.04
2023	OFF-1	11032 Superior Region Office Replace 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	11034 Superior Region Office Replace 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	11037 Superior Region Office Replace EIFS	EIFS shows normal deterioration for it's age	\$ 32,310.02
2024	STE-1	11024 Superior Region Office Seal & Stripe Parking Lot	Parking lot is in fair condition, with normal signs of deterioration	\$ 11,440.83
2024	OFF-1	11028 Superior Region Office Replace Distribution Pumps	Pumps are in fair condition showing normal signs of aging. Not as energy efficient as modern equipment	\$ 45,303.55
2024	OFF-1	11033 Superior Region Office Replace Interior Ceiling Tile	Fair. ACT Ceiling tiles are showing signs of deterioration.	\$ 41,687.67
2024	OFF-1	11035 Superior Region Office _Replace Restroom Wall Tile	Ceramic tile is showing signs of deterioration.	\$ 21,060.89
2024	OFF-1	11036 Superior Region Office Replace De-aerator	De-aerator is in fair condition showing normal signs of aging. Not as energy efficient as modern equipment	\$ 97,032.95
Special Maintenance Total:				\$ 561,235.61

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> University Region	<u>OWN/LEASE</u> Own
Southeast Michigan Prosperity Region	
<u>FACILITY ASSESSOR</u> Shattuck, Nick	<u>REGION CONTACT</u> 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> 12	<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	SIDEWALKS 3	ELECTRICAL UTILITY	Electrical	Consumers Energy Adequate
SITE REGULATORY COMPLIANCE	Adequate	FENCING 3	GAS UTILITY (if present)	Natural Gas	Citizens Gas Fuel Company Adequate
		SECURITY 0	WATER UTILITY	Municipal	Adrian, City of
		LIGHTING 4	SEWAGE UTILITY	Municipal	Adrian, City of
		IRRIG SYS 0			
<u>RATING</u>					
PARKING/PAVING		1			
DRAINAGE		1			

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

Assessment Rating:

0 = NOT APPLICABLE (N/A)

1 = EXCELLENT (Annual Maintenance per Schedule)

2 = GOOD (Annual and Preventive Maintenance)

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

4 = POOR (Worn; Significant Maintenance or Repair)

5 = REHAB/REPLACE (Requires Rehabilitation or Replacement)

BUILDING ASSESSMENT

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

Blackstone Storage

<u>BUSINESS AREA</u> University Region	<u>OWN/LEASE</u> Own
Southeast Michigan Prosperity Region	
<u>FACILITY ASSESSOR</u> Reinhardt, Jeannette	<u>REGION CONTACT</u> Palmar, Steve

<u>ADDRESS</u> 2000 N. Blackstone St., Jackson MI 49201	<u>COUNTY</u> Jackson	<u>PHONE NO.</u>	<u>FAX NO.</u>	<u>SITE ACREAGE</u> 0.00	<u>INSPECTION DATE</u> 04/28/2018
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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>
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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		Adequate
SITE REGULATORY COMPLIANCE	Adequate	FENCING 3	GAS UTILITY (if present)		Adequate
		SECURITY 0	WATER UTILITY		
		LIGHTING 4	SEWAGE UTILITY		
		IRRIG SYS 4			
<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>
HSB-1	Heated Storage	Heated Storage	10,000	2017	\$ 1,250,000	Masonry and Steel	EFIS, Masonry	Membrane
TOTAL COMPLEX SQ FT			10,000					

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>Lighting</u>	<u>Fire Protection</u>
HSB-1	Adequate		3	4	3	0	3	4	4	3	4	0	0	3	0
HSB-1	Adequate		3	3	3	3	3	3	3	3	3	0	3	3	0

Assessment Rating:

0 = NOT APPLICABLE (N/A)

1 = EXCELLENT (Annual Maintenance per Schedule)

2 = GOOD (Annual and Preventive Maintenance)

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

4 = POOR (Worn; Significant Maintenance or Repair)

5 = REHAB/REPLACE (Requires Rehabilitation or Replacement)

2016-2018 FACILITY ASSESSMENT

Brighton Garage

<u>BUSINESS AREA</u>	<u>OWN/LEASE</u>
University Region	Own
Southeast Michigan Prosperity Region	
<u>FACILITY ASSESSOR</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> 16	<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
HSB-1	Heated Storage	Heated Storage	6,000	1967	\$ 750,000	Steel.	Metal.	Metal
HSB-2	Heated Storage	Heated Storage	5,000	1976	\$ 625,000	Masonry and steel.	Masonry.	Membrane
HSB-3	Heated Storage	Heated Storage	7,200	2005	\$ 900,000	Wood	Metal	Asphalt Shingle
SSB-1	Salt/Sand Storage	Salt/Sand Storage	9,500	1995	\$ 950,000	Concrete and Wood.	Concrete and Wood.	Asphalt Shingle
WSH-1	Wash Bay	Wash bay	1,664	2011	\$ 499,200	Masonry	Masonry	Membrane
CSB-1	Cold Storage	Cold Storage	320	1965	\$ 32,000	3-Sided - Wood Pole Barn.	Metal	Asphalt Shingle
CSB-2	Cold Storage	Cold Storage	6,300	1982	\$ 630,000	Wood.	Wood.	Asphalt 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)	Lighting	Fire Protection
GAR-1	Adequate		3	2	3	3	3	3	3	3	3	2	3	3	0
HSB-1	Adequate		3	5	3	5	0	5	3	3	3	0	3	3	0
HSB-2	Adequate		2	2	2	0	2	4	3	2	2	2	2	2	0
HSB-3	Adequate		2	2	2	0	2	2	2	2	2	0	2	2	0
SSB-1	Adequate		2	2	2	0	0	2	2	0	0	0	0	4	0
WSH-1	Adequate		2	2	3	0	2	2	3	2	3	2	3	2	0
CSB-1	Adequate		3	3	3	0	0	4	0	4	0	0	0	0	0
CSB-2	Adequate		4	2	3	0	0	2	2	0	0	0	0	2	0

SPECIAL MAINTENANCE

University Region - Brighton Garage

Appn Year	Building Code	Project Name	Current Condition	Project Cost
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:	\$ 242,948.40

Assessment Rating:

50042G 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

Charlotte Garage

<u>BUSINESS AREA</u>	<u>OWN/LEASE</u>
University Region	Own
South Central Prosperity Region	
<u>FACILITY ASSESSOR</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> 15	<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
		IRRIG SYS 0			
<u>RATING</u>					
PARKING/PAVING 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	14,400	1978	\$ 1,800,000	Masonry block walls.	Brick and metal.	Membrane
HSB-1	Heated Storage	Heated Storage	6,000	1985	\$ 750,000	Masonry and steel.	Masonry and metal.	Membrane
SSB-1	Salt/Sand Storage	Salt/Sand Storage	9,250	1998	\$ 925,000	Concrete with wood truss.	Concrete and wood, siding.	Asphalt Shingle
CSB-1	Cold Storage	Cold Storage	5,650	1978	\$ 565,000	Wood pole barn.	Metal siding.	Asphalt Shingle
TOTAL COMPLEX SQ FT			35,300					

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>Lighting</u>	<u>Fire Protection</u>	
GAR-1	Adequate		3	4	4	4	3	3	4	3	2	3	3	3	0	
HSB-1	Adequate		3	3	3	3	4	2	3	3	3	0	3	3	0	
SSB-1	Adequate		3	4	3	0	0	2	4	0	0	0	0	3	0	
CSB-1	Adequate		3	2	3	0	0	2	3	3	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)

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>
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
2023	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:				\$ 49,346.00

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>FACILITY ASSESSOR</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> 23	<u>ADMIN/EMPLOYEE AREA</u> 2,420 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 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	
		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>
GAR-1	Garage	Garage	12,659	1962	\$ 1,582,375	Masonry and steel.	Masonry and metal panels.	Membrane
HSB-1	Heated Storage	Heated Storage	4,000	1962	\$ 500,000	Metal.	Metal.	Membrane
SSB-1	Salt/Sand Storage	Salt/Sand Storage	9,936	1998	\$ 993,600	Concrete and wood.	Concrete and wood.	Asphalt Shingle
CSB-1	Cold Storage	Cold Storage	9,936	1962	\$ 993,600	Wood.	Wood.	Asphalt Shingle
CSB-2	Cold Storage	Cold Storage	5,650	1981	\$ 565,000	Wood pole barn construction.	Metal.	Asphalt Shingle
CSB-3	Cold Storage	Cold Storage	6,000	1995	\$ 600,000	Masonry.	Masonry and metal.	Membrane
TOTAL COMPLEX SQ FT			48,181					

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)	Lighting	Fire Protection
GAR-1	Adequate		3	3	3	2	3	4	2	3	5	5	3	3	0
HSB-1	Adequate		2	3	3	0	4	4	3	3	4	0	3	3	0
SSB-1	Adequate		2	2	2	0	0	3	2	0	0	0	0	2	0
CSB-1	Inadequate		5	5	5	0	0	3	0	0	0	0	0	3	0
CSB-2	Adequate		2	2	2	3	0	4	3	2	0	0	0	3	0
CSB-3	Adequate		3	3	3	0	0	3	1	0	0	0	0	3	0

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
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:				\$ 105,000.00

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>FACILITY ASSESSOR</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> 9	<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	
<u>RATING</u>					
PARKING/PAVING		5			
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>
TST-1	Testing Lab	Testing Lab	6,087	1974	\$ 2,343,495	Steel frame.	Block mason and metal siding.	Metal
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>Lighting</u>	<u>Fire Protection</u>
TST-1	Adequate		3	3	3	4	3	4	3	3	3	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

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>	<u>OWN/LEASE</u>
University Region	Own
Southeast Michigan Prosperity Region	
<u>FACILITY ASSESSOR</u>	<u>REGION CONTACT</u>
Shattuck, Nick	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> 21	<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	
		3		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.	Asphalt 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>Lighting</u>	<u>Fire Protection</u>
TSC-1	Adequate		3	3	3	3	3	3	0	3	3	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)

2016-2018 FACILITY ASSESSMENT

Lansing TSC (Shared with Aeronautics)

<u>BUSINESS AREA</u> University Region	<u>OWN/LEASE</u> Own
South Central Prosperity Region	
<u>FACILITY ASSESSOR</u> Zac Verhulst	<u>REGION CONTACT</u> Ferrigan, Tom

<u>ADDRESS</u> 2700 Port Lansing Rd., Lansing MI 48906	<u>COUNTY</u> Clinton	<u>PHONE NO.</u> (517) 335-3754	<u>FAX NO.</u> (517) 335-3752	<u>SITE ACREAGE</u> 0.00	<u>INSPECTION DATE</u> 05/11/2017
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<u>FACILITY FUNCTION</u> Transportation Service Center	<u>SECONDARY FUNCTION</u> Aeronautics	<u>WORK FORCE</u> 25	<u>ADMIN/EMPLOYEE AREA</u> 5,125 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	Inadequate	SIDEWALKS 2	ELECTRICAL UTILITY	Electrical	
SITE REGULATORY COMPLIANCE	Adequate	FENCING 2	GAS UTILITY (if present)	N/A	
		SECURITY 2	WATER UTILITY	N/A	
		LIGHTING 3	SEWAGE UTILITY	N/A	
		IRRIG SYS 0			
PARKING/PAVING		RATING 3			
DRAINAGE		RATING 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	5,125	2012	\$ 1,537,500			Membrane
	TOTAL COMPLEX SQ FT			5,125					

<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>Lighting</u>	<u>Fire Protection</u>
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MAJOR CAPITAL

University Region-Lansing TSC (Shared with Aeronautics)

Major Capital

<u>Appn Year</u>	<u>Building Code</u>	<u>Project Name</u>	<u>Current Condition</u>	<u>Project Cost</u>
2025	TSC-1	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.	Formal scope and cost estimation in progress.

Assessment Rating:

TSC603 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

Mason Garage

<u>BUSINESS AREA</u>	<u>OWN/LEASE</u>
University Region	Own
South Central Prosperity Region	
<u>FACILITY ASSESSOR</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> 12	<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	
PARKING/PAVING		LIGHTING 3	SEWAGE UTILITY	Municipal	Mason, City of
DRAINAGE		IRRIG SYS 0			

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	11,484	1960	\$ 1,435,500	Masonry ridge frame.	Masonry and EIFS.	Membrane
HSB-1	Heated Storage	Heated Storage	4,800	1965	\$ 600,000	Metal.	Metal.	Membrane
SSB-1	Salt/Sand Storage	Salt/Sand Storage	9,936	2001	\$ 993,600	Concrete and wood.	Concrete and wood.	Asphalt Shingle
CSB-1	Cold Storage	Cold Storage	5,650	1980	\$ 565,000	Wood pole barn.	Metal.	Asphalt Shingle
CSB-2	Cold Storage	Cold Storage	6,000	1995	\$ 600,000	Masonry and metal.	Masonry.	Membrane
TOTAL COMPLEX SQ FT			37,870					

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)	Lighting	Fire Protection
GAR-1	Adequate		3	2	3	4	4	4	3	3	5	3	4	3	4
HSB-1	Adequate		3	5	2	0	2	3	3	4	3	0	0	3	0
SSB-1	Adequate		3	5	3	0	0	5	4	0	0	0	0	3	0
CSB-1	Adequate		3	2	3	0	0	3	2	3	0	0	0	3	0
CSB-2	Adequate		3	5	4	5	3	4	3	3	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

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	SSB-1	10454 University Mason Garage SSB-1 Replace Interior Lighting	Existing heated storage building lighting is inefficient metal halide.	\$ 21,752.00
2022	STE-1	10647 University Mason Garage STE-1 Repave Parking Lot	Asphalt pavement is cracking and beginning to deteriorate.	\$ 458,000.00
2023	GAR-1	10451 University Mason Garage GAR-1 Replace Interior Lighting	Existing garage lighting is inefficient metal halide.	\$ 22,792.00
2023	CSB-1	10643 University Mason Garage CSB-1 Paint Interior	Interior is dirty and paint is peeling.	\$ 35,050.00
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>FACILITY ASSESSOR</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> 13	<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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<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	Consumers Energy	Adequate
SITE REGULATORY COMPLIANCE	Adequate	FENCING 4	GAS UTILITY (if present)	Natural Gas	Consumers Energy	Adequate
		SECURITY 3	WATER UTILITY	Well		
		LIGHTING 3	SEWAGE UTILITY	Municipal	Blackman Township	
		IRRIG SYS 0				
<u>RATING</u>						
PARKING/PAVING		5				
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	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.	Asphalt Shingle
TOTAL COMPLEX SQ FT			30,679					

<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>Lighting</u>	<u>Fire Protection</u>
HSB-1	Adequate		3	3	4	4	3	2	2	4	3	0	3	3	0
CSB-1	Adequate		3	3	3	0	0	2	3	3	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)

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>
2022	GAR-1	10629 University Region Maintenance Crews SPC-1 Paint Interior	Garage area and garage offices are extremely dirty.	\$ 62,621.23
2022	GAR-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:				\$ 128,410.63

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>FACILITY ASSESSOR</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> 48	<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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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 0	GAS UTILITY (if present)	Natural Gas	Consumers Energy Adequate
		SECURITY 3	WATER UTILITY	Well	
		LIGHTING 3	SEWAGE UTILITY	Municipal	Blackman Township
		IRRIG SYS 3			
PARKING/PAVING		<u>RATING</u> 4			
DRAINAGE		3			

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

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)	Lighting	Fire Protection
REG-1	Adequate		2	2	3	3	3	3	0	3	2	0	3	3	3

Assessment Rating:

REG600 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

Williamston Garage

<u>BUSINESS AREA</u>	<u>OWN/LEASE</u>
University Region	Own
South Central Prosperity Region	
<u>FACILITY ASSESSOR</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> 13	<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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<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 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			

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

<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>Lighting</u>	<u>Fire Protection</u>
GAR-1	Adequate		3	2	2	3	3	3	3	3	3	3	4	3	0
HSB-1	Adequate		3	1	3	0	3	4	3	3	3	0	0	3	0
SSB-1	Adequate		3	3	3	0	0	3	3	0	0	0	0	3	0
CSB-1	Adequate		3	5	3	3	0	4	3	3	0	0	0	3	0
CSB-2	Adequate		3	1	4	0	0	1	1	1	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

University Region - Williamston Garage

<u>Appn Year</u>	<u>Building Code</u>	<u>Project Name</u>	<u>Current Condition</u>	<u>Project Cost</u>
2022	SSB-2	10469 University Williamston Garage SSB-2 Replace Interior Lighting	Inefficient/dated lighting.	\$ 17,131.00
2023	GAR-1	10467 University Williamston Garage GAR-1 Paint Interior	Paint peeling, scaling needs replacement.	\$ 40,920.00
2023	WSH-1	10584 University Williamston Garage WSH-1 Refinish Wash bay Floor	Floor is beginning to spall.	\$ 17,600.00
Special Maintenance Total:				\$ 75,651.00

Assessment Rating:

50012G 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)

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 ASSESSOR</u> Zach Verhulst	<u>REGION CONTACT</u> Rick Maida

<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
<u>FACILITY FUNCTION</u> Welcome Center	<u>SECONDARY FUNCTION</u>		<u>WORK FORCE</u> 4	<u>ADMIN/EMPLOYEE AREA</u> 720 SQ FT	<u>UTILIZATION RATE</u> Fully Utilized	<u>FACILITY ENERGY AUDIT</u> 02/03/2010

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	Adequate
SITE REGULATORY COMPLIANCE	Adequate	FENCING	2	GAS UTILITY (if present)	Natural Gas	Adequate
		SECURITY	2	WATER UTILITY	Well	
		LIGHTING	3	SEWAGE UTILITY	Municipal	
PARKING/PAVING	4	IRRIG SYS	3		Clare, City of	
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	Masonry	Metal
HSB-1	Heated Storage	Heated Storage	576	0	\$ 72,000	Wood	Vinyl	Asphalt Shingle
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>Lighting</u>	<u>Fire Protection</u>
WCT-1	Adequate		2	2	2	2	0	2	0	1	3	0	4	2	0
HSB-1	Adequate		2	2	2	0	0	2	2	4	2	0	3	2	0

Assessment Rating:

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

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

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 ASSESSOR</u> Klein, Don	<u>REGION CONTACT</u> Janine Cooper

<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
<u>FACILITY FUNCTION</u> Welcome Center	<u>SECONDARY FUNCTION</u>		<u>WORK FORCE</u> 6	<u>ADMIN/EMPLOYEE AREA</u> 1,000 SQ FT	<u>UTILIZATION RATE</u> Fully Utilized	<u>FACILITY ENERGY AUDIT</u> 06/17/2010
SITE ASSESSMENT						
<u>SITE CAPACITY FOR DEVELOPMENT</u>	<u>ADEQUACY</u> Adequate	<u>SIDEWALKS</u>	<u>RATING</u> 3	<u>ELECTRICAL UTILITY</u>	<u>TYPE</u> Electrical	<u>VENDOR</u> Consumers Energy
<u>SITE REGULATORY COMPLIANCE</u>	Adequate	<u>FENCING</u>	0	<u>GAS UTILITY (if present)</u>	Propane	Amerigas
	<u>RATING</u>	<u>SECURITY</u>	3	<u>WATER UTILITY</u>	Well	
<u>PARKING/PAVING</u>	3	<u>LIGHTING</u>	2	<u>SEWAGE UTILITY</u>	Municipal	Branch County Dept of Public Works
<u>DRAINAGE</u>	3	<u>IRRIG SYS</u>	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	8,522	2002	\$ 2,812,260	Wood and steel.	Brick.	Metal
CSB-1	Cold Storage	Cold Storage	400	1984	\$ 40,000	Masonry.	Block (painted).	Asphalt Shingle
TOTAL COMPLEX SQ FT			8,922					

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>Lighting</u>	<u>Fire Protection</u>	
WCT-1	Adequate		2	2	2	2	3	3	0	3	3	3	3	2	2	
CSB-1	Adequate		2	2	3	0	0	3	3	3	3	0	0	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>
2023	STE-1	10355 Coldwater WC STE-1 Repave Parking Lot	Pavement is in poor condition with excessive cracking.	\$ 209,000.00
2024	STE-1	10825 Coldwater WC Replace Parking Lot Lighting	Exterior lighting is not adequate for safe and efficient operations. Outdated lighting is not energy efficient.	\$ 23,291.48
2025	WCT-1	10822 Coldwater WC Replace Condensing Unit and Heat Pump	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
2025	WCT-1	10823 Coldwater WC Replace AHU	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
2025	WCT-1	10824 Coldwater WC Replace Fan Coil Unit	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
Special Maintenance Total:				\$ 286,592.27

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

Detroit Welcome Center

<u>BUREAU/REGION</u> Metro Region	<u>OWN/LEASE</u> Own
<u>REGION REPRESENTATIVE</u> Silver, Mia	
<u>FACILITY ASSESSOR</u>	<u>REGION CONTACT</u> Silver, Mia

<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> 2	<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			Leased Facility
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)	Lighting	Fire Protection	
WCT-1	NA		0	0	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)

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 ASSESSOR</u> Shattuck, Nick	<u>REGION CONTACT</u> Palmer, Steve

<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	
<u>FACILITY FUNCTION</u> Welcome Center	<u>SECONDARY FUNCTION</u>		<u>WORK FORCE</u> 5	<u>ADMIN/EMPLOYEE AREA</u> 540 SQ FT	<u>UTILIZATION RATE</u> Fully Utilized	<u>FACILITY ENERGY AUDIT</u> 06/28/2010	
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	4	GAS UTILITY (if present)	None		N/A
		SECURITY	0	WATER UTILITY	Well		
		LIGHTING	3	SEWAGE UTILITY	Lagoon		
		IRRIG SYS	0				
	<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>
WCT-1	Welcome Center	Welcome Center	4,439	1966	\$ 1,464,870	Wood.	Brick and wood.	Asphalt 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>Lighting</u>	<u>Fire Protection</u>	
WCT-1	Inadequate		3	3	3	3	4	3	0	3	4	0	4	4	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>
2024	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)

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 ASSESSOR</u> Klein, Don	<u>REGION CONTACT</u> Schoff, Brad

<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> 2	<u>ADMIN/EMPLOYEE AREA</u> 3,600 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	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			
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	1,625	0	\$ 536,250			Leased Facility	
TOTAL COMPLEX SQ FT			1,625						

<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)	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

Ironwood Welcome Center

<u>BUREAU/REGION</u> Superior Region	<u>OWN/LEASE</u> Own
<u>REGION REPRESENTATIVE</u> Brad Schoff	
<u>FACILITY ASSESSOR</u> Klein, Don	<u>REGION CONTACT</u> Brad Schoff

<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
<u>FACILITY FUNCTION</u> Welcome Center	<u>SECONDARY FUNCTION</u>		<u>WORK FORCE</u> 7	<u>ADMIN/EMPLOYEE AREA</u> 1,400 SQ FT	<u>UTILIZATION RATE</u> Fully Utilized	<u>FACILITY ENERGY AUDIT</u> 06/09/2010
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	Xcel Energy
SITE REGULATORY COMPLIANCE	Adequate	FENCING	3	GAS UTILITY (if present)	Natural Gas	Xcel Energy
		SECURITY	0	WATER UTILITY	Municipal	Ironwood, City of
		LIGHTING	2	SEWAGE UTILITY	Municipal	Ironwood, City of
		IRRIG SYS	2			
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>	
WCT-1	Welcome Center	Welcome Center	1,400	1964	\$ 462,000	Block.	Block.	Asphalt Shingle	
TOTAL COMPLEX SQ FT			1,400						

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>Lighting</u>	<u>Fire Protection</u>	
WCT-1	Adequate		2	3	3	3	0	2	0	3	2	0	3	3	2	

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>
2023	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)

2016-2019 FACILITY ASSESSMENT

Mackinac City Welcome Center

<u>BUREAU/REGION</u> North Region	<u>OWN/LEASE</u> Own
<u>REGION REPRESENTATIVE</u> Bob Ciupka	
<u>FACILITY ASSESSOR</u> Zac Verhulst	<u>REGION CONTACT</u> Bob Ciupka

<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> 7	<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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<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	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	
PARKING/PAVING	2	IRRIG SYS 1				
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>	
WCT-1	Welcome Center	Welcome Center	1,443	1957	\$ 476,190	Masonry (brick).	Brick.	Membrane	
TOTAL COMPLEX SQ FT			1,443						

<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>Lighting</u>	<u>Fire Protection</u>	
WCT-1	Adequate		1	1	2	2	0	2	0	1	2	0	2	2	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>
2022	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 ASSESSOR</u> Klein, Don	<u>REGION CONTACT</u> Brad Schoff

<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> 4	<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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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	Marquette Board of Light and Power	Adequate
SITE REGULATORY COMPLIANCE	Adequate	FENCING	3	GAS UTILITY (if present)	Natural Gas	SEMCO	Adequate
		SECURITY	0	WATER UTILITY	Well		
		LIGHTING	3	SEWAGE UTILITY	Municipal	Chocolay Charter Township	
		IRRIG SYS	2				
PARKING/PAVING			<u>RATING</u> 3				
DRAINAGE			3				

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	2,500	1982	\$ 825,000	Log.	Log.	Asphalt Shingle	
TOTAL COMPLEX SQ FT			2,500						

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)	Lighting	Fire Protection	
WCT-1	Adequate		2	2	3	3	0	2	0	2	2	0	3	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)

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>
2023	WCT-1	11039 Marquette WC Replace HVAC components	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	11040 Marquette WC Replace Exterior Entry Door	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	11044 Marquette WC Replace Roof	Roofing is in fair condition and showing signs of normal deterioration	\$ 6,476.95
2023	WCT-1	11045 Marquette WC Replace Windows	Windows in generally fair condition with signs of normal deterioration for it's age. Not energy efficient.	\$ 14,651.04
2024	STE-1	11041 Marquette WC Replace Flag Pole, Signage, Furnishings	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
2024	STE-1	11043 Marquette WC Repave Parking Lot	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
Special Maintenance Total:				\$ 186,585.31

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)

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 ASSESSOR</u> Klein, Don	<u>REGION CONTACT</u> Brad Schoff

<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> 3	<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.	Asphalt 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>Lighting</u>	<u>Fire Protection</u>	
WCT-1	Adequate		2	1	2	2	0	2	0	2	2	0	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)

2016-2019 FACILITY ASSESSMENT

Monroe Welcome Center

<u>BUREAU/REGION</u> University Region	<u>OWN/LEASE</u> Own
<u>REGION REPRESENTATIVE</u> Palmer, Steve	
<u>FACILITY ASSESSOR</u> Shattuck, Nick	<u>REGION CONTACT</u> Palmer, Steve

<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> 7	<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	
		IRRIG SYS	3				
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>
WCT-1	Welcome Center	Welcome Center	8,522	2006	\$ 2,812,260	Steel.	Brick.	Metal
CSB-1	Cold Storage	Cold Storage	960	2006	\$ 96,000	Wood pole barn.	Steel siding.	Asphalt Shingle
TOTAL COMPLEX SQ FT			9,482					

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>Lighting</u>	<u>Fire Protection</u>
WCT-1	Adequate		2	2	2	2	2	3	0	2	3	0	2	2	0
CSB-1	Adequate		3	3	3	0	4	5	3	1	3	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)

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 ASSESSOR</u> Klein, Don	<u>REGION CONTACT</u> Janine Cooper

<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> 10	<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	American Electric Power (AEP, Ind Mich Power)
SITE REGULATORY COMPLIANCE	Adequate	3	GAS UTILITY (if present)	Natural Gas	SEMCO
		3	WATER UTILITY	Municipal	New Buffalo Township
		3	SEWAGE UTILITY	Municipal	New Buffalo Township
		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>
WCT-1	Welcome Center	Welcome Center	13,000	1990	\$ 4,290,000	Masonry and steel.	Brick.	Metal
CSB-1	Cold Storage	Cold Storage	3,200	1991	\$ 320,000	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>Lighting</u>	<u>Fire Protection</u>	
WCT-1	Adequate		3	3	3	3	0	2	0	3	3	3	3	3	3	
CSB-1	Adequate		3	3	3	0	0	3	3	3	3	0	0	3	3	

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 - New Buffalo Welcome Center

<u>Appn Year</u>	<u>Building Code</u>	<u>Project Name</u>	<u>Current Condition</u>	<u>Project Cost</u>
2024	WCT-1	10892 New Buffalo WC Replace Front Entry Door	Storefront door is in poor conditions and does not allow for good energy efficiency.	\$ 35,199.05
2024	WCT-1	10893 New Buffalo WC Replace Boiler	Boiler is reaching its remaining life and lacks proper heating throughout building.	\$ 58,286.06
2024	WCT-1	10894 New Buffalo WC Replace Chiller	Chiller is reaching reaming use of life.	\$ 32,470.38
2024	WCT-1	10898 New Buffalo WC Replace HVAC BAS	Controls are working on a by need base.	\$ 38,407.99
2024	WCT-1	10899 New Buffalo WC Replace Unit Ventilator	Unit ventilator is reaching end of remaining use of life.	\$ 17,305.57
2024	WCT-1	10896 New Buffalo WC Replace Unit Heater	Heater is working up to par but clogged filters are causing issues.	\$ 47,500.84
2025	WCT-1	10897 New Buffalo WC Replace UPS	Power supply is working up to par.	\$ 28,684.08
2025	STE-1	10903 New Buffalo WC Replace Site Furnishings	Site furnishing , trash receptacle and fixed concrete are deteriorating and will begin to be a safety hazard.	\$ 98,014.80
2025	STE-1	10900 New Buffalo WC Replace Play Structures	Areas are peeling up and uneven ground.	\$ 149,196.83
Special Maintenance Total:				\$ 505,065.60

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)

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 ASSESSOR</u>	<u>REGION CONTACT</u>
Parsons, Chris	Chaney, Jake

<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> 3	<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									
<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	7,287	2015	\$ 2,404,710	Masonry, Steel, SIPS	Masonry	Asphalt Shingle	
TOTAL COMPLEX SQ FT			7,287						

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>Lighting</u>	<u>Fire Protection</u>	
WCT-1	Adequate		1	1	1	1	1	1	0	1	2	0	2	1	1	

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)

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 ASSESSOR</u> Klein, Don	<u>REGION CONTACT</u> Brad Schoff

<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> 7	<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			Cloverland Electric	
DRAINAGE	3			DTE (includes MichCon)	
				Sault Ste Marie, City of	
				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.	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)	Lighting	Fire Protection	
WCT-1	Adequate		2	3	3	3	0	3	0	3	3	0	3	2	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 Sault Ste. Marie WC WCT-1 Construct New WC	Current facility is inadequate in size to accommodate public need.	Formal scope and cost estimation in progress.

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)

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	11005 Sault Ste. Marie WC- Replace Roof	Roofing is in fair condition and showing signs of normal deterioration.	\$ 44,535.14
2024	WCT-1	11006 Sault Ste. Marie WC Replace Interior Floor Tile	Ceramic tile is showing signs of deterioration.	\$ 30,679.99
2024	WCT-1	11007 Sault Ste. Marie WC Paint Exterior Walls	Exterior wall paint shows normal deterioration for it's age.	\$ 13,764.16
Special Maintenance Total:				\$ 88,979.30

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)

2016-2019 FACILITY ASSESSMENT

St. Ignace Welcome Center

<u>BUREAU/REGION</u> Superior Region	<u>OWN/LEASE</u> Own
<u>REGION REPRESENTATIVE</u> Brad Schoff	
<u>FACILITY ASSESSOR</u> Klein, Don	<u>REGION CONTACT</u> Brad Schoff

<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> 7	<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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SITE ASSESSMENT	ADEQUACY	RATING	TYPE	VENDOR	ADEQUACY	
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					

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	2,300	1988	\$ 759,000	Wood frame.	Wood siding.	Asphalt Shingle	
TOTAL COMPLEX SQ FT			2,300						

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)	Lighting	Fire Protection
WCT-1	Adequate		3	3	3	3	0	3	0	3	3	0	3	3	3

MAJOR CAPITAL

Superior Region-St. Ignace Welcome Center

Major Capital

Appn Year	Building Code	Project Name	Current Condition	Est. Const. Cost
2023	WCT-1	10246 St. Ignace WC 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	WCT-1	11008 St. Ignace WC- Replace Unit Heater	Unit heaters in fair condition showing normal signs of aging. Not as energy efficient as modern equipment	\$ 17,272.96
2024	STE-1	11009 St. Ignace WC Repave Parking Lot	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
2024	SRA-1	11010 St. Ignace WC Replace Tankless Toilets	Assets are in fair condition, showing normal signs of deterioration and decrease in functionality. Fixtures less energy efficient than modern fixtures	\$ 12,497.84
2024	WCT-1	11011 St. Ignace WC Replace Shed	Building is in fair condition with normal signs of deterioration for it's age.	\$ 30,992.82
2024	WCT-1	11012 St. Ignace WC Replace Interior Ceramic Tile	Ceramic tile is showing signs of deterioration.	\$ 33,575.56
Special Maintenance Total:				\$ 605,432.36

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