

# MICHIGAN DEPARTMENT OF CORRECTIONS

*“Help Make Things Right”*

## 2016 Five-Year Physical Assessment Plan Report

In the year 2000, the URS Greiner Company was hired to complete the original Five-Year Physical Assessment Plan Report this report covered the years 2000-2005. In 2006, the Michigan Department of Corrections completed their own Physical Assessment Plan self-audits based on the model URS Greiner originally developed and has extended this every year since then to its current 2016-2021. The Michigan Department of Corrections utilized their own physical plant staff to conduct the survey and updates yearly thus saving the State of Michigan approximately \$1,000,000-plus in outside contractual engineering and evaluation services. The current Capital Outlay Plan Report encompasses prisons that have been in service since 1889 (Marquette Branch Prison) to the newest prison built in 2001 (Bellamy Creek Correctional Facility). MDOC has made much headway with completing planned repairs and replacements to the various systems and infrastructures.

The Michigan Department of Corrections has made many operational and programming changes as the need has demanded. At peak operation there was 45 correctional facilities and 12 camps totaling 15,285,667 square feet of structures, encompassing over 7,000 acres of property which housed approximately 52,000 inmates in March, 2007. Today the Michigan Department of Corrections currently is operating 33 correctional facilities housing 43,366 inmates.

This report covers the 33 sites that the Michigan Department of Corrections will have in operation as of October, 2013. These 33 facilities cover a total of 10.9 million square feet, 5,837 acres, and 361 total buildings that must provide the same full range of services as required in any small community. They are required to function safely for the primary purpose of public safety, staff safety and inmate safety 24 hours a day, 7 days a week, 365 days a year.

Because each of our facilities is like a small city where prisoners must be clothed, housed, fed, provided health care, psychological care, educational, vocational, recreational, religious needs, and also maintain prisoner personal ties to the community by allowing family and friend visitation; this is a huge mission to accomplish. It is imperative that the physical plant buildings and structures are maintained in a safe, secure and efficient manner. This assessment is intended to present a list of what physical features, systems, equipment or other unique infrastructure have been determine to need or require repairs or replacement in the next five years.

The facility order for this report follows the same order as the Department of Corrections Appropriation Bill PA 252 of 2014, Article V, Part 1:

Sec. 108. CORRECTIONAL FACILITIES

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# MICHIGAN DEPARTMENT OF CORRECTIONS

*“Help Make Things Right”*

## MEMORANDUM

**DATE:** August 8, 2014  
**TO:** Warden Bauman  
**FROM:** Dan O’Dell, A/ Physical Plant Supervisor  
**SUBJECT:** Annual Physical Plant Inspection

The LMF Annual Physical Plant Inspection has been completed by maintenance as required by PD 04.03.100. The following is a summary of the inspection.

Security enhancement projects are currently our top priority, followed by preventive and routine maintenance. This year we have also continued to move forward in energy conservation.

### ACCOMPLISHMENTS

All housing units had washers and dryers installed for laundry to be done locally.

We have installed LED lighting in all the cells to conserve energy.

The Sally port enhancement project is ongoing to reinforce the fence and make the area more secure.

The Transportation Hub project has been started which will provide secure areas within the building to separate the prisoners.

An extended winter created additional issues that included snow removal and freezing pipes that were resolved.

### LMF

#### Housing Unit Aspen Segregation

This unit is in good condition overall. The brick and mortar have some minor deterioration. The windows and doors are in good condition. This roof is in need of replacement. The floor tile was removed from two of the rooms and the concrete floor was sealed. The tubes in the heating boiler are showing some pitting and either the tubes or the boiler will need to be replaced soon.

#### Housing Unit Birch Segregation

This unit is in good condition overall. The windows and doors are in good condition. The exterior walls look okay. This roof is in need of replacement. The floor tile was removed from one of the rooms and the floor was sealed. The tubes in the heating boiler are showing some pitting and either the tubes or the boiler will need to be replaced soon.

#### Housing Unit Cedar General Population

This unit is in good condition overall. The exterior walls look good. This roof is in need of replacement. The floor tile was removed from three of the rooms and the floor was sealed. The interior and the paint in this unit are in good shape. The doors and windows are also in good condition. The ceiling area in the day room where the partition walls were removed, need to be covered. The tubes in the heating boiler are showing some pitting and either the tubes or the boiler will need to be replaced soon.

#### Housing Unit Maple General Population

This unit is in good condition overall. This roof is in need of replacement. The exterior walls look good except for the window sills which are showing some deterioration. The doors and windows are in good condition. The floor tile in some of the areas has been removed and the floors sealed. The interior and the paint in this unit are in good shape. The ceiling area in the day room where the partition walls were removed, need to be covered. The tubes in the heating boiler are showing some pitting and either the tubes or the boiler will need to be replaced soon.

#### Housing Unit Pine General Population

This unit is in good condition overall. The exterior walls have some stress cracking and the window sills are showing some deterioration. This roof continues to leak into some cells and is in need of replacement. The windows and doors are in good condition. The floor tile in some of the areas has been removed and the floors sealed. The interior and the paint in this unit are in good shape. The ceiling area in the day room where the partition walls were removed, need to be covered. The tubes in the heating boiler are showing some pitting and either the tubes or the boiler will need to be replaced soon.

#### Housing Unit Spruce General Population Level II

This unit was added in 1997 and is in good condition overall. The exterior walls are in good condition except for a stress crack on the northwest corner that is worthy of future observation. The floor tile in some of the areas has been removed and the floors sealed. The interior and the paint in this unit are in good shape. The windows and doors are in good condition. This roof is in need of replacement.

Note: There are some housing unit sill bricks that are starting to deteriorate and beginning to crumble in the 100 building and all the units except Spruce. This is only the red "Michigan Brick" which was used in the cell window opening construction. The unit shower stalls have some tile pieces missing that are in need of replacement.

#### 100 Building Administration

The overall condition of this building is good. The exterior walls, doors, and windows, for the most part, are in good condition. The carpet is showing signs of wear in several areas and will need to be replaced soon. The interior walls are overall in good shape, except for some noted stress cracks. This roof is in need of replacement. The control of the HVAC system has been an on-going problem. We have made some improvements in that area, but the system is in need of more attention as time permits which may include a replacement for the Air Conditioner. Boiler #2 will need its tubes replaced in the near future.

### 200 Building Food Service

The overall condition of this building is good. There is some damaged brick on the exterior wall, but it is in otherwise good condition. All windows and doors are in good condition. This roof is in need of replacement. The interior is in good shape overall. Repair of the food service area floor tile and grout is on-going. The heating boiler tubes are pitted and either the boiler or the tubes will need to be replaced soon.

### 200 Building Health Services

The exterior walls, doors, and windows are in good condition. Except for some minor stress cracks, the interior of the building looks good. This roof is in need of replacement.

### 300 Building Education and Recreation

The overall condition of this building is good. Some stress cracking was noted on exterior walls and interior floors, although minimal. The doors and windows are in good condition. The Gym and interior is also in good condition. The roof has some leaks and needs some repair work. The heating boiler tubes are pitted and either the tubes or the boiler will have to be replaced soon.

### 500 Building Warehouse and Maintenance

The overall condition of this building is okay. Winter salt conditions are a constant source of damage to the metal on the exterior doors, louvers, and light pole bases. The warehouse floor has some cracking, but not of a serious nature. The roof has some leaks and is in need of repair. The brick on the upper exterior wall is leaning in at the roof level and will need attention.

### 600 Building and Pole Barn Storage

All storage and out buildings are in good condition.

### Propane Plant

The propane tank and vaporizer equipment is currently in good running condition.

### Fences, Gun Towers and Grounds

The perimeter fence is in good condition. The Flex zones are in need of replacing. The gun tower interiors are in need of paint and the doors have some salt damage. The grounds are in good condition. No irrigating is being done this year as an energy savings.

### Concrete and Asphalt

The concrete is in fair condition. The sidewalks between the buildings have some holes that need to be repaired and there are some expansion joints that are raised. The asphalt is in poor condition and continues to deteriorate. There are some large cracks and holes in the drive and parking lot that need to be filled and/or sections replaced.

### Recreation Yards

The yard equipment and pavement are in good condition. The partition fences are intact and in good condition. The razor ribbon is secure and there are no visible signs of problems. The basketball and hand ball courts are in good condition.

**CCU**

The facility was closed in the summer of 2009. Mowing and snow plowing are taking place as needed.

cc: Dave Flack, Physical Plant Manager  
Daniel Smith, Physical Plant Division  
Becki Nylander, Business Manager  
Jeff Niemi, Regional Physical Plant Superintendent

# ALGER CORRECTIONAL FACILITY

5-Year Plan

FY2016

| Project No.   | Building                              | Project Description  | Reason Description   | Quantity & Units | Facility Priority | Cost Estimate      |
|---------------|---------------------------------------|--|--|------------------|-------------------|--------------------|
| LMF.700.A04   | Housing Units & School Building       | Modular boilers. Replace existing boiler with these.   | Reduce energy usage. Provide better temperature control. Utility cost savings. Better equipment available. Personal comfort. | 21 Units         | 1 - CO            | \$1,358,300        |
| LMF.700.502   | 4 Housing Units, 200 Bldg., 300 Bldg. | Upgrade Fire System  | System antiquated and parts no longer available.   | 6                | 1 - MOP           | \$50,000           |
| LMF.NEW.02    | Facility                              | Gates 1, 2, 3, and 4   | Original gates. Gates and parts are wearing out and need of replacement.   | 4                | 2 - MOP           | \$60,000           |
| LMF.600.S01   | All Housing Units                     | Add new fixed color cameras inside stage 4. Upgrade analog camera to IP to be compatible with our new perimeter enhancement system.  | Add capacity to existing system.   | 48 Units         | 3 - MOP           | \$245,620          |
| LMF.600.M07   | Site                                  | Parking Lot, Bituminous, Mill & Resurface.   | Due to age of system. To prevent failure. To fix deteriorated, damaged, failure area. Service reliability.                   | 90,000 SF        | 4 - MOP           | \$100,000          |
| LMF.900.F01   | 100 Bldg.                             | Remodel Control Center.  | Remodel to work more efficiently.  |                  | 5 - MOP           | \$50,000           |
| LMF.600.A05   | All Buildings                         | Replace single exterior door/frame/hardware. And provide new larger, heavy duty door and frames with smaller sidelite.   | Worn out. Damaged. To Eliminate High Maintenance Condition.  | 19 Units         | 6 - MOP           | \$66,800           |
| LMF.900.A01   | All Buildings                         | Couple the existing pneumatic control system with DDC (new panel + some points). Provide monitoring of airflows, space and water temperatures and equipment operation.   | None presently installed. Security and maintenance ease.   | 237,000 SF       | 7 - LS            | \$656,900          |
| LMF.100.E02 2 | Site                                  | Emerg. Elec. Dist. System. Connect housing unit smoke purge systems to emergency power source.   | Allows for the removal of Self Contained Breathing Apparatus program.  | Lump Sum         | 8 - MOP           | \$75,000           |
| LMF. NEW.00   | Site                                  | Fill and seal joints and cracks in all black top area to include the perimeter road. Reseal surface as needed.   | Due to age and environmental conditions of black top. To prevent failure.  | 350,000 SF       | 9 - MOP           | \$20,000           |
| LMF.1100.M06  | Site                                  | Pavement Areas/Driveways/Roadways, Concrete, New Full Depth. Provide concrete splash pad outside near the outlet for the fire protection line building drain down outlet for all (6) Residence Buildings. Pad should be 5' x 6' minimum. | To prevent failure. To fix deteriorated, damaged, failure area. To improve appearance.                                       | 250 SF           | 10 - MOP          | \$2,100            |
| LMF.800.M07   | Post 1                                | Replace 6 windows in post 1 guard tower.   | Old and worn.  |                  | 11 - MOP          | \$30,000           |
| LMF.1000.M06  | Warehouse                             | Main control panel and front-end direct digital controls (DDC) equipment.  | None presently installed. Provide monitoring of each building.   | 1 Unit           | 12 - MOP          | \$46,200           |
|               |                                       |  |  |                  | <b>Total</b>      | <b>\$2,760,920</b> |

# MICHIGAN DEPARTMENT OF CORRECTIONS

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## MEMORANDUM

**DATE:** 7/01/14  
**TO:** Tom Mackie, Warden  
**FROM:** Steve Zapolnik, Physical Plant Supervisor  
**SUBJECT:** Annual Facility Report

An Annual Facility Inspection report was conducted to assess the need for future maintenance and to identify budgetary needs. This years annual inspection results follow and are noted by building.

### **Baraga Correctional Facility**

#### **Administration - 100 BLDG**

- The roof system is in very good condition having been replaced 7 years ago, showing no signs of damage.
- Exterior door frames are rusting due to salt/moisture from winter months.
- The electrical/security system continues to function properly, and are tested on a daily basis. Keywatcher system is becoming problematic. One new box was purchased with a plan to change out others over time.
- A new perimeter security lighting and camera system is in the early stages of installation as well as a new PPD system for the facility. This will greatly increase security and the reliability of the systems.
- The heating/cooling systems are functional and regularly maintained. The pneumatic controls are problematic and are in need of constant adjustments.
- The plumbing system operates properly, and normal wear is maintained on a regular basis.

#### **Food Service/Health Service - 200 BLDG**

- Roof systems are original and minor leaks are repaired.
- Exterior of the bldg is in over all good condition.
- Electrical/security systems function properly and are regularly maintained.
- Lighting upgrades are continually done as needed.
- Dish machine needs to be replaced or upgraded.
- A plan to strip and repaint the doors is planned.
- HVAC systems are regularly maintained, and function properly. Pneumatic controls are in need of constant adjustments. Boilers are original but in good working order.

### **Programs - 300 BLDG**

- Roof systems are original and minor leaks are repaired, but needs replacing.
- Electrical/ security systems function properly and are regularly maintained. Lighting upgrades are continually done as needed. Cameras in the corridors are outdated and need to be replaced.
- Plumbing system operates properly, and normal wear is maintained on a regular basis.
- HVAC systems are regularly maintained, and function properly. Pneumatic controls are in need of constant adjustments. Heating boiler is original, although functioning properly there is no redundant system.

### **Maintenance/Warehouse - 500 BLDG**

- Roof system is in good condition
- Electrical/security systems function properly.
- Plumbing systems operate properly
- HVAC system is regularly maintained and functions properly. The roof top heating units are outdated and becoming very problematic with repair parts hard to find.

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

- The roof system of the housing units are showing signs of wear and numerous leaks are a constant. A roof study was completed by McDonald Roofing with recommendations for repair.
- Electrical/security systems function properly and are regularly maintained. The PPD system does have numerous false alarms and require constant tuning do to the age but upgrades are planned this year.
- Cell door food slots are a major concern do to the fact that they are rusting/corroding at the hinges and the slot itself requiring constant repair or replacing.
- Plumbing system operate properly. Icon electronic valves are being added in problem areas. The water heaters in all the HUs have all been changed to new units. The recirculation lines are constantly leaking and repaired, causing ceiling damage.
- HVAC systems are regularly maintained, but are original equip, being problematic and inefficient. The pneumatic controls are in need of constant adjustments and repair. New high efficient boiler was installed in HUs 2, 3, 4 also upgrading the venting.
- The ceiling tiles on various wings are falling, high humidity and no exhaust systems do to showers may have an impact.
- All cameras function properly but are out dated.
- The exterior of the HUs are in over all good condition. A plan is in place to strip and repaint exterior door and frames.
- All HUs now have a laundry room with new gas dryers and commercial washers.

### **Housing Unit 8**

- Roof system is showing signs of wear, any leaking are repaired timely.
- Electrical/security systems function properly and are regularly maintained.
- Plumbing systems operate properly, normal wear in maintained on a regular basis
- The domestic hot water system was replaced with high efficiency boilers/water makers.
- HVAC systems are regularly maintained and function well. The Electronic control system for the heating is outdated and needs constant adjustment or repair.

### **Sewage Lift Station**

- The pumps are daily monitored and serviced as needed. Two new pumps were installed by an outside contractor and the system is working well.

### **Propane Backup System**

- The system operates properly and is regularly maintained. Annual inspections are done by IPS Industrial and any corrections are made. Some repairs are planned for this year by IPS, which will improve its operation.

### **Facility Grounds**

- All fencing is in good condition. Any repairs or problems are done timely.
- The perimeter road and parking lot are in good condition but will need sealing and repainting done in the future.
- Exterior pole lighting is in good working condition, the bases are rusting but repaired as time allows. Approx. 20 HPS lights have been replaced with LED lights. The yard lights of HUs 4, 5, 6, 7 are planned to be changed out to LED this year
- The side walks are in overall good condition, but some large cracks and breaks are in constant need of repair and done as time allows.

### **Security/Safety Systems**

- All systems are tested with the start of each shift and any issues are addressed timely.
- The stun fence operates well, replacement parts are difficult to find. Plans are being made to upgrade the controls this year.
- The camera systems function properly. Many of the cameras are outdated, but plans are to upgrade as needed.
- The monitoring system in control functions properly and was updated with a new computer in 10/8/12. A back-up system is in control center.
- All fire safety systems are tested as required and function properly
- The PPD system is tested with each shift and operates properly. There are numerous false alarms due to the age of the system. This system is going to be upgraded this year.

### **Camp Kitwen**

- Although the facility has been closed we continue to do monthly inspections, snow removal, and minimal grounds work.
- The overall exterior condition of the facility is fair. There are a few cracked windows and some minor exterior damage due to weather. Mildew/mold is becoming an increasing problem, but the overall interior is in fair condition.
- The air handling system, 4 dehumidifiers, and numerous fans are used to control humidity as needed.

cc: Sandra Villa-Mogush, Administrative Officer  
Dave Flack, Manager – Physical Plant Division – BFM  
Daniel T Smith-Physical Plant Division-Dept. Analyst

**BARAGA CORRECTIONAL FACILITY**  
**5-Year Plan FY2016**

| Project No.     | Building       | Project Description                        | Reason Description  | Quantity & Units | Facility Priority | Cost Estimate  |
|-----------------|----------------|--|---|------------------|-------------------|----------------|
| AMF.00.S101     | Site           | Replace personal protection system.        | To eliminate high maintenance condition.  | 78 Units         | In Progress       | \$1,048,300.00 |
| AMF.500.M02.04  | Housing Unit 1 | Install Exhaust Fan.                       | To provide more air changes to decrease humidity in shower areas.                               | 5 Units          | 1                 | \$10,870.00    |
| AMF.600.M02.04  | Housing Unit 2 | Install Exhaust Fan.                       | To provide more air changes to decrease humidity in shower areas.                               | 5 Units          | 1                 | \$10,870.00    |
| AMF.700.M02.04  | Housing Unit 3 | Install Exhaust Fan.                       | To provide more air changes to decrease humidity in shower areas.                               | 5 Units          | 1                 | \$10,870.00    |
| AMF.800.M02.04  | Housing Unit 4 | Install Exhaust Fan.                       | To provide more air changes to decrease humidity in shower areas.                               | 5 Units          | 1                 | \$10,870.00    |
| AMF.900.M02.04  | Housing Unit 5 | Install Exhaust Fan.                       | To provide more air changes to decrease humidity in shower areas.                               | 5 Units          | 1                 | \$10,870.00    |
| AMF.1000.M02.04 | Housing Unit 6 | Install Exhaust Fan.                       | To provide more air changes to decrease humidity in shower areas.                               | 5 Units          | 1                 | \$10,870.00    |
| AMF.1100.M02.04 | Housing Unit 7 | Install Exhaust Fan.                       | To provide more air changes to decrease humidity in shower areas.                               | 5 Units          | 1                 | \$10,870.00    |
| AMF.00.S110     | Site           | Upgrade existing stun fence controllers.   | The existing controllers are outdated and parts are difficult to get.                           | 6                | 2                 | \$60,900.00    |
| AMF.500.M01.02  | Housing Unit 1 | Modular boiler. Replace existing with new. | Utility cost savings.   | 1 Unit           | 3                 | \$20,000.00    |
| AMF.00.S110     | Site           | Replace E-Flex System.                     | To eliminate high maintenance condition.  |                  | 4                 | \$86,275.00    |
| AMF.500.A01.02  | Housing Unit 1 | Replace roofing.                           | The roofs on our original 5 Housing Units are over 15 years old and experiencing several leaks. | 16,000 SF        | 5                 | \$110,000.00   |
| AMF.600.A01.02  | Housing Unit 2 | Replace roofing.                           | The roofs on our original 5 Housing Units are over 15 years old and experiencing several leaks. | 16,000 SF        | 5                 | \$110,000.00   |
| AMF.700.A01.02  | Housing Unit 3 | Replace roofing.                           | The roofs on our original 5 Housing Units are over 15 years old and experiencing several leaks. | 16,000 SF        | 5                 | \$110,000.00   |

|                 |                         |   |   |           |    |              |
|-----------------|-------------------------|---|---|-----------|----|--------------|
| AMF.800.A01.02  | Housing Unit 4          | Replace roofing.  | The roofs on our original 5 Housing Units are over 15 years old and experiencing several leaks. | 16,000 SF | 5  | \$110,000.00 |
| AMF.900.A01.02  | Housing Unit 5          | Replace roofing.  | The roofs on our original 5 Housing Units are over 15 years old and experiencing several leaks. | 16,000 SF | 5  | \$110,000.00 |
| AMF.300.A01.03  | Education               | Replace roof and insulation.                            | The roofs on our original buildings are over 15 years old and experiencing several leaks.       | 20,000 SF | 5  | \$282,300.00 |
| AMF.00.C03.01CP | Site                    | Sidewalk, Concrete, Remove & Replace.                   | Prevent winter freezing hazard.   | 800 SF    | 6  | \$20,000.00  |
| AMF.500.A6.04   | Housing Unit 1          | Rebuild food slots in segregation cell doors.           | Rebuild food slots in segregation cell doors.   | 88 units  | 7  | \$3,333.00   |
| AMF.600.A6.04   | Housing Unit 2          | Rebuild food slots in segregation cell doors.           | Rebuild food slots in segregation cell doors.   | 88 units  | 7  | \$3,333.00   |
| AMF.700.A6.04   | Housing Unit 3          | Rebuild food slots in segregation cell doors.           | Rebuild food slots in segregation cell doors for added security and safety.                     | 88 units  | 7  | \$3,334.00   |
| AMF.500.M01.05  | Housing Unit 1          | Replace Existing Water Control Valves with ICON Valves. | Replace existing cell water fixtures with I-con system.   | 88        | 8  | \$45,726.00  |
| AMF.600.M01.05  | Housing Unit 2          | Replace Existing Water Control Valves with ICON Valves. | Replace existing cell water fixtures with I-con system.   | 88        | 8  | \$45,726.00  |
| AMF.700.M01.05  | Housing Unit 3          | Replace Existing Water Control Valves with ICON Valves. | Replace existing cell water fixtures with I-con system.   | 88        | 8  | \$45,726.00  |
| AMF.800.M01.05  | Housing Unit 4          | Replace Existing Water Control Valves with ICON Valves. | Replace existing cell water fixtures with I-con system.   | 88        | 8  | \$45,726.00  |
| AMF.900.M01.05  | Housing Unit 5          | Replace Existing Water Control Valves with ICON Valves. | Replace existing cell water fixtures with I-con system.   | 88        | 8  | \$45,726.00  |
| AMF.400.A15.01  | Support Services        | Replace Dishwasher.                                     | Replacement dishwasher is needed.   | 1 unit    | 9  | \$57,900.00  |
| AMF.1000.A13.01 | Housing Unit 6          | Replace man elevator - for ADA accessibility.           | The current elevator is outdated and repair parts are not available.                            | 1 Unit    | 10 | \$30,450.00  |
| AMF.1800.A20.01 | Level One Housing (HU8) | Construct and install additional classrooms.            | Current number of classrooms does not meet programming needs.                                   | 2 Units   | 11 | \$16,500.00  |
| AMF.700.C04.09P | Housing Unit 3          | Redesign HU3 Segregation Yard.                          | Redesign needed for improved visibility and security.   | 1 Unit    | 12 | \$40,000.00  |

|              |                |  |  |          |  |              |
|--------------|----------------|--|--|----------|--|--------------|
| AMF.00.S01   | Site           | Install fiber, communications on perimeter.  | Not functioning properly.  | 4,100 LF |  | \$82,700.00  |
| AMF.00.E01   | Site           | Exterior Lighting-Miscellaneous. Repair and repaint exterior light fixtures.                                   | Appearance. Preventative maintenance.  | Lump Sum |  | \$10,000.00  |
| AMF.00.C10   | Site           | Site Improvements III, Remodel/Repair, Sallyport.  | Due to age of system. To prevent failure.  | 1 Unit   |  | \$100,800.00 |
| AMF.00.C08   | Site           | Sanitary Pre-Treatment Mechanism, Bar Screen.  | Due to facility request. Existing is undersized.   | 1 Unit   |  | \$972,000.00 |
| AMF.00.C15   | Site           | Manhole/Vault, Electric, Remove & Replace.   | Due to facility request. To prevent failure.   | 2 Units  |  | \$63,200.00  |
| AMF.00.S08   | Site           | Replace fire alarm system.   | To eliminate high maintenance condition.   | Lump Sum |  | \$448,600.00 |
| AMF.00.C01   | Site           | Site Improvements I, New, Barbed Wire Chain Link Fence.  | Due to facility growth.  | 150 LF   |  | \$5,900.00   |
| AMF.00.C02   | Site           | Frame & Cover/Grate, Catch Basin, Adjust Existing to Grade & Re-grout.   | To improve drainage.   | 1 Unit   |  | \$500.00     |
| AMF.00.C03   | Site           | Pavement Areas/Driveways/Roadways, Concrete, New Full Depth.   | To prevent failure.  | 400 SF   |  | \$3,400.00   |
| AMF.00.C05   | Site           | Site Improvements II, New, Concrete Slab/Pad.  | Due to facility request. To prevent failure.   | 50 SF    |  | \$1,900.00   |
| AMF.00.C09   | Site           | Pavement Areas/Driveways/Roadways, Concrete, New Full Depth.   | To prevent failure. To improve appearance. To improve vehicle traffic flow.                                | 500 SF   |  | \$3,400.00   |
| AMF.00.C11   | Site           | Miscellaneous Site Improvement Project, Remove & Replace. Steel W-beam guardrail and post west of Sally Port.  | To prevent failure. To improve appearance. Service reliability. Due to frequent use by heavy/large trucks. | Lump Sum |  | \$8,400.00   |
| AMF.00.C12   | Site           | Pavement Areas/Driveways/Roadways, Concrete, Remove & Replace.   | To improve drainage. To prevent failure.   | 800 SF   |  | \$21,800.00  |
| AMF.00.C13   | Site           | Site Improvements I, New, Handrailing. Along both sides of the loading dock ramp at the Food Service Building. | To improve pedestrian traffic flow. To improve vehicle traffic flow.                                       | 100 LF   |  | \$6,700.00   |
| AMF.00.S06   | Site           | Add new equipment. Replace all paging micro-phones.  | To eliminate potential for future damage. To eliminate high maintenance condition.                         | Lump Sum |  | \$4,500.00   |
| AMF.1000.M01 | Housing Unit 6 | Modular boilers. Replace existing with new.  | Utility cost savings. Impairs building operation.  | 1 Unit   |  | \$20,000.00  |

|                 |                         |   |  |          |  |             |
|-----------------|-------------------------|---|--|----------|--|-------------|
| AMF.1100.M01    | Housing Unit 7          | Modular boilers. Replace existing with new.   | Utility cost savings. Impairs building operation.      | 1 Unit   |  | \$20,000.00 |
| AMF.300.M01     | Education               | Modular boilers. Provide additional boiler for back-up or alternating boiler operation. | Allows back-up.  | 1 Unit   |  | \$30,000.00 |
| AMF.1000.A01    | Housing Unit 6          | Replace/Repair metal flashing. Replace all gravel stops.                                | Worn out.  | 2,000 LF |  | \$50,400.00 |
| AMF.1100.A01    | Housing Unit 7          | Replace/Repair metal flashing. Replace all gravel stops.                                | Worn out.  | 2,000 LF |  | \$50,400.00 |
| AMF.1800.M02.04 | Level One Housing (HU8) | Install Exhaust Fan.  | Causing excess moisture problems .                     | 2 Units  |  | \$15,000.00 |
| AMF.500.A02     | Housing Unit 1          | Provide control joints.   | Damaged. Leading to More Serious Problems.             | 180 LF   |  | \$2,100.00  |
| AMF.600.A02     | Housing Unit 2          | Provide control joints.   | Leading to More Serious Problems. Building settlement. | 180 LF   |  | \$2,100.00  |
| AMF.700.A02     | Housing Unit 3          | Provide control joints.   | Leading to More Serious Problems.                      | 180 LF   |  | \$2,100.00  |
| AMF.800.A02     | Housing Unit 4          | Provide control joints.   | Leading to More Serious Problems.                      | 180 LF   |  | \$2,100.00  |
| AMF.900.A02     | Housing Unit 5          | Provide control joints.   | Leading to More Serious Problems.                      | 180 LF   |  | \$2,100.00  |
| AMF.1000.A02    | Housing Unit 6          | Provide control joints.   | Leading to More Serious Problems.                      | 180 LF   |  | \$2,100.00  |
| AMF.1100.A02    | Housing Unit 7          | Provide control joints.   | Leading to More Serious Problems.                      | 180 LF   |  | \$2,100.00  |
| AMF.100.A02     | Administration          | Provide control joints.   | Leading to More Serious Problems.                      | 1,000 LF |  | \$5,900.00  |
| AMF.400.A03     | Support Services        | Provide control joints. Provide control joints at all standard locations.               | Leading to More Serious Problems.                      | 1,200 LF |  | \$7,100.00  |
| AMF.200.A02     | Warehouse               | Recaulk/Reseal building joints. Reseal all control joints.                              | Leading to More Serious Problems.                      | 1,200 LF |  | \$2,900.00  |
| AMF.300.A04     | Education               | Recaulk/Reseal building joints.   | Building settlement.                                   | 300 LF   |  | \$910.00    |

|              |                   |  |   |           |  |              |
|--------------|-------------------|--|---|-----------|--|--------------|
| AMF.300.A01  | Education         | Provide control joints.  | Leading to More Serious Problems.   | 1,500 LF  |  | \$8,800.00   |
| AMF.400.A11  | Support Services  | Tuckpoint brick.   | Cosmetically Necessary.   | 500 SF    |  | \$5,500.00   |
| AMF.400.A13  | Support Services  | Misc projects. Provide bumper rails down length of rear hallway.                                   | To Eliminate High Maintenance Condition.  | Lump Sum  |  | \$1,700.00   |
| AMF.1300.A01 | Storage/Hazardous | Replace single exterior door/frame/hardware. Replace rear storage doors.                           | Damaged. Bottoms rusting out.   | 2 Units   |  | \$4,100.00   |
| AMF.100.M03  | Administration    | Couple the existing pneumatic control system with DDC (new panel + some points).                   | Provide better temperature control.   | 27,000 SF |  | \$68,000.00  |
| AMF.300.M02  | Education         | Couple the existing pneumatic control system.  | Provide better temperature control.   | 26,600 SF |  | \$67,000.00  |
| AMF.400.A07  | Support Services  | Replace quarry tile.   | To Eliminate High Maintenance Condition.  | 5,000 SF  |  | \$84,000.00  |
| AMF.400.M01  | Support Services  | Couple the existing pneumatic control system with DDC (new panel + some points).                   | Provide better temperature control.   | 23,000 SF |  | \$58,000.00  |
| AMF.500.A05  | Housing Unit 1    | Replace acoustic ceiling system. Replace 12 x 12 applied tile with more durable system.            | To Eliminate High Maintenance Condition.  | 6,000 SF  |  | \$60,500.00  |
| AMF.500.A11  | Housing Unit 1    | Replace cell doors and hardware.   | To Eliminate High Maintenance Condition. System needs constant adjustment to work properly. | 80 Units  |  | \$336,000.00 |
| AMF.500.M02  | Housing Unit 1    | Air handling unit heating only. Replace existing in four years with those that allow more airflow. | Current ventilation standards.  | 24,600 SF |  | \$268,600.00 |
| AMF.600.A05  | Housing Unit 2    | Replace acoustic ceiling system. Replace 12 x 12 applied tile with more durable system.            | To Eliminate High Maintenance Condition. System sustains damage from leaks.                 | 6,000 SF  |  | \$60,500.00  |
| AMF.600.A11  | Housing Unit 2    | Replace cell doors and hardware.   | To Eliminate High Maintenance Condition.  | 80 Units  |  | \$336,000.00 |
| AMF.600.M02  | Housing Unit 2    | Air handling unit heating only. Replace existing in four years with those that allow more airflow. | Current ventilation standards.  | 24,600 SF |  | \$268,600.00 |
| AMF.700.A11  | Housing Unit 3    | Replace cell doors and hardware.   | To Eliminate High Maintenance Condition. System needs constant adjustment to work properly. | 80 Units  |  | \$336,000.00 |
| AMF.700.M02  | Housing Unit 3    | Air handling unit heating only. Replace existing in four years with those that allow more airflow. | Current ventilation standards out of date.  | 24,600 SF |  | \$268,600.00 |

|              |                |  |   |           |  |              |
|--------------|----------------|--|---|-----------|--|--------------|
| AMF.800.A05  | Housing Unit 4 | Replace acoustic ceiling system. Replace 12 x 12 applied tile with more durable system.            | To Eliminate High Maintenance Condition. System sustains damage from leaks.                 | 6,000 SF  |  | \$60,500.00  |
| AMF.800.A11  | Housing Unit 4 | Replace cell doors and hardware.   | To Eliminate High Maintenance Condition. System needs constant adjustment to work properly. | 80 Units  |  | \$336,000.00 |
| AMF.800.M02  | Housing Unit 4 | Air handling unit heating only. Replace existing in four years with those that allow more airflow. | Current ventilation standards out of date.  | 24,600 SF |  | \$268,600.00 |
| AMF.900.A05  | Housing Unit 5 | Replace acoustic ceiling system. Replace 12 x 12 applied tile with more durable system.            | To Eliminate High Maintenance Condition. System sustains damage from leaks.                 | 6,000 SF  |  | \$60,500.00  |
| AMF.900.A11  | Housing Unit 5 | Replace cell doors and hardware.   | To Eliminate High Maintenance Condition. System needs constant adjustment to work properly. | 80 Units  |  | \$336,000.00 |
| AMF.900.M02  | Housing Unit 5 | Air handling unit heating only. Replace existing in four years with those that allow more airflow. | Current ventilation standards out of date.  | 24,600 SF |  | \$268,600.00 |
| AMF.1000.A11 | Housing Unit 6 | Replace cell doors and hardware.   | To Eliminate High Maintenance Condition.  | 80 Units  |  | \$336,000.00 |
| AMF.1000.M02 | Housing Unit 6 | Air handling unit heating only. Replace existing in four years with those that allow more airflow. | Current ventilation standards out of date.  | 24,600 SF |  | \$268,600.00 |
| AMF.1100.A05 | Housing Unit 7 | Replace acoustic ceiling system. Replace 12 x 12 applied tile with more durable system.            | System sustains damage from leaks.  | 6,000 SF  |  | \$60,500.00  |
| AMF.1100.A11 | Housing Unit 7 | Replace cell doors and hardware.   | System needs constant adjustment to work properly.  | 80 Units  |  | \$336,000.00 |
| AMF.1100.M02 | Housing Unit 7 | Air handling unit heating only. Replace existing in four years with those that allow more airflow. | Current ventilation standards out of date.  | 24,600 SF |  | \$268,600.00 |
| AMF.100.A04  | Administration | Replace acoustic ceiling system. Replace 24" x 24" ACP ceiling on second floor - entire floor.     | Age and water damage in several locations.  | 5,000 SF  |  | \$33,600.00  |
| AMF.100.A05  | Administration | RegROUT tile. RegROUT quarry tile floor at lobby, corridors, control passage, and rear lobbies.    | Worn out.   | 6,000 SF  |  | \$30,200.00  |
| AMF.100.A06  | Administration | Misc projects. Provide ADA accessible sink at employee lounge on second floor.                     | Does Not Meet ADA Guidelines.   | Lump Sum  |  | \$2,500.00   |
| AMF.100.A07  | Administration | Tuckpoint brick. Around areas that cracked from lack of control joints to repair said cracking.    | Damaged. Leading to More Serious Problems.  | 500 SF    |  | \$4,200.00   |
| AMF.100.M02  | Administration | Miscellaneous. Insulate piping.  | None presently installed. Provide better temperature control.                               | Lump Sum  |  | \$3,400.00   |

|             |                  |   |   |           |  |             |
|-------------|------------------|---|---|-----------|--|-------------|
| AMF.100.S02 | Administration   | Add new pan & tilt color cameras inside.  | Add capacity to existing system.  | 2 Units   |  | \$11,900.00 |
| AMF.200.A01 | Warehouse        | Provide waterproofing. On northeast wall where interior of block is damaged.  | Leading to More Serious Problems.   | 200 SF    |  | \$2,200.00  |
| AMF.200.A03 | Warehouse        | Misc projects. Create separate sound-proof room within the building for air compressor.   | Request of Facilities Maintenance.  | Lump Sum  |  | \$1,100.00  |
| AMF.200.M01 | Warehouse        | Miscellaneous. Relocate the existing air compressor to a self contained room.   | Existing compressor is located in Maintenance Staff office area.  | Lump Sum  |  | \$3,400.00  |
| AMF.200.M02 | Warehouse        | Main control panel and front-end direct digital controls (DDC) equipment.   | Requirement for other improvements.   | 1 Unit    |  | \$42,000.00 |
| AMF.200.M03 | Warehouse        | Couple the existing pneumatic control system with DDC (new panel + some points).  | None presently installed. Provide better temperature control.   | 16,000 SF |  | \$40,300.00 |
| AMF.300.A03 | Education        | Replace ceramic tile. At janitor's closet with monolithic polymer flooring. Replace floor at showers in similar fashion.                | Leading to More Serious Problems. To Eliminate High Maintenance Condition.                                    | 300 SF    |  | \$7,100.00  |
| AMF.300.E02 | Education        | ELECTRICAL DISTRIBUTION SYSTEM-Install additional branch panelboard.  | Provides for future growth. Increase system capacity.   | 2 Units   |  | \$9,400.00  |
| AMF.400.A02 | Support Services | Replace concrete floor slab. Remove kitchen floor at drain pits. Replace drainage system with better system and install new floor slab. | Leading to More Serious Problems. To Eliminate High Maintenance Condition. Request of Facilities Maintenance. | 1,000 SF  |  | \$12,600.00 |
| AMF.400.A05 | Support Services | Replace interior doors/frame/hardware. Replace doors into rear corridor from kitchen and loading dock.                                  | To Eliminate High Maintenance Condition.  | 5 Units   |  | \$12,600.00 |
| AMF.400.A06 | Support Services | Replace interior door hardware. Replace all interior locks.   | To Eliminate High Maintenance Condition. Request of Facilities Maintenance.                                   | 20 Units  |  | \$8,600.00  |
| AMF.400.A08 | Support Services | RegROUT tile. RegROUT all tile in dining and serving areas.   | To Eliminate High Maintenance Condition.  | 5,000 SF  |  | \$25,200.00 |
| AMF.400.A09 | Support Services | Equipment - New and Replacement. Replace bumpers at loading dock.   | Worn out.   | Lump Sum  |  | \$3,400.00  |
| AMF.400.A12 | Support Services | Recaulk/Reseal building joints. Reseal all existing control joints that have cracked.   | Damaged.  | 200 LF    |  | \$610.00    |
| AMF.500.A04 | Housing Unit 1   | Replace interior doors/frame/hardware. Replace control room door.   | Worn out. Damaged. To Eliminate High Maintenance Condition.   | 1 Unit    |  | \$2,500.00  |
| AMF.500.A06 | Housing Unit 1   | Replace VCT. Replace VCT floor at control area.   | Damaged.  | 1,000 SF  |  | \$6,700.00  |

|             |                |  |  |          |  |             |
|-------------|----------------|--|--|----------|--|-------------|
| AMF.500.A07 | Housing Unit 1 | Replace ceramic tile. Replace tile floors in all showers with monolithic polymer flooring.         | Leading to More Serious Problems. To Eliminate High Maintenance Condition.                                 | 600 SF   |  | \$14,100.00 |
| AMF.500.A08 | Housing Unit 1 | Misc projects. Install ceramic tile on shower walls.   | Leading to More Serious Problems. To Eliminate High Maintenance Condition.                                 | Lump Sum |  | \$12,600.00 |
| AMF.500.A09 | Housing Unit 1 | Repair brick - selective areas. Repair cracked, spalled, and damaged brick at roof center parapet. | Leading to More Serious Problems. To Eliminate High Maintenance Condition.                                 | 100 SF   |  | \$2,500.00  |
| AMF.500.A10 | Housing Unit 1 | Replace or add roof drains. Add drain at each cell wing near junction to control center area.      | Existing roof drains around corner onto control area.  | 2 Units  |  | \$1,700.00  |
| AMF.500.M04 | Housing Unit 1 | Miscellaneous. Replace existing cell lavatory faucets.   | Requirement for other improvements. Maintenance issue.   | Lump Sum |  | \$40,300.00 |
| AMF.500.M06 | Housing Unit 1 | Miscellaneous. Insulate the cold water supply entering the Mechanical Room.                        | Cold water pipe with hot Mechanical Room causes condensation on pipes.                                     | Lump Sum |  | \$340.00    |
| AMF.500.S01 | Housing Unit 1 | Add new pan & tilt color cameras inside.   | Add capacity to existing system.   | 1 Unit   |  | \$6,000.00  |
| AMF.600.A04 | Housing Unit 2 | Replace interior doors/frame/hardware. Replace control room door.                                  | To Eliminate High Maintenance Condition.   | 1 Unit   |  | \$2,500.00  |
| AMF.600.A06 | Housing Unit 2 | Replace VCT. Replace VCT floor at control area.  | Damaged.   | 1,000 SF |  | \$6,700.00  |
| AMF.600.A07 | Housing Unit 2 | Replace ceramic tile. Replace tile floors in all showers with monolithic polymer flooring.         | Leading to More Serious Problems. To Eliminate High Maintenance Condition.                                 | 600 SF   |  | \$14,100.00 |
| AMF.600.A08 | Housing Unit 2 | Misc projects. Install ceramic tile on shower walls.   | Leading to More Serious Problems. To Eliminate High Maintenance Condition.                                 | Lump Sum |  | \$12,600.00 |
| AMF.600.A09 | Housing Unit 2 | Repair brick - selective areas. Repair cracked, spalled, and damaged brick at roof center parapet. | Leading to More Serious Problems. To Eliminate High Maintenance Condition.                                 | 100 SF   |  | \$2,500.00  |
| AMF.600.A10 | Housing Unit 2 | Replace or add roof drains. Add drain at each cell wing near junction to control center area.      | Leading to More Serious Problems. Existing roof drains around corner onto control area.                    | 2 Units  |  | \$1,700.00  |
| AMF.600.M04 | Housing Unit 2 | Miscellaneous. Replace existing cell lavatory faucets.   | Requirement for other improvements. Maintenance issue.   | Lump Sum |  | \$40,300.00 |
| AMF.600.M06 | Housing Unit 2 | Miscellaneous. Insulate the cold water supply entering the Mechanical Room.                        | Requirement for other improvements. Cold water pipe with hot Mechanical Room causes condensation on pipes. | Lump Sum |  | \$340.00    |
| AMF.600.S01 | Housing Unit 2 | Add new pan & tilt color cameras inside.   | Add capacity to existing system.   | 1 Unit   |  | \$6,000.00  |

|             |                |  |   |          |  |             |
|-------------|----------------|--|---|----------|--|-------------|
| AMF.700.A05 | Housing Unit 3 | Replace acoustic ceiling system. Replace VCT floor at control area.                                | Damaged.  | 1,000 SF |  | \$6,700.00  |
| AMF.700.A07 | Housing Unit 3 | Replace ceramic tile. Replace tile floors in all showers with monolithic polymer flooring.         | To Eliminate High Maintenance Condition.  | 600 SF   |  | \$14,100.00 |
| AMF.700.A08 | Housing Unit 3 | Misc projects. Install ceramic tile on shower walls.   | Leading to More Serious Problems. To Eliminate High Maintenance Condition.  | Lump Sum |  | \$12,600.00 |
| AMF.700.A09 | Housing Unit 3 | Repair brick - selective areas. Repair cracked, spalled, and damaged brick at roof center parapet. | Leading to More Serious Problems. To Eliminate High Maintenance Condition.  | 100 SF   |  | \$2,500.00  |
| AMF.700.A10 | Housing Unit 3 | Replace or add roof drains. Add drain at each cell wing near junction to control center area.      | Leading to More Serious Problems. Existing roof drains around corner onto control area.                                 | 2 Units  |  | \$1,700.00  |
| AMF.700.M04 | Housing Unit 3 | Miscellaneous. Replace existing cell lavatory faucets.   | Requirement for other improvements. Maintenance issue.  | Lump Sum |  | \$40,300.00 |
| AMF.700.M06 | Housing Unit 3 | Miscellaneous. Insulate the cold water supply entering the Mechanical Room.                        | Requirement for other improvements. Cold water pipe with hot Mechanical Room causes condensation on pipes.              | Lump Sum |  | \$340.00    |
| AMF.700.S01 | Housing Unit 3 | Add new pan & tilt color cameras inside.   | For officer safety. To watch hidden areas and trouble spots. Add capacity to existing system. None presently installed. | 1 Unit   |  | \$6,000.00  |
| AMF.800.A04 | Housing Unit 4 | Replace interior doors/frame/hardware. Replace control room door.                                  | Worn out. Damaged. To Eliminate High Maintenance Condition.   | 1 Unit   |  | \$2,500.00  |
| AMF.800.A06 | Housing Unit 4 | Replace VCT. Replace VCT floor at control area.  | Damaged.  | 1,000 SF |  | \$6,700.00  |
| AMF.800.A07 | Housing Unit 4 | Replace ceramic tile. Replace tile floors in all showers with monolithic polymer flooring.         | Worn out. Damaged. Leading to More Serious Problems. To Eliminate High Maintenance Condition.                           | 600 SF   |  | \$14,100.00 |
| AMF.800.A08 | Housing Unit 4 | Misc projects. Install ceramic tile on shower walls.   | Leading to More Serious Problems. To Eliminate High Maintenance Condition.  | Lump Sum |  | \$12,600.00 |
| AMF.800.A09 | Housing Unit 4 | Repair brick - selective areas. Repair cracked, spalled, and damaged brick at roof center parapet. | Leading to More Serious Problems. To Eliminate High Maintenance Condition.  | 100 SF   |  | \$2,500.00  |
| AMF.800.A10 | Housing Unit 4 | Replace or add roof drains. Add drain at each cell wing near junction to control center area.      | Leading to More Serious Problems. Existing roof drains around corner onto control area.                                 | 2 Units  |  | \$1,700.00  |
| AMF.800.M04 | Housing Unit 4 | Miscellaneous. Replace existing cell lavatory faucets.   | Requirement for other improvements. Maintenance issue.  | Lump Sum |  | \$4,000.00  |
| AMF.800.M06 | Housing Unit 4 | Miscellaneous. Insulate the cold water supply entering the Mechanical Room.                        | Requirement for other improvements. Cold water pipe with hot Mechanical Room causes condensation on pipes.              | Lump Sum |  | \$340.00    |

|              |                |   |   |          |  |             |
|--------------|----------------|---|---|----------|--|-------------|
| AMF.800.S01  | Housing Unit 4 | Add new pan & tilt color cameras inside.  | Add capacity to existing system.  | 1 Unit   |  | \$6,000.00  |
| AMF.900.A04  | Housing Unit 5 | Replace interior doors/frame/hardware. Replace control room door.   | Worn out. Damaged. To Eliminate High Maintenance Condition.                             | 1 Unit   |  | \$2,500.00  |
| AMF.900.A06  | Housing Unit 5 | Replace VCT. Replace VCT floor at control area.   | Damaged.  | 1,000 SF |  | \$6,700.00  |
| AMF.900.A07  | Housing Unit 5 | Replace ceramic tile. Replace tile floors in all showers with monolithic polymer flooring.  | Leading to More Serious Problems. To Eliminate High Maintenance Condition.              | 600 SF   |  | \$14,100.00 |
| AMF.900.A08  | Housing Unit 5 | Misc projects. Install ceramic tile on shower walls.  | Leading to More Serious Problems. To Eliminate High Maintenance Condition.              | Lump Sum |  | \$12,600.00 |
| AMF.900.A09  | Housing Unit 5 | Repair brick - selective areas. Repair cracked, spalled, and damaged brick at roof center parapet.  | Leading to More Serious Problems. To Eliminate High Maintenance Condition.              | 100 SF   |  | \$2,500.00  |
| AMF.900.A10  | Housing Unit 5 | Replace or add roof drains. Add drain at each cell wing near junction to control center area.   | Leading to More Serious Problems. Existing roof drains around corner onto control area. | 2 Units  |  | \$1,700.00  |
| AMF.900.M04  | Housing Unit 5 | Miscellaneous. Replace existing cell lavatory faucets.  | Requirement for other improvements. Maintenance issue.                                  | Lump Sum |  | \$40,300.00 |
| AMF.900.M06  | Housing Unit 5 | Miscellaneous. Insulate the cold water supply entering the Mechanical Room and all other hot and cold piping in Mechanical Room with no piping. | Cold water pipe with hot Mechanical Room causes condensation on pipes.                  | Lump Sum |  | \$340.00    |
| AMF.900.S01  | Housing Unit 5 | Add new pan & tilt color cameras inside.  | Add capacity to existing system.  | 1 Unit   |  | \$6,000.00  |
| AMF.1000.A03 | Housing Unit 6 | Replace single exterior door/frame/hardware. Replace all exterior doors and hardware.   | Worn out. Damaged. To Eliminate High Maintenance Condition.                             | 4 Units  |  | \$10,100.00 |
| AMF.1000.A04 | Housing Unit 6 | Replace interior doors/frame/hardware. Replace control room door.   | Worn out. Damaged. To Eliminate High Maintenance Condition.                             | 1 Unit   |  | \$2,500.00  |
| AMF.1000.A05 | Housing Unit 6 | Replace acoustic ceiling system. Replace 12 x 12 applied tile with more durable system.   | Damaged. To Eliminate High Maintenance Condition.                                       | 1,000 SF |  | \$10,100.00 |
| AMF.1000.A06 | Housing Unit 6 | Replace VCT. Replace VCT floor at control area.   | Damaged.  | 1,000 SF |  | \$6,700.00  |
| AMF.1000.A07 | Housing Unit 6 | Replace ceramic tile. Replace tile floors in all showers with monolithic polymer flooring.  | Worn out. To Eliminate High Maintenance Condition.                                      | 600 SF   |  | \$14,100.00 |
| AMF.1000.A08 | Housing Unit 6 | Misc projects. Install ceramic tile on shower walls.  | Worn out. To Eliminate High Maintenance Condition.                                      | Lump Sum |  | \$12,600.00 |

|              |                   |  |  |          |  |             |
|--------------|-------------------|--|--|----------|--|-------------|
| AMF.1000.A09 | Housing Unit 6    | Repair brick - selective areas. Repair cracked, spalled, and damaged brick at roof center parapet. | Leading to More Serious Problems. To Eliminate High Maintenance Condition.                                 | 100 SF   |  | \$2,500.00  |
| AMF.1000.A10 | Housing Unit 6    | Replace or add roof drains. Add drain at each cell wing near junction to control center area.      | Leading to More Serious Problems.  | 2 Units  |  | \$1,700.00  |
| AMF.1000.A12 | Housing Unit 6    | Misc projects. Infill mat recess in entry hallway, retile entire hallway.                          | Worn out. Leading to More Serious Problems.  | Lump Sum |  | \$2,500.00  |
| AMF.1000.M04 | Housing Unit 6    | Miscellaneous. Replace existing cell lavatory faucets.   | Requirement for other improvements. Maintenance issue.   | Lump Sum |  | \$40,300.00 |
| AMF.1000.M06 | Housing Unit 6    | Miscellaneous. Insulate the cold water supply entering the Mechanical Room.                        | Cold water pipe with hot Mechanical Room causes condensation on pipes.                                     | Lump Sum |  | \$340.00    |
| AMF.1100.A03 | Housing Unit 7    | Replace single exterior door/frame/hardware. Replace all exterior doors and hardware.              | Worn out. Damaged. To Eliminate High Maintenance Condition.  | 4 Units  |  | \$10,100.00 |
| AMF.1100.A04 | Housing Unit 7    | Replace interior doors/frame/hardware. Replace control room door.                                  | Worn out. Damaged. To Eliminate High Maintenance Condition.  | 1 Unit   |  | \$2,500.00  |
| AMF.1100.A06 | Housing Unit 7    | Replace VCT. Replace VCT floor at control area.  | Damaged.   | 1,000 SF |  | \$6,700.00  |
| AMF.1100.A07 | Housing Unit 7    | Replace ceramic tile. Replace tile floors in all showers with monolithic polymer flooring.         | Worn out. To Eliminate High Maintenance Condition.   | 600 SF   |  | \$14,100.00 |
| AMF.1100.A08 | Housing Unit 7    | Misc projects. Install ceramic tile on shower walls.   | Worn out. To Eliminate High Maintenance Condition.   | Lump Sum |  | \$12,600.00 |
| AMF.1100.A09 | Housing Unit 7    | Repair brick - selective areas. Repair cracked, spalled and damaged brick at roof center parapet.  | Leading to More Serious Problems. To Eliminate High Maintenance Condition.                                 | 100 SF   |  | \$2,500.00  |
| AMF.1100.A10 | Housing Unit 7    | Replace or add roof drains. Add drain at each cell wing near junction to control center area.      | Leading to More Serious Problems.  | 2 Units  |  | \$1,700.00  |
| AMF.1100.A12 | Housing Unit 7    | Misc projects. Infill mat recess in entry hallway, retile entire hallway.                          | Worn out. Leading to More Serious Problems.  | Lump Sum |  | \$2,500.00  |
| AMF.1100.M04 | Housing Unit 7    | Miscellaneous. Replace existing cell lavatory faucets.   | Requirement for other improvements. Maintenance issue.   | Lump Sum |  | \$40,300.00 |
| AMF.1100.M06 | Housing Unit 7    | Miscellaneous. Insulate the cold water supply.   | Requirement for other improvements. Cold water pipe with hot Mechanical Room causes condensation on pipes. | Lump Sum |  | \$340.00    |
| AMF.1800.A02 | Level One Housing | Misc projects.   | Damaged. Walls sustain heavy abuse, particularly at corners.   | Lump Sum |  | \$42,000.00 |

|             |                  |   |   |          |              |                        |
|-------------|------------------|---|---|----------|--------------|------------------------|
| AMF.300.A05 | Education        | Replace roof and insulation.                            | The roofs on our original buildings are over 15 years old and experiencing several leaks. | 20,00 SF |              | \$270,000.00           |
| AMF.300.A02 | Education        | Replace entry system - w/ insulated system. Main entry. | To Eliminate High Maintenance Condition.  | 80 SF    |              | \$18,000.00            |
| AMF.400.A14 | Support Services | Replace overhead doors.                                 | Worn out. Damaged. To Eliminate High Maintenance Condition.                               | 64 SF    |              | \$25,000.00            |
|             |                  |   |   |          | <b>Total</b> | <b>\$10,511,245.00</b> |

# MICHIGAN DEPARTMENT OF CORRECTIONS

*“Help Make Things Right”*

## MEMORANDUM

**DATE:** June 17, 2014  
**TO:** Ken McKee, Warden IBC  
**FROM:** Scott Klein, A/Physical Plant Superintendent  
**SUBJECT: Annual Physical Plant Report**

This report has been prepared in accordance with PD 04.04.100

### **Overview of Physical Plant Accomplishments**

Control Center upgrades were completed.  
The razor ribbon on the Dorm perimeter has been upgraded.  
Install second roll razor ribbon to IBC sally port.  
ELL has been installed in the school.  
Media in the water filtration system has been replaced.  
Laundry operations have been restored in the units.  
Laundry operations have been restored in C-unit at dorm.  
Sally port gate security upgrades.

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

#### **Housing Units 1 thru 8**

The housing units are in good condition. The roofs are inspected monthly and are in good shape.  
The entrance doors and jambs rusted.  
HVAC system in good condition routine maintenance performed.

#### **Administration Building 100**

The Administration is in good condition. We have one leak on the roof that will be addressed.  
The entrance doors and jambs rusted.

#### **Building 300 School**

Building 300 is in good condition.  
The entrance doors and jambs rusted.  
HVAC system in good condition, routine maintenance performed.

#### **Maintenance Building 500**

The maintenance building is in good condition.  
The entrance doors and jambs rusted.  
Roof is inspected and in good condition.

**MSI Building 400**

This building is in good condition.

HVAC system in good condition routine maintenance performed.

**Health Care Building 200**

Health Care is in good condition.

**Food Service Building 200**

The food service building is in good condition, routine maintenance performed.

Entrance doors and jambs rusted.

HVAC system in good condition routine maintenance performed.

Roof is inspected and in good condition.

**Grounds Storage**

This building is pole structure and in good condition.

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

The Dorm units are in good shape.

Roofs are in fair condition, no active leaks.

Entrance door to C-unit has been replaced.

**Dorm Grounds**

We have requested to upgrade the lights on the Dorm grounds.

**Bellamy Creek Grounds**

The drives and roads are in good repair.

The parking lots have had the cracks sealed two years ago and should be addressed again.

Grounds are being mowed and maintained as needed.

Security shaker zones should be replaced due to the deterioration of the existing wire.

The security upgrades are in progress on exterior gates.

The Sally Port should have its own security zone installed.

The security stun fence feed wires are being upgraded at this time due to deteriorated feed wires.

**Water Treatment**

The media in the filter system has been replaced. We are in the process of replacing the float system in the salt brine silo.

**Backup Generator**

The generator is in good condition; it is being maintained and tested per policy. We are getting prices to clean the switch gear.

**Backup L.P. system**

The L.P. system is still not operational.

**Bellamy Creek Correctional Facility**  
**5-Year Plan FY2016**

| Project No. | Building                                 | Project Description                    | Reason Description                                       | Quantity & Units  | Facility Priority | Cost Estimate |
|-------------|--|--|--|-------------------|-------------------|---------------|
| IBC-16-1    | 300                                      | Replace gym flooring                   | Equipment upgrade  |                   | 1                 | \$17,000      |
| IBC-16-2    | buffer fence to sallyport                | Extend buffer fence                    | Security enhancement                                     | 500 ft            | 1                 | \$25,000      |
| IBC-16-3    | HU 1 through 8                           | Control panel switches                 | Upgrade equipment  | 10 switches       | 1                 | \$25,000      |
| IBC-16-4    | throughout facility                      | Update Camera systems                  | Security upgrade   |                   | 1                 | \$150,000     |
| IBC-16-5    | throughout facility                      | Replace entrance doors                 | Hardware upgrade   | 12 entrance doors | 1                 | \$12,000      |
| IBC-16-6    | above food service and processing center | Update dorm roofs                      | To eliminate a high maintenance condition                |                   | 1                 | \$75,000      |
| IBC-16-7    | Dorm                                     | Fire suppression for the dorm          | Fire and safety upgrades                                 |                   | 1                 | \$99,000      |
| IBC-16-8    | throughout facility                      | PreBoilers                             | Energy savings   | 1                 | 1                 | \$75,000      |
| IBC-16-9    | Dorm B unit                              | Replace Doors and Frames - B unit Dorm | To eliminate a high maintenance condition                | 2                 | 1                 | \$50,000      |
| IBC-16-10   | throughout facility                      | Toilet and sink flush controls         | Energy savings and to eliminate a high maintenance issue | 500               | 1                 | \$99,000      |
| IBC-16-11   |  | Water Heater                           | Physical plant upgrade                                   |                   | 1                 | \$36,000      |
| IBC-16-12   | Dorm A & B unit                          | Heat in A-Unit and B-Unit              | Physical plant upgrade                                   | 1                 | 1                 | \$99,000      |

| Project No. | Building           | Project Description                      | Reason Description   | Quantity & Units | Facility Priority | Cost Estimate      |
|-------------|--------------------|--|--|------------------|-------------------|--------------------|
| IBC-16-13   | Dorm throughout    | Replace vinyl title at Dorm              | To eliminate a high maintenance condition                            | 1                | 1                 | \$99,000           |
| IBC-16-14   | Dorm A, B & C unit | Replace Dorm Hallway and Dayroom Windows | To eliminate a high maintenance condition                            |                  | 2                 | \$50,000           |
| IBC-16-15   | Dorm C unit        | Replace Windows in C-Unit                | To eliminate a high maintenance condition                            | 2                | 2                 | \$75,000           |
| IBC-16-16   | Dorm A, B & C unit | Replace ceramic title                    | To eliminate a high maintenance condition                            | 3                | 3                 | \$70,000           |
| IBC-16-17   | IBC                | Perimeter lighting                       | Energy savings, to increase lighting levels, and to enhance security |                  |                   | \$99,000           |
| IBC-16-18   | HU 3, 6 & 7        | Add lockers in all level II units        | Upgrade equipment  | 250              | 3                 | \$99,000           |
|             |                    |  |  |                  | <b>Total</b>      | <b>\$1,254,000</b> |

# MICHIGAN DEPARTMENT OF CORRECTIONS

*“Help Make Things Right”*

## MEMORANDUM

**DATE:** September 1, 2014

**TO:** Warden Berghuis

**FROM:** Bob Alexander, PPS.  
E. C. Brooks and West Shoreline Correctional Facilities

**SUBJECT:** 2014 Annual Physical Plant Inspection.

During the months of July and August as required by OP-LRF/MTF 04.03.100, the annual physical plant inspection for both E. C. Brooks and West Shoreline Correctional Facilities was completed for the year 2014. This inspection provides an overview of the general condition of the building's envelope and grounds. Both Facilities are overall in good condition.

The entry drive that services both facilities was so deteriorated that we started milling and repaving small sections of the drive out of our facilities maintenance budget. In September of 2013 we completed milling and repaving the front entrance of the drive at a cost of \$24,988.00 using 2013 fiscal year money. We also did two repairs using 2014 moneys milling and repaving 31,648 square feet of entry drive at a cost of \$38,939.48. We are currently planning our 4<sup>th</sup> major milling and paving repair for the entry drive using 2015 fiscal year monies. We also purchased last fall an Asphalt crack sealing kettle and our grounds crew has been busy repairing larger cracks in our parking lots and perimeter roads at both facilities to try and slow down the deterioration of the asphalt.

### **E. C. Brooks Correctional Facility**

We have been approved for new roofs and DTMB has completed the design process and we have had our pre-bid Contractor walk through. The new roofs are not scheduled to be started until the 2015 fiscal year.

The Camera System is still inadequate for what we need and we have been scheduled for a new Video management system for 2015 but from what I understand that project will focus on perimeter cameras and lighting. We did received approval to install 15 additional cameras in Dublin unit which completes the Level IV housing units so our next step would be either Segregation or a Level II housing unit.

Our E-field system is obsolete and the replacement of it is one of the three security projects that Central office has approved for E. C. Brooks (14-211) and it has been assigned to DTMB.

Adding E-Flex to our back 40 fence is another of the three security projects that Central Office has approved (14-213) and assigned to DTMB.

Adding a 12' fence between MSI and Segregation is the third security project that Central Office has approved (14-236) and assigned to DTMB.

We have been approved for a new PPD system (DTMB file number 472/14136.GAF).

We added to our 5-year plan replacing the prisoner desk in Level IV, currently we are replacing the desk with a wall mounted writing surface as the old desk get tore up for shank material, we replaced 49 desk in the last two years so now we would like to replace the remaining 135.

It has been a cooler summer so it has been easier on our roof top AC units; we purchased a replacement unit for Health Care and will install it once the roof has been replaced. The School roof top unit will be the next one we replace.

A non-profit group has raised enough money to build and donate a new chapel building. Approval has been received and construction has started.

### **West Shoreline Correctional Facility**

The Camera System is outdated and inadequate for what we need it to do. We have received approval to add 16 cameras in E&F unit but we have to use repurposed cameras and a DVR from Carson City Correctional facility.

Our E-field system at West Shoreline is obsolete and the replacement of it is one of the three security projects that Central office has approved for West Shoreline (14-213) and it has been assigned to DTMB.

Hardening the Sally Port (14-214) was the second of three projects selected for West Shoreline and assigned to DTMB. The project will consist of installing no-climb fence fabric, adding additional Razor ribbon where needed, and adding additional camera's and micro wave motion sensors.

Adding a 12 foot fence separating the back 40 yard (14-241) and the housing units is the final of three security projects that were approved and assigned to DTMB.

McDonald roofing was in and completed a roof survey at West Shoreline and we have received the report. After reviewing the report we re-shingled the roofs for the Health Services office trailer and one of our grounds tool storage barns, we also replaced all the roof sheeting screws on the Inmate store building and the transportation building. We also added the replacement of the School building roof to our 5 year plan.

The siding on most buildings is showing rust where it butts up against concrete side walks and is continually being repaired as needed using salvaged siding from other repairs. Last year we replaced the steel around the front entrances of A-unit and H-unit.

The entry doors, frames and hardware on all the buildings are showing the effects of the higher prisoner population and we replaced the entry doors on A-unit, H-unit, Mechanical room for Food Services, Administration building Main entrance and employee entrance in the last year.

Started rebuilding prisoner lockers that were being "pealed" open by other prisoners to steal store orders/property, we are building a frame out of  $\frac{3}{4}$ " square tube and welding on the inside of the door. 320 lockers were completed last year.

cc: Dave Flack  
Dave Groenhof

**BROOKSWEST SHORELINE CORRECTIONAL FACILITY**  
**5-Year Plan FY2016**

| Project No.     | Building   | Project Description  | Reason Description   | Quantity & Units | Facility Priority | Cost Estimate      |
|-----------------|--|--|--|------------------|-------------------|--------------------|
| LRF.00.S124     | Site   | Add new camera head end equipment and monitoring equipment.  | To add capacity to the existing system.  |                  | 1                 | \$225,000          |
| MTF.00.S124     | Site   | Add new camera head end equipment and monitoring equipment.  | To add capacity to the existing system.  |                  | 2                 | \$225,000          |
| LRF.00.S109     | Site   | Replacing the existing e-field with a fence mounted e-flex system, areas around and on top of the administration building. | Current e-field system is obsolete and parts are getting harder and more expensive to find.                    |                  | 3                 | \$300,000          |
| MTF.00.S109     | Site   | Replacing the existing e-field with a fence mounted e-flex system, areas around and on top of the administration building. | Current e-field system is obsolete and parts are getting harder and more expensive to find.                    |                  | 4                 | \$300,000          |
| MTF.00.S124     | Site   | Installation of no climb fence fabric on the inside sally port fence.  | Increase the level of security for the Sally Port.   |                  | 5                 | \$25,000           |
| MTF.00.S110     | Site   | Adding a 12' security fence south of housing units C, D, E & F.  | Split yards, increase the security level of back 40 yard recreation.   |                  | 6                 | \$140,000          |
| LRF.00.S110     | Site   | Install new e-flex and microwave motion sensors on back 40 recreation fence.   | Provide an additional level of security for the Recreation areas.  |                  | 7                 | \$25,000           |
| LRF.00.C04.02NF | Site   | Add a 12" security fence between MSI and Seg recreation areas.   | Provide additional security for the Sally port operation.  |                  | 8                 | \$25,000           |
| LRF.00.C03.03BP | Site   | Mill & Resurface main access drive from roadway.   | To replace deteriorated, damaged and failed surfaces.  |                  | 9                 | \$275,000          |
| LRF.00.S101     | Site   | Replace personal protection system.  | For staff & public safety.   |                  | 10                | \$750,000          |
| MTF.00.S101     | Site   | Replace personal protection system.  | For staff & public safety.   |                  | 11                | \$750,000          |
| MTF.00.A01.02   | Site   | Replace existing roof per Roof Asset Management report.  | To eliminate high maintenance condition. To eliminate potential for future damage.                             | 1                | 12                | \$200,000          |
| LRF.00.A20.01   | Dublin unit, East Lake unit                          | Replace existing prisoner desk with wall mounted writing surfaces.   | Dangerous or potentially life threatening. For staff & prisoner safety.  | 135              | 13                | \$15,000           |
| LRF.00.M02.41   | Administration Fd/Ser Health Serv & School buildings | Replace roof top HVAC systems, They are currently R-22 systems which an is obsolete refrigerant.                           | Due to the age of the current systems, to eliminate high maintenance conditions and to prevent future failure. | 3                | 14                | \$175,000          |
| LRF.00.A20.01   | Allegan, East Lake and Fremont housing units         | Replace handicap lifts in housing units.   | Due to the age of the current lifts, to prevent failure, to eliminate high maintenance condition.              | 3                | 15                | \$95,000           |
| LRF.00.M03.01   | Site   | Replace pneumatic controls with direct digital controls.   | Due to the age of the system, to prevent failure and eliminate a high maintenance condition.                   | 9                | 16                | \$300,000          |
|                 |  |  |  |                  | <b>Total</b>      | <b>\$3,825,000</b> |

# MICHIGAN DEPARTMENT OF CORRECTIONS

*“Help Make Things Right”*

## MEMORANDUM

**DATE:** June 9, 2014

**TO:** Cathy Stoddard, Warden  
Carson City Correctional Facility

**FROM:** Stan Leonard, Physical Plant Superintendent  
Carson City Correctional Facility

**SUBJECT: 2014 Annual DRF Physical Plant Report**

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

### **Overview of Physical Plant Accomplishments**

- Completed roof survey and walk through with McDonald roofing
- Added pavement crack sealer to all roads and walkway and courts.
- Replace several concrete walkways.
- Completed a renovation of all cells on 900 building.
- Completed a walk through with the Engineers for the new PPD system.
- Work with Tri-County Electrical on the replacement of the main switch gear.
- Hardened all gates in the facility including the 2 gate which enter between the perimeters.
- Installed a new shaker system on the sally port.
- Added covers to the sally port pit.

- Added heavier wire tie's to the fence in the sally port.
- Added razor ribbon to the bottom of the sally port.
- Added signage to the entrances of the perimeter.
- Replaced 2 West Food Service Kettles.

### **Brickwork**

The condition of the Brickwork seems to be in good general order with few signs of weather damage due to freeze or thaw. The only damage that I have found was due to window restrictors that were anchored into the brick to prevent hyperextension of the cell windows; these restrictors have since been removed.

I have found no problems with any of the block work or supporting foundations. All of the weep-holes that would allow the moisture in the walls to adequately drain appear to be open and functioning properly. Openings for the roof drainage all look good and the sealant at the blow-out joints also looks fine.

### **Building Architectural and Structural**

Inspections of the Building Architectural and Structural components display the facility to be in exceptional condition. None of the buildings show any sign of breaks or settling in the foundations, floors or walls. Doors and windows all seem to open and close properly; headers and sills all look good, as well as blow-out joints and sealants. Wall-Caps all seem to be in place and the building Water-Scuppers look to be working properly. The additional scupper that was added to 400 Building continues to help adequately drain that new roof.

The building masonry looks to be in generally decent condition with some slight sign of phosphoresce in the area of the Administration Building visit Yard Wall. I believe this is possibly due to some sort of anti-freezing agent added to the mortar during construction that reveals itself as a type of salt stain on the brickwork.

All facility Observation Post and Yard Storage buildings look good. The training tower located at the Fish Creek Sportsman's Club needs some maintenance updates in order to make that structure safe. The buildings known as the Miller House Buildings, located on the West side of the facility grounds along Blackmer Road, has been demolished. The only out building standing is the garage. It is in fair shape and we are still using it for storage.

### **Concrete/Paving**

Inspection of the concrete shows it to be in overall fair condition. Maintenance has done some concrete work at 200 Building Med Window areas; consisting of a Pad and Sidewalk.

We have enhanced the motorcycle parking area with the help of the Boyer Club. The dumpster pads at both Food Service areas have been expanded with an additional pad added at both locations to accommodate incoming receptacles.

The back Dock area of Food Service is on the project list for some extensive concrete work with the installation of a new retainer wall and sidewalk. The asphalt pavements located at both East and West locations are in poor shape.

We completed extensive crack filling last fall. Both areas are in need of a total seal coat in order to give them a few more years of life. The Phone base pads for the new prisoner phones have been installed. We have also replaced several areas of concrete that were low and a trip hazard.

### **Flooring**

An inspection of the Flooring systems shows it to be in decent condition. We have no sheet vinyl floor coverings but we do have vinyl tile, carpet and carpet squares, all areas look good, with some wear.

The only areas in which I have found any problems are the painted finish on the cell room floors; many are in need of refinishing. This was mentioned on previous years report and should be addressed as soon as funding permits. The East Annex and the RUM/ARUS/PCs Offices in the Housing Units are in need of new carpeting.

### **Hollow Metal Work**

An inspection of the Hollow Metal Work indicates it to be in fair to good condition. This area consists mainly of Light Poles, Utility Fixtures, Doors, Door casings and Mullions. Some of the doors that access our buildings and cells are rusted out and are being replaced by attrition.

We will need to continue with the replacement of some Level IV Cell Door Trolley Systems and install Roton Hinges on some of our entrance doors (due to failing hinge pockets) to extend their usefulness. Facility light poles will need some attention in the area of repainting as soon as manpower and budget allows. In this past year with new monies being made available for the security upgrades, we have upgraded perimeter lighting fixtures with energy efficient LED fixtures. We plan to complete the interior of the facility this summer with the new LED fixtures and possibly the parking lots.

### **Metal and Vinyl Windows and Sash**

An inspection of the Metal Window and Sash units shows them to be in generally good condition. Over the past few years, Maintenance staff has replaced over half of the glass in the windows of the West side Housing Units due to a failure of the sash sealant which causes them to fog and fill with water, we will need to continue with the glass replacement as manpower and budget permits. The metal and vinyl windows on the East side continue to be in good shape with no problems found.

### **Miscellaneous and Ornamental Metal Work**

An inspection of the Miscellaneous and Ornamental Metal Work that is used shows it to be in good condition with no problems found.

### **Painting**

An Inspection of the Painting confirms it to be in generally respectable condition. All of the building interior walls look to be in good shape. As mentioned last year, Housing Unit cell floors are showing considerable wear in the paint, which should be addressed as soon as the budget allows. The overhead beams in the West side Quartermaster area have some flaking paint that needs to be taken care of as soon as arrangements can be made to do so.

The parking lots, curbing are due to be repainted, along with some of the light poles. The painting in the Housing Units are done by Housing Unit painters assigned to that task, all of these areas appear to be kept in good condition.

As mentioned earlier in the report regarding sheet metal, we are experiencing some fading on the fronts of some East Annex buildings along with some rust occurring on the MSI Building metal siding by the exhaust protrusions. DRF East Housing Units are in need of interior painting. Lastly many of the bathroom stalls and partitions are in need of repainting.

### **Perimeter Fences and Walls**

An inspection of the Fences shows them to be in generally good condition, with only minor problems found in the Perimeter or Buffer fence construction materials (post, fence fabric, razor wire, wire ties, gates, etc.).

We recently replaced the E-Field on the East side with the new Shaker System. That is working as designed or even better. However, we have discovered some upcoming problems with the E-Flex and E-Field systems on the West side zones that have recently begun to rise out of the ground. We have made some repairs, but more are going to be needed.

A request has been made to replace these systems with the same Shaker System just installed on the East side. Most of the newer facilities are using this type of fence security system as it is better suited for our climate, more reliable with fewer false alarms, and less costly to maintain.

The fencing at the Segregation area looks to be in good repair as well as that used on the Food Service exterior storage cage. All of the components used on the Close Unit Fences appear to be in good shape with no problems found, the cross fencing gate is proving to be a big help.

The Shaker System on the Buffer Fence ends at 2 Post and does not continue around the East Annex, this should be added for security reasons. The removal of the trees along the South Buffer fence is an improvement in maintaining that area and has greatly reduced fence damage due to winds.

Maintenance staff has reactivated the West side access to MSI for vehicle traffic and pedestrian crossing between East and West. We have hardened the East Annex Sallyport and discontinued its use. We have gone over every inch of our entire Perimeter fence and Systems this year. We have made many improvements and upgrades. The Shaker System was added to the Sally port.

### **Refrigeration, Heating and Air Conditioning**

An inspection of the Refrigeration and HVAC components indicates that some of our freezers and the AC unit in the 300 Building are reaching the end of their life cycle; some of these units have run steadily for the last 20 years and are showing the wear of that constant use.

We have replaced two of four coils at the 100 Building; the compressor and the condenser on the inside Warehouse Walk-In Freezer; and the coil on the unit in 200 Building. We will need to replace both of the compressors on the outside Walk-in Freezer before long and one coil on the 300 building A/C unit. I would recommend that we order the replacement units as soon as possible. Our air conditioning units are running well at this time.

### **Roadway and Walkway**

The Roadways and Walkways are in fair condition; this is due to some extensive crack filling work done last fall and six years ago to help maintain them. We need to continue with the crack filling and also apply a surface sealant to our entire paved area in order to preserve what we have. The resurfacing work that was done on the East side big yard walk track has vastly improved that area. The west side track has been resurfaced.

## **Roofing**

Inspections of the Roofing systems confirm them to be in poor condition. We have replaced the roofs on 1100, 500, 1300, 400, 900 Buildings, the upper part of the 300 Building, the Commons Area of the 1200 Building, and the lower roof of the Administration Building. We are at this time, half done with 800 Building roof.

We have 1200 Building yet to do, then will move to the 200 Building Health Care areas, and the 300 Building lower roof. In doing this, we have come a long way in cutting down our roof related work orders. I feel that there is still a lot of work remaining to do in order to stay ahead of system failures.

The East annex roofs are steel sheeting on a 4/12 pitch slope coated with an asphalt based coating over the seams and fasteners. Due to the age of these steel roofs, we are starting to have the fasteners work loose, we have replaced some of these fasteners but have many more that need replacing; I would recommend that we replace all of these steel roofs.

The remaining East side roofs are also 4/12 pitched slopes with asphalt shingles applied, these are found to be in fair condition. We had an evaluation done last summer by McDonald Roofing Company and the Physical Plant Division staff and as result, they listed us a very high priority state wide on having our roof replaced.

## **Security and Locking Systems**

An inspection of the Locking Systems shows them to be in good working order with no problems found. The Keywatcher Key Security System is requiring more preventive maintenance than originally thought, with cleaning being needed every month.

The Exit Door crash bars that are used around the facility are starting to show their age and due to the high cost of the replacement bars (over \$600.00 apiece), will be replaced by attrition.

We have noticed that the Roton continuous door hinges used everywhere in the compound are in need of rebuilding, this will mean that we will need to order quite a few rebuild kits at approximately \$40.00 apiece.

Door carriers on the Close Unit cells and the Control Center Security Gates are going to require some extra attention over the next few years. We will keep an eye on this and make repairs as needed, but this may become quite expensive.

We are continuing to upgrade our camera security systems, The West side cameras that were added to the Level II Housing Units, the Level IV Housing Units, the Gymnasium and the School Hallway are working well.

We have installed a camera to cover the med lines on the West side and to cover the Pavilion area on the East side and the Lobby Area camera in 400 building. We are very pleased with the expanded and vastly improved Control Center and Electronic Monitoring Room.

We are still experiencing problems with our Perimeter Fence monitoring systems as they are old, problematic and outdated. We did update the East side fences E field with a "Shaker type" system which is better suited to our type of climate. Currently we are a pilot program for updating our head end and adding new digital cameras and LED lighting to our entire Perimeter.

### **Sheet Metal Work**

An inspection of the sheet metal work used shows some extensive rusting of the sheet metal panels around the venting ports of the 600 Building (MSI Operation). I would recommend that we repaint the area with a rust inhibitor paint to slow down the deterioration process, and consider replacing the siding in the future when manpower and budget allows.

The front of the East side Housing Units are showing signs of fading, all buildings have developed rust to some degree at or near the main entries from years of ice melter use, we have already started to replace steel on some of these buildings such as Food Service and G Unit.

### **Structural Metal Work**

An inspection of the Structural Metal Work appears to be in very good condition with no problems found. The steel roof trusses look good, as does the metal roof decking. Previous roof replacements at 100, 400, and 900 Buildings show the underlying steel roof sheeting looked very good.

The MSI Building structural steel looks to be in generally good condition with the exterior wall sheeting in need of refinishing at the ventilation exhaust areas due to rusting.

### **Waterproofing**

A prior concern with the Waterproofing has had Maintenance staff keeping an eye on possible problems with water leakage in the area of the lower floor of 800 Building. A few years ago, we had a report of moisture entering one of the cells; it was presumed that it may have entered through the wall, which would indicate that a possible failure of the waterproofing membrane may have occurred.

We had a similar incident in 900 Building, where the problem was corrected by retiling the outside of the basement walls.

We did some work in the problem area of the 800 Building with grading and weep-hole exposure and seemed to have improved the drainage considerably. Over the past few years, we have not had any reported problems at the 800 Building, but these have been very dry years, we will continue to monitor this area. Most of our buildings have not had any brick resealing /waterproofing agent applied in the last 20 years and it is time to consider having this done.

### **Woodwork**

An inspection of the Woodwork used shows it to be in good condition with no problems found.

### **Wall and Floor Tile**

Inspection of the Wall and Floor Tile in the East and West Buildings shows it to be in generally good repair. In the areas where Quarry and Ceramic floor tiles are used, I have found no missing tiles and very little in damaged ones. Staff continues to re-grout the shower floors as time permits.

The Food Service corner protectors used to minimize wall damage continue to help. All of the tiled walls in the facility are looking good. DRF East Food Service Dining Room needs some tile repair in the dining area.

cc: Dave Flack, Physical Plant Division Administrator  
Ed Vallad, Physical Plant Division Manager  
Gary Keiffer, Physical Plant Division  
John Simon, DRF Business Manager  
Jeff Niemi, Northern Regional Superintendent  
File

**CARSON CITY CORRECTIONAL FACILITY**  
**5-Year Plan FY2016**

| Project No.      | Building                  | Project Description  | Reason Description   | Quantity & Units | Facility Priority | Cost Estimate |
|------------------|---------------------------|--|--|------------------|-------------------|---------------|
| None             | Site                      | Move the East Back flow preventer above grade.   | The new code requires the back flow preventer be above grade.                  | 1                | 1                 | \$250,000.00  |
| None             | All Buildings             | Replace the fire alarm system.   | Parts hard to find for the old system.   | 1                | 2                 | 1,500,000.00  |
|                  | East side yard            | Replace lighting power lines underground on the East side.                                   | Current lines are shorting out.  | 1                | 1                 | \$100,000.00  |
| 14-220           | A thru H                  | Install camreas in the front and back halls. 4 cameras per unit.                             | Installing cameras will create safer environment.                              | 1                | 3                 | \$70,000.00   |
| 14-220           | A,B,C,D,E,F,G,H, 200, 600 | Add additional security cameras.   | Modernize camera observation capabilities.                                     | 1                | 4                 | \$142,000.00  |
| DRF.2011.S.1     | Site                      | Replace current fence security systems.  | Repair parts are no longer available.  | 1                | 5                 | \$140,000.00  |
| 15-016           | Site                      | Add 4 new security fences and replace 1 fence between East and West.                         | Replace fencing between the facilities.  | 1                | 6                 | \$125,000.00  |
| 030108-14        | Site                      | Replace the current lighting with LED lighting outside the secure perimeter of the facility. | This would complete the lighting upgrades at this facility and is cost saving. | 1                | 7                 | \$75,000.00   |
| 14-222           | 600 Building              | Construct a prisoner shake down area in the MSI buidling.                                    | Prevent transporting of contraband.  | 1                | 8                 | \$17,500.00   |
| DRF.00.S05       | 700                       | Replace existing roof.   | Leading to More Serious Problems. To Eliminate High Maintenance Condition.     | 1                | 9                 | \$50,600.00   |
| DRF.700.A01      | Site                      | Exterior Lighting-Replace exterior light fixture(s), Wall-pak.                               | Increase equipment efficiency. Increase lighting levels.                       | 1                | 10                | \$100,500.00  |
| OTF.00.E01       | All Bldgs.                | Seal Coat Metal Roofing.   | All roofs are in need of re-coating.   | 1                | 11                | \$70,000.00   |
| DRF.2011.A.2     | A/B Housing               | Replace/new hot water heater - 250 gallon.   | Beyond useful life. Worn out. Impairs building operation.                      | 1                | 12                | \$16,170.00   |
| OTF.1200.M06     | C/D Housing               | Replace/new hot water heater - 250 gallon.   | Beyond useful life. Worn out. Impairs building operation.                      | 1                | 13                | \$16,170.00   |
| OTF.900.M06      | All Housing Units and MSI | Replace steel siding.  | Beyond useful life. Integral component of building structure.                  | 1                | 14                | \$21,450.00   |
| Facility Request | Site                      | Installation of water supply pressure boosting pumps and building.                           | Current water pressure is insufficient.  | 1                | 15                | \$83,820.00   |
| Facility Request | Site                      | Pavement/Driveway/Perimeter Road, Bituminous, Seal Coat/Crack Seal.                          | To prevent failure. Service reliability.                                       | 1                | 16                | \$16,830.00   |
| OTF.00.C09       | Site                      | Driveway Entrance, Bituminous, New Full Depth.   | To prevent failure. Service reliability.                                       | 1                | 17                | \$4,065.60    |

|              |                                 |   |  |   |    |                |
|--------------|---------------------------------|---|--|---|----|----------------|
| OTF.00.C11   | 1100                            | Replace pneumatic with direct digital controls.                                   | Reduce energy usage. Provide better temperature control. Utility cost savings. | 1 | 18 | \$94,160.00    |
| DRF.1100.M01 | 1200                            | Replace pneumatic with direct digital controls.                                   | Reduce energy usage. Provide better temperature control. Utility cost savings. | 1 | 19 | \$163,680.00   |
| DRF.1200.M05 | 500                             | Replace pneumatic with direct digital controls.                                   | Reduce energy usage. Provide better temperature control. Utility cost savings. | 1 | 20 | \$163,680.00   |
| DRF.500.M05  | 700                             | Replace pneumatic with direct digital controls.                                   | Reduce energy usage. Provide better temperature control. Utility cost savings. | 1 | 21 | \$192,390.00   |
| DRF.700.M05  | 800                             | Replace pneumatic with direct digital controls.                                   | Reduce energy usage. Provide better temperature control. Utility cost savings. | 1 | 22 | \$192,390.00   |
| DRF.800.M05  | 900                             | Replace pneumatic with direct digital controls.                                   | Reduce energy usage. Provide better temperature control. Utility cost savings. | 1 | 23 | \$192,390.00   |
| DRF.900.M05  | C/D Housing                     | Make up air system. Replace existing inline exhaust fans with new fans.           | Current ventilation standards out of date. Provide better temperature control. | 1 | 24 | \$332,992.00   |
| OTF.1000.M03 | A/B Housing                     | Make up air system. Replace existing inline exhaust fans with new fans.           | Current ventilation standards out of date. Provide better temperature control. | 1 | 25 | \$332,992.00   |
| OTF.1200.M03 | G/H Housing                     | Make up air system. Replace existing inline exhaust fans with new fans.           | Current ventilation standards out of date. Provide better temperature control. | 1 | 26 | \$332,992.00   |
| OTF.800.M03  | E/F Housing                     | Make up air system. Replace existing inline exhaust fans with new fans.           | Current ventilation standards out of date. Provide better temperature control. | 1 | 27 | \$332,992.00   |
| OTF.900.M03  | C/D Housing                     | Miscellaneous. Replace existing pneumatic controls with a new DDC control system. | Provide better temperature control.  | 1 | 28 | \$32,065.00    |
| OTF.1000.M05 | A/B Housing                     | Miscellaneous. Replace existing pneumatic controls with a new DDC control system. | Provide better temperature control.  | 1 | 29 | \$32,065.00    |
| OTF.1200.M05 | Food Service                    | Miscellaneous. Replace existing pneumatic controls with a new DDC control system. | Provide better temperature control.  | 1 | 30 | \$32,065.00    |
| OTF.500.M04  | G/H Housing                     | Miscellaneous. Replace existing pneumatic controls with a new DDC control system. | Provide better temperature control.  | 1 | 31 | \$32,065.00    |
| OTF.800.M05  | E/F Housing                     | Miscellaneous. Replace existing pneumatic controls with a new DDC control system. | Provide better temperature control.  | 1 | 32 | \$32,065.00    |
| OTF.900.M05  | Maintenance / Warehouse         | Main control panel and front-end direct digital controls (DDC) equipment.         | Reduce energy usage.   | 1 | 33 | \$53,240.00    |
| OTF.300.M01  | Medium & Minimum Security Units | Additional Wash Basins and Construction of Shower Houses.                         | Additional facilities needed.  | 1 | 34 | \$66,913.00    |
|              | Site                            | Upgrade fire alarm system.  | Obsolete, no longer manufactured, parts unavailable.                           | 1 | 35 | \$1,067,220.00 |
| DRF.00.S03   | 100                             | Upgrade paging system.  | More cost effective to replace.  | 1 | 36 | \$9,680.00     |
| DRF.100.S02  | Site                            | Storm Drainage System, Sump Pump, New.  | To improve drainage. Long-term/high maintenance issue. Service reliability.    | 1 | 37 | \$128,018.00   |

|              |             |   |  |   |    |             |
|--------------|-------------|---|--|---|----|-------------|
| DRF.00.C05   | 1100        | Electrical Distribution System-Circuit breaker coordination.                                      | Service reliability. Preventative maintenance.   | 1 | 38 | \$8,470.00  |
| DRF.1100.E01 | 200         | Replace control panel. Upgrade night panel in health care so it will work with monitoring system. | Panel has been damaged.  | 1 | 39 | \$5,717.80  |
| DRF.200.S01  | 300         | Replace entry system - w/ insulated system. Entrance at east and west of academic area.           | To Eliminate High Maintenance Condition.   | 1 | 40 | \$41,140.00 |
| DRF.300.A01  | 600         | Replace gutter system.  | To Eliminate High Maintenance Condition. Seam failure.   | 1 | 41 | \$1,397.00  |
| DRF.600.A01  | 600         | Replace metal panels.   | Damaged.   | 1 | 42 | \$27,830.00 |
| DRF.600.A02  | 100         | Electrical Distribution System-Install additional branch panelboard.                              | Provides for future growth. Increase system capacity.  | 1 | 43 | \$7,260.00  |
| OTF.100.E01  | 100         | Electrical Distribution System-Replace Transformer.   | Provides for future growth. Increase building capacity for current loads and provide for future growth.            | 1 | 44 | \$8,893.50  |
| OTF.100.E02  | 100         | Electrical Distribution System -Repair existing distribution equipment.                           | Preventative maintenance. NEC compliance.  | 1 | 45 | \$3,388.00  |
| OTF.100.E03  | A/B Housing | Electrical Distribution System-Install additional branch panelboard.                              | Existing equipment at full capacity. Provides for future growth.   | 1 | 46 | \$11,942.70 |
| OTF.1200.E01 | A/B Housing | Electrical Distribution System-Install additional distribution panel.                             | Existing equipment at full capacity. Provides for future growth. Increase system capacity.                         | 1 | 47 | \$21,344.40 |
| OTF.1200.E02 | A/B Housing | Electrical Distribution System-Replace Transformer.   | Increase building electrical capacity for current conditions and provide for future growth.                        | 1 | 48 | \$11,052.80 |
| OTF.1200.E03 | A/B Housing | Electrical Distribution System-Replace Feeder.  | Provides for future growth. Increase system capacity. Building service upgrade.                                    | 1 | 49 | \$36,058.00 |
| OTF.1200.E04 | C/D Housing | Electrical Distribution System-Install additional branch panelboard.                              | Existing equipment at full capacity. Provides for future growth. To replace existing residential grade sub-panels. | 1 | 50 | \$11,942.70 |
| OTF.1000.E01 | C/D Housing | Electrical Distribution System-Install additional distribution panel.                             | Existing equipment at full capacity. Provides for future growth. Increase system capacity.                         | 1 | 51 | \$21,344.40 |
| OTF.1000.E02 | C/D Housing | Electrical Distribution System-Replace Transformer.   | Increase building electrical capacity for current conditions and provide for future growth.                        | 1 | 52 | \$11,052.80 |
| OTF.1000.E03 | C/D Housing | Electrical Distribution System-Replace Feeder.  | Increase system capacity. Building service upgrade.  | 1 | 53 | \$36,058.00 |
| OTF.1000.E04 | E/F Housing | Electrical Distribution System-Replace Transformer.   | Increase building electrical capacity for current conditions and provide for future growth.                        | 1 | 54 | \$11,052.80 |
| OTF.900.E01  | E/F Housing | Electrical Distribution System-Install additional distribution panel.                             | Provides for future growth. Increase system capacity.  | 1 | 55 | \$21,344.40 |
| OTF.900.E02  | E/F Housing | Electrical Distribution System-Install additional branch panelboard.                              | Provides for future growth. To replace existing residential grade sub-panels.                                      | 1 | 56 | \$11,942.70 |
| OTF.900.E03  | E/F Housing | Electrical Distribution System-Replace Feeder.  | Increase system capacity. Building service upgrade.  | 1 | 57 | \$36,058.00 |

|              |                         |  |   |   |    |              |
|--------------|-------------------------|--|---|---|----|--------------|
| OTF.900.E04  | G/H Housing             | Electrical Distribution System-Install additional branch panelboard.   | To replace existing residential grade sub - panels.   | 1 | 58 | \$11,942.70  |
| OTF.800.E01  | G/H Housing             | Electrical Distribution System-Install additional distribution panel.  | Provides for future growth. Increase system capacity.                                       | 1 | 59 | \$21,344.40  |
| OTF.800.E02  | G/H Housing             | Electrical Distribution System-Replace Transformer.  | Increase building electrical capacity for current conditions and provide for future growth. | 1 | 60 | \$11,052.80  |
| OTF.800.E03  | G/H Housing             | Electrical Distribution System-Replace Feeder.   | Increase system capacity. Building service upgrade.   | 1 | 61 | \$36,058.00  |
| OTF.800.E04  | Site                    | Recreation Field/Court, Resurface/Renovate, Basketball.  | To fix deteriorated, damaged, failure area. Service reliability.                            | 1 | 62 | \$128,139.00 |
| OTF.00.C18   | Site                    | Recreation Field/Court, Resurface/Renovate, Basketball.  | To fix deteriorated, damaged, failure area. Service reliability.                            | 1 | 63 | \$85,305.00  |
| OTF.00.C17   | Food Service            | Provide pre-engineered building.   | Request of Facilities Maintenance.  | 1 | 64 | \$426,888.00 |
| OTF.500.A04  | Administration / Health | Provide pre-engineered building.   | Request of Facilities Maintenance.  | 1 | 65 | \$341,462.00 |
| OTF.100.A07  | Administration / Health | Install new relief air hoods in boiler room roof.  | Impairs building operation.   | 1 | 66 | \$5,716.70   |
| OTF.100.M02  | Site                    | Recreation Field/Court, Resurface/Renovate, Tennis.  | To prevent failure. Service reliability.  | 1 | 66 | \$42,350.00  |
| OTF.00.C16   | Administration / Health | Add power assist doors. Main entrance.   | Install visitor area power doors.   | 1 | 67 | \$37,752.00  |
| OTF.100.A03  | C/D Housing             | Relief hoods. Install new relief air hoods in boiler room roof.  | Impairs building operation.   | 1 | 68 | \$5,445.00   |
| OTF.1000.M02 | C/D Housing             | Toilet exhaust fan. Install new exhaust ductwork, grilles and rooftop exhaust fan for the toilet and shower rooms. | Current ventilation standards out of date. Provide better temperature control.              | 1 | 69 | \$21,296.00  |
| OTF.1000.M04 | A/B Housing             | Replace acoustic ceiling system.   | To Eliminate High Maintenance Condition.  | 1 | 70 | \$1,089.00   |
| OTF.1200.A02 | A/B Housing             | Relief hoods. Install new relief air hoods in boiler room roof.  | Impairs building operation.   | 1 | 71 | \$5,445.00   |
| OTF.1200.M02 | A/B Housing             | Toilet exhaust fan. Install new exhaust ductwork, grilles and rooftop exhaust fan for the toilet and shower rooms. | Impairs building operation.   | 1 | 72 | \$21,296.00  |
| OTF.1200.M04 | Food Service            | Relief hoods. Install new relief air hoods in boiler room roofs.   | Impairs building operation.   | 1 | 73 | \$10,890.00  |
| OTF.500.M03  | G/H Housing             | Relief hoods. Install new relief air hoods in boiler room roof.  | Impairs building operation.   | 1 | 74 | \$5,445.00   |
| OTF.800.M02  | G/H Housing             | Toilet exhaust fan. Install new exhaust ductwork, grilles and rooftop exhaust fan for the toilet and shower rooms. | Current ventilation standards out of date. Provide better temperature control.              | 1 | 75 | \$21,296.00  |
| OTF.800.M04  | E/F Housing             | Relief hoods. Install new relief air hoods in boiler room roof.  | Impairs building operation.   | 1 | 76 | \$5,445.00   |

|             |             |  |  |   |              |                       |
|-------------|-------------|--|--|---|--------------|-----------------------|
| OTF.900.M02 | E/F Housing | Toilet exhaust fan. Install new exhaust ductwork, grilles and rooftop exhaust fan for the toilet and shower rooms. | Current ventilation standards out of date. Provide better temperature control. | 1 | 77           | \$21,296.00           |
| OTF.900.M04 | 400         | Replace Wheel Chair Lift.  | Ongoing cost of repair exceeds the cost of replacement.                        | 1 | 78           | \$26,000.00           |
|             | 400         | Replace interior door hardware. Re-hinge with continuous hinge.  | To Eliminate High Maintenance Condition.                                       | 1 | 79           | \$6,050.00            |
|             |             |  |  |   | <b>Total</b> | <b>\$6,759,453.20</b> |

# MICHIGAN DEPARTMENT OF CORRECTIONS

*“Help Make Things Right”*

## MEMORANDUM

**DATE:** September 19, 2014

**TO:** Jeff Larson, Warden

**FROM:** Jeff Miller, Physical Plant Superintendent  
Central Michigan Correctional Facility

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

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

All building infrastructure (roofing, siding, windows, doors, etc.) are in usable condition. Door #5 exit door, which is on the prison side, is still in need of repair or replacement due to rust. Also many areas inside the building are in need of paint.

### **School (East)**

All building infrastructure (siding, windows, doors, etc.) are in usable condition. Exception would be the roof covering is still a steel roof and needs to be replaced with a rubber roofing material to match the rest of the compound. This building also has exterior doors in need of repair or replacement due to rusting.

### **Food Service (East)**

All building infrastructure (roofing, siding, windows, doors, etc.) are in usable condition. Exceptions to this would be the inmate entrance foyer is in bad condition and needs to be removed or replaced. There are minor wall and floor tile repairs needed in various areas. Also, this building has exterior doors in need of repair or replacement due to rusting. The Cooler and Freezer next to the kettles are aging, repairs have been made to the refrigeration units and they are keeping the contents at consistent temperatures under normal use. We are routinely checking temperatures to assure proper temps are maintained. These systems may need to be replaced in the future. The ventilation system in the oven/kettle hood system is under sized for the amount of cooking and heat being produced. In the heat of summer this area gets very hot to work in. In normal outside temperature conditions this area is still warmer than a normal cooking area. The ventilation system has been cleaned regularly and functioning as it is designed to do.

### **Quartermaster (East)**

All building infrastructure (roofing, siding, windows, doors, etc.) are in usable condition. Exceptions would be the boiler room in this building, which supplies the East Quartermaster and Food Service area has various equipment that has been damaged over the years due to salt in a water

softener system resulting in rust on various different pieces including transformers, hot water tank, electrical conduit, etc. and also this area has drywall damage which needs to be repaired. The laundry area is in need of two new replacement washing machines to replace the existing 30lb. units.

**Pavilion Weight Pit (East)**

All building infrastructure (roofing, siding, windows, doors, etc.) are in usable condition. This building also has exterior steel doors that need repair or replacement due to rusting.

**Property Trailer (East)**

All building infrastructure (roofing, siding, windows, doors, etc.) are in usable condition. This building has a metal roof and is in need of fresh paint and vent replacements. Also the skirting needs to be replaced.

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

All building infrastructure (roofing, siding, windows, doors, etc.) are in usable condition. Entrance door is in need of repair or replacement. Interior walls are covered with a drywall finish and have many holes that are in need of repair and paint.

**Corrections Program Coordinator Trailer (East)**

This building is in generally good condition and is in need of repairs to the siding in certain areas. The Skirting on the building needs to be replaced also.

**Psych Trailer (East)**

This building is in usable condition. Many improvements have been made to the interior, windows and doors are in fair condition. This building is in need of two new porch/stairways and new skirting.

**Housing Unit J (East)**

This housing unit interior was updated last year. It is in need of new entrance doors and some existing windows are in need of replacement also. In the five year plan we added this unit needs new windows and steel bars over the window openings.

**Housing Unit K (East)**

This housing unit also was recently remodeled with ceramic tile, shower vales, drains etc., exhaust vents, new kitchenette, wall extensions, cable TV, cameras, wall patching and painting. Other needs for this unit include new entrance doors are needed and this unit is also in the five year plan for new windows with bars. Also in the five year plan is the need for repairs to attic insulation in J & K Units which are both incorporated in to the same building attic. Now that the renovations are completed in K Unit, the attic areas above both units have a membrane attached to the trusses which separates a void area above unit ceilings and the attic space itself. This membrane has holes in it and needs to be repaired along with additional insulation should be added. The roof covering on this building is in good condition.

**Housing Units L & M / N & P / Q & R (East)**

All of these housing units are in need of the same renovations which were performed in J and K units with the addition of replacement entrance doors and the windows with bars are also in our five year plan. All of the East side housing units has laundry utilities, which are aging and will need washer and dryer replacements. We are currently repairing the original equipment as needed. The roof coverings and siding on these buildings are in good/fair condition. The mechanical rooms and the equipment in them are in good condition at this time. All of these buildings also need the attic membrane repaired and insulation added.

**Maintenance Storage Pole Barn (East)**

This building is in good condition overall with the exception of the 2 overhead roll up garage doors. These doors should be replaced with conventional overhead garage doors, which would help seal the building and would be a more secure door.

**Maintenance/Transportation Building (East)**

All building infrastructure (roofing, siding, windows, doors, etc.) are in good condition. This building houses the water treatment system for the East side facility. This water treatment system and main water inlet is in need of new water main valves. A water main valve and back flow preventer inside the building is in need of replacement due to rust damage from years of exposure to salt dust in the area. Outside the building, 3 underground water main valves are in need of repair or replacement. These issues are also in our five year plan. The East facility Emergency Backup Generator is also in this building and it is good working condition and being run weekly/monthly as described in the Preventative Maintenance Manual.

**Records Retention Building (East)**

This building is of pole barn construction and is in good overall condition; with exception of needing two new steel frames and doors.

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

Many areas have been repaired and repairs are ongoing. These repairs will last for several years. Parking areas are currently being painted and refreshed. Signage is being updated.

**Administration Building (West)**

All building infrastructure (roofing, siding, windows, doors, etc.) are in good condition.

**Food Service (West)**

All building infrastructure (roofing, siding, windows, doors, etc.) are in good condition. This building has a steam boiler which supplies steam to the dishwashing machine and to 3 kettles in the cooking area that will need replaced in the near future. Two existing kettles in the food prep area are in bad shape and will need to be replaced; one kettle is down and cannot be repaired. Many areas of floor tile are in need of repair at this time, repairs are scheduled. All other areas and equipment of this building are in good working condition at this time.

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

All building infrastructure (roofing, siding, windows, doors, etc.) are in good condition. A request for repurposing a room and adding a metal wall partition with doors for storage and an office has been requested and a PPCR is being produced.

**Maintenance/Warehouse Building (West)**

All building infrastructure (roofing, siding, windows, doors, etc.) are in good condition. The West side water main and water treatment systems are in this building. The current water softener system is problematic. The control system was changed years ago from the original manufacturer to a Culligan system. This system is proprietary and many repair parts are obsolete. I recommend replacing the controls to this softener system. The replacement project is in our Five year plan and Capital Outlay for 2016. The emergency electrical back up generator is also in this building and is in good condition

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

All building infrastructure (roofing, siding, windows, doors, etc.) are in good condition. Kitchenettes in these units are in need of replacement. E Unit received a new stainless steel tabletop with sink, the same as installed in J and K units on the East side. All boiler systems, both domestic hot water heaters and heating boilers, are currently in good condition in all of these units. Cloth washer and dryers are aging; repairs are being made as needed however replacement units will be needed. One addition dryer per unit was installed in 2014. Minor repairs are needed to drywall and floor coverings. Entrance doors are showing signs of wear, but are still in usable condition as is. In 2012 attics in these housing units had repairs performed to the membrane holding the insulation up and fresh insulation was installed, bringing these attics in to a good condition. Since that time new openings in other areas have developed and additional repairs will be needed.

**Psych Trailer (West)**

This is a doublewide modular trailer while is aging is in decent condition requiring minor repairs including roof patching, vinyl siding and window screens.

**State Police Post Building**

This building is part of the Central Michigan Correctional Facility's assets and is maintained by our Physical Plant. This building is currently in good condition overall.

**Maintenance Storage Pole Barn (West)**

The pole barn is in excellent condition and needs nothing. In addition, there are 2 other buildings in this area used for Maintenance storage. One of them is in good condition but would better serve our storage needs if it had a cement floor added to it. The other outbuilding is an old red farm building which is in need of demolition. It is currently housing old heating equipment, light fixtures, etc. which could be scrapped out. Also in this area is a fitness center building which is in good condition,

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

We have patched, and continue to patch, damaged areas both inside and outside the facility as needed. Many areas are in need of crack filler and sealing.

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

This system is in good working condition and being tested both weekly and monthly according to the Preventative Maintenance Program.

**Perimeter Fences (East & West)**

Perimeter fences are in good condition in all areas with the exception of the East interior E field system is very problematic and parts are not available. A PPCR to replace this system with a Shaker System has been approved a waiting for funding.

**Sally Ports (East & West)**

The East Sally Port system has new security enhancements added such as pit covers, new fence ties, an inner gate was added with razor wire on it as well as the entire population side off the Sally Port fence. Also new motion sensors were installed. The slider gates also received added metal to cover the chain link fence termination points. The new metal and other areas also were painted. The West

Sally Port controllers, drivers and track systems are in need of replacement. Many of the system components are no longer available. This improvement is outlined in our 2016 5 year plan and Capital Outlay. New fence ties were installed, the slider gates received metal to cover the fence termination points, the pit covers are being installed and painting of new metal and other areas will begin soon. A section of cement drive inside the port was also replaced recently.

**Additional Site Information**

These items are included in the facility needs as laid out in the 2016 Capital Outlay – Lump Sum/MOP, Special Maintenance Request report.

- ❖ Updating the existing key watcher tracking systems.
- ❖ West Visiting Room capacity expansion; Proposed to double the square footage of this area.
- ❖ Convert prisoner housing unit lighting from T-12 to T-8 bulbs - STF East.
- ❖ Replace windows and install security bars throughout the facility - STF East.
- ❖ Replace sheet metal siding - STF East.
- ❖ Electrical control panels for housing units need security lighting separated and individual switches added in all housing units.
- ❖ Video Surveillance System Upgrade.
- ❖ Wall extensions to remaining six housing units.
- ❖ West Building Control Center Monitoring Room.
- ❖ Centralized Health Care Building.
- ❖ Demolish red barn - STF West.

cc: Acting Administrative Officer  
File

**CENTRAL MICHIGAN CORRECTIONAL FACILITY**  
**5-Year Plan                      FY2016**

| <b>Project No.</b> | <b>Building</b>                | <b>Project Description</b>  | <b>Reason Description</b>                   | <b>Quantity &amp; Units</b> | <b>Facility Priority</b> | <b>Cost Estimate</b> |
|--------------------|--------------------------------|---|---|-----------------------------|--------------------------|----------------------|
| STF 1              | Site                           | Update camera system and add additional cameras.                    | To provide adequate security monitoring.    | various                     | 1                        | \$250,000            |
| STF 2              | Housing Units L, M, N, P, Q, R | Raise Housing Unit Walls.   | Update housing unit walls.                  | 6 Housing Units             | 2                        | \$30,000             |
| STF 3              | STF West                       | Replace West Water Softener.  | Beyond useful life.                         | 1                           | 3                        | \$40,000             |
| STF 4              | STF West                       | Replace West Sally Port mechanical system.                          | Beyond useful life.                         | 1                           | 4                        | \$35,000             |
| STF 5              | STF West                       | Build Control Center Monitor Room.                                  | To provide adequate room.                   | 1                           | 5                        | To be determined     |
| STF 6              | Site                           | Centralize Health Care Building.                                    | Cost Efficiencies.                          |                             | 6                        | To be determined     |
| STF 7              | Site                           | Renovate Rest Rooms in housing units.                               | Deteriorated Conditions.                    | 14 Housing Units            | 7                        | \$225,000            |
| STF 8              | STF East                       | Water Main Shut Off Valve Replacement.                              | Deteriorated Conditions.                    | 1                           | 8                        | \$ 60,000            |
| STF 9              | STF East                       | Replace School Building Roof.                                       | Deteriorated Conditions.                    | 1                           | 9                        | \$ 30,000            |
| STF 10             | Site                           | Insulate and repair dead air space in common area of Housing Units. | Deteriorated vapor barriers and insulation. | Various as needed           | 10                       | \$125,000            |
| STF 11             | Site                           | Repair major sections of interior walkway.                          | Deteriorated Conditions.                    | various                     | 11                       | \$175,000            |

|        |          |   |   |                    |              |                    |
|--------|----------|---|---|--------------------|--------------|--------------------|
| STF 12 | Site     | Crack filling of asphalt.                                   | Deteriorated Conditions.                        | various            | 12           | \$40,000           |
| STF 13 | Site     | Replace Entry Doors of Housing Units.                       | Energy efficiency.                              | 16 Housing Units   | 13           | \$20,000           |
| STF 14 | STF East | Replace housing unit windows and install security bars.     | Deteriorated Conditions.                        | 8 housing units    | 14           | \$200,000          |
| STF 15 | STF East | Convert housing unit lights to T 8 bulbs.                   | Energy efficiency.                              | 8 housing units    | 15           | \$20,000           |
| STF 16 | STF East | Replace siding on facility buildings and add roof drainage. | Energy efficiency.                              | STF East buildings | 16           | \$200,000          |
| STF 17 | Site     | Replace Electrical Control Panels in Housing Units.         | Update electrical breakers to power on and off. | All housing units  | 17           | \$100,000          |
| STF 18 | Site     | Demolish Red Barn.  | No longer used.                                 | 1                  | 18           | \$15,000           |
|        |          |   |   |                    | <b>Total</b> | <b>\$1,565,000</b> |

# MICHIGAN DEPARTMENT OF CORRECTIONS

*“Help Make Things Right”*

## MEMORANDUM

**DATE:** June 25, 2014

**TO:** Gary Keiffer, Jeff Niemi, Edson Forrester, and Jeff Woods

**FROM:** Charles Gimpel Physical Plant Supervisor  
Chippewa Correctional Facility

**SUBJECT:** 2014 Annual Infrastructure Report - Chippewa Correctional Facility

As required by PD 04. 03. 100, Preventive and Emergency Maintenance, an annual inspection of all facility buildings and infrastructure was completed. The following is a compilation of information based on the notes from inspections completed over the preceding months.

### **CONCRETE AND CEMENT WORK:**

Sidewalks and pathways inside and outside URF East/West are constructed of either Asphalt or Cement. Most areas are holding up well. We have repaired several areas that have heaved or separated. We finally have given the West food Service back dock area some repairs and upgrades to help with the eroding (Spalding) cement. We will try a bonding agent with epoxy topcoat to see how long it will hold up.

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

URF East Brick and Masonry is holding up well. There are no problems at this time to report. Masonry at URF West consists of limited areas of concrete block construction for footings and foundations. There is no evidence of any major problems at this time. The metal siding is in good shape except the areas where salt is utilized for ice removal. We have started with exterior metal repairs and will continue as time, weather and money allow.

### **PLASTER AND DRYWALL:**

Interior walls and finishes are in good shape. G/H unit has been totally repaired and ready for use. Holes in drywall are repaired through our work order program. Holes continue to be a problem from inmates trying to hide contraband from staff. New bulletin boards have been installed to help cut down on this problem. Painting in the units is ongoing and mostly completed. New storage rooms have been added to help with laundry items being stored in the lobby area.

### **ROOFING SYSTEMS:**

URF East Roofs are in good shape with no leaks to report. URF West metal roofs are in good shape for their age. The Food Service and Administration buildings are the only areas that need

attention. This summer we are addressing the valley areas of the back dock on Food Service building with new metal panels and repairs to prevent leaks and ice dams. The report from McDonald roofing has come back and there are many small issues that we will address before fall/winter weather is upon us.

**ROOF SUPPORT SYSTEMS:**

URF West still has the original Metal Roofing from start-up. The wood trusses, purlins and rafters are still in good shape. There is no sign of damage or excessive wear. There are some watermarks from past leaks but the wood is still solid. This summer we finished repairs to the catwalks in the attic areas for easier footing when work needs to be completed in this space.

**WINDOWS:**

At URF West, we continue to repair and replace windows as directed. The current windows are obsolete and we can no longer get parts. We will need to order replacement type window when monies become available. Many of the East windows have broken seals. This causes the window to fog internally. We replace them as directed. We have some replacement panes but will need to order more in the future. Window openers continue to be a problem on the East side and are addressed through the work order system.

**FLOORS:**

Flooring through out the facility is in good shape. Inmate porters do a good job keeping them clean and waxed. Staff has implemented a cleanest unit of the month program and this has helped even more with the floors and overall appearance of the housing units. The floors in Quarry south had the vinyl tile removed and we painted with cement stain like the North side. The West food service kitchen and dinning area need attention and we will start on this project later this year.

**DOORS AND HARDWARE:**

All doors and hardware are addressed through the work order system. We have repaired the Food service east doors with new hinges. The West housing units need new exterior and interior doors soon. Exterior doors are rusting badly and interior doors are just breaking down from general use.

**LOCKING SYSTEMS:**

Locks, hinges, knobs, and closers issues are addressed through the work order program. Overall, this area is in good shape. This high maintenance area requires a lot of time to complete. All locking and closing hardware take a real beating by the inmate population.

**FENCES AND PERIMETER SECURITY:**

The security system at URF is in overall good condition. The cameras and fence are checked daily on all three shifts. This spring we had Midstate security at the facility to conduct training and repairs on the fence systems. Both systems are working very well now. We are scheduled for security upgrades on the inside fence perimeter from E-Field system to a shaker fence system. We continue to upgrade lights as our budget allows. We replaced the MARS system CPU this past year. The State has implemented a program to upgrade camera systems, PPD systems and perimeter lights at all facilities. We are scheduled for approximately 2016.

**HEATING AND COOLING SYSTEM:**

The heating systems in all buildings are in good operating condition. Leaks are addressed as they appear. HVAC systems are all working and get a lot of maintenance work done in the summer months. We replaced two large heating coils this year due to large un-repairable leaks. 1100 mechanical room has been working well since we installed new parts last year but need to upgrade the controls later this summer. We added ventilation to the Vegan Kitchen but may have to add an exhaust hood over the stove area to remove higher temperature air.

**ELECTRICAL DISTRIBUTION SYSTEM:**

The electrical distribution systems have no problems to report. The emergency backup generators have had their yearly P.M. maintenance and are running good. We seem to be having many power bumps and brown outs that may be from construction and power line upgrades that are being completed in our area. East yard lights are set for replacement and 24 new LED lights are on order. The West yard lights were completed last year along with new poles and underground wiring. Staff really likes the new brighter LED lights we are using.

**PLUMBING SYSTEMS / STORM AND WASTE WATER SYSTEMS:**

The plumbing system at URF is in good shape. There are no problems to report at this time. We have started replacing drinking fountains due to vandalism and just wearing out. The new units are simple and inexpensive. All Plumbing issues are addressed through the work order program.

**REFRIGERATION SYSTEMS:**

All refrigeration systems are in good working order. All P.M. work has been completed. All refrigeration problems are addressed through the work order system. There are no major problems to report at this time.

**PARKING LOTS/ROADS/GROUNDS:**

Chippewa facility grounds area continues to be maintained very well. The buffer fence was completed last year and later this fall we will add another 300 feet. Potholes have reappeared and will be filled before fall. The perimeter road is starting to break down on the corner areas and will need to be replaced when time and money is available.

**COMMENTS:**

The overall condition of the facility is good. Maintenance staff has started many large projects again this year and we will have them completed this fall. We were able to find enough parts for the 1100 mechanical room to repair and they have been working well. The level controls are working fine now. We need to upgrade the circulation/heating controls with new technology in the near future. Annual facility inspection was completed by PPS during the week of June 23-27<sup>th</sup> with staff help. We continue to try to complete a large amount of projects at the facility and keep up with day to day “normal routine/PM work”.

**2014 Projects**

Sally port controls (fiber)

LED lights East yard

Central Laundry

Storage Rooms West Housing Units\*  
Employee Break Room West Admin.  
Vegan Kitchen Ventilation\*  
West F.S. Ceiling\*  
Add Inmate Phones Pike and Round Units\*  
East Gym Lights Replaced\*  
1100 Building light replacement\*  
Front entrance carpets install.  
West Bulletin Board replacement \*  
East/West fan installation\*  
1100 Mechanical room control panel upgrade  
Add Buffer fence 300'

\*Completed

**CHIPPEWA CORRECTIONAL FACILITY**  
**5-Year Plan FY2016**

| Project No.  | Building                         | Project Description  | Reason Description  | Quantity & Units | Facility Priority | Cost Estimate |
|--------------|----------------------------------|--|---|------------------|-------------------|---------------|
| M03.04       | 1100 Maintenance                 | Replace electronic controls Steam conversion.  | Replace electronic controls and steam valves. Current electronic controls are obsolete and repair parts are not available, valves leaking.                  | 1 unit           | in progress       | \$20,300.00   |
| C04.02NW     | Site                             | Facility entrance barricades.  | Provide barricades for entrance security and risk migiation.  | 3 ea             | in progress       | \$4,000.00    |
| S114         | 200 Food Service                 | Food Service Camera placement.   | Place additional 2 camera's in Food Service East to catch front entrance and Kitchen entrance.  | 2 ea             | in progress       | \$2,400.00    |
| KTF.8.A03    | Housing Unit 1 - A/B Level       | Replace double exterior doors/frame/hardware.  | Leading to More Serious Problems. To Eliminate High Maintenance Condition.  | 4 Units          | in progress       | \$11,000.00   |
| KTF.7.A03    | Housing Unit 2 - C/D Level       | Replace double exterior doors/frame/hardware.  | Leading to More Serious Problems. To Eliminate High Maintenance Condition.  | 4 Units          | in progress       | \$11,000.00   |
| XE05.13      | Site buildings                   | Replacement of motor start boxes.  | Obselote parts for replacement.   | 150              | on going as fail  | \$10,000.00   |
| M02.10       | Site buildings                   | Replacement of floor pumps.  | Obselote parts for replacement.   | 150              | on going as fail  | \$10,000.00   |
| E05.01B      | Site                             | Replacement of UPS facility wide.  | Uninterrupted power supply back up system are passed the dependability of operation for critical systems.   | 150              | on going as fail  | \$10,000.00   |
| URF.1200.A03 | Housing Unit 6                   | Replace cell doors and hardware.   | Worn out. Damaged. To Eliminate High Maintenance Condition.   | 100 Units        | on going as fail  | \$25,500.00   |
| URF.500.A03  | Housing Unit 5                   | Replace cell doors and hardware.   | Worn out. Damaged. To Eliminate High Maintenance Condition.   | 100 Units        | on going as fail  | \$25,500.00   |
| M01.05       | Site                             | ICON Water Control System.   | Replace facility faucets and flush valves wit I-Con energy efficient electronic controlled flush valves, shower valves, urinal valves and wet cell toilets. | facility wide    | on going as fail  | \$30,000.00   |
| E02.01P      | Site                             | Facility lighting upgrade to LED- Parking Lot & Commons Yard.  | Energy savings increase security vision.  | 35 units         | 1                 | \$46,000.00   |
| M01.03       | Housing units East 1, 3, 5, 6    | Housing Hot Water replacements.  | Boilers are past life expectancies failure of tubes expected.   | 4 units          | 1                 | \$30,000.00   |
| KTF.1.A04    | Administration                   | Replace single exterior door/frame/hardware.   | Damaged. Leading to More Serious Problems. Cosmetically Necessary or Aesthetically Poor.  | 4 Units          | 1                 | \$9,700.00    |
| KTF.1.A05    | Administration                   | Replace double exterior doors/frame/hardware.  | Leading to More Serious Problems.   | 2 Units          | 1                 | \$9,700.00    |
| KTF.5.A03    | Housing Unit 4 - G/H Level       | Replace double exterior doors/frame/hardware.  | Leading to More Serious Problems. To Eliminate High Maintenance Condition.  | 4 Units          | 1                 | \$11,000.00   |
| KTF.6.A03    | Housing Unit 3 - E/F Level       | Replace double exterior doors/frame/hardware.  | Leading to More Serious Problems. To Eliminate High Maintenance Condition.  | 4 Units          | 1                 | \$11,000.00   |
| KTF.A.06.02  | Housing Buildings 5,6, 7, 8 adim | Replace interior entry doors.  | Leading to More Serious Problems. Does Not Meet ADA Guidelines. Cosmetically Necessary or Aesthetically Poor.   | 8 units          | 1                 | \$38,600.00   |
| URF.500.S02  | Housing Unit 5-Round             | Add new equipment. New door control and lighting control panels.   | More cost effective to replace soon. Obsolete, no longer manufactured, parts unavailable. To eliminate high maintenance condition.                          | 1 unit           | 2                 | \$22,500.00   |
| URF.1200.S02 | Housing Unit 6-Steamboat         | Add new equipment. New door control and lighting control panels.   | More cost effective to replace soon. Obsolete, no longer manufactured, parts unavailable. To eliminate high maintenance condition.                          | 1 unit           | 2                 | \$22,500.00   |
| URF.500.A01  | Housing Unit 5-Round             | Replace existing window system - w/ insulated system. New frames and window units with better heavy duty hardware. | Worn out. To Eliminate High Maintenance Condition.  | 1 unit           | 3                 | \$10,160.00   |
| URF.700.A01  | Housing Unit 2-Lime              | Replace existing window system - w/ insulated system. New frames and window units with better heavy duty hardware. | Worn out. To Eliminate High Maintenance Condition.  | 1 unit           | 3                 | \$10,160.00   |
| URF.800.A01  | Housing Unit 3-Marquette         | Replace existing window system - w/ insulated system. New frames and window units with better heavy duty hardware. | Worn out. To Eliminate High Maintenance Condition.  | 1 unit           | 3                 | \$10,160.00   |

|              |                            |  |  |         |              |                     |
|--------------|----------------------------|--|--|---------|--------------|---------------------|
| URF.900.A01  | Housing Unit 4 - Neebish   | Replace existing window system - w/ insulated system. New frames and window units with better heavy duty hardware. | Worn out. To Eliminate High Maintenance Condition.   | 1 unit  | 3            | \$10,160.00         |
| URF.1200.A01 | Housing Unit 6 - Steamboat | Replace existing window system - w/ insulated system. New frames and window units with better heavy duty hardware. | Worn out. To Eliminate High Maintenance Condition.   | 1 unit  | 3            | \$10,160.00         |
| URF.800.S02  | Housing Unit 3 - Marquette | Add new equipment. New door control and lighting panels.   | More cost effective to replace soon. Obsolete, no longer manufactured, parts unavailable. To eliminate high maintenance condition. | 1 unit  | 4            | \$23,500.00         |
| URF.700.S02  | Housing Unit 2 - Lime      | Add new equipment. New door control and lighting control panels, to replace old Honeywell panels.                  | More cost effective to replace soon. Obsolete, no longer manufactured, parts unavailable. To eliminate high maintenance condition. | 1 unit  | 4            | \$23,500.00         |
| URF.900.S02  | Housing Unit 4 - Neebish   | Add new equipment. New door control and lighting control panels, Honeywell panels failing.                         | More cost effective to replace soon. Obsolete, no longer manufactured, parts unavailable. To eliminate high maintenance condition. | 1 unit  | 4            | \$23,500.00         |
| KTF.8.A02    | Housing Unit 1 - A/B Level | Replace existing window system - w/ insulated system.  | Worn out.  | 1 unit  | 5            | \$18,375.00         |
| KTF.5.A02    | Housing Unit 4 - G/H Level | Replace existing window system - w/ insulated system.  | Worn out.  | 1 unit  | 5            | \$18,375.00         |
| KTF.6.A02    | Housing Unit 3 - E/F Level | Replace existing window system - w/ insulated system.  | Worn out.  | 1 unit  | 5            | \$18,375.00         |
| KTF.7.A02    | Housing Unit 2 - C/D Level | Replace existing window system - w/ insulated system.  | Worn out.  | 1 unit  | 5            | \$18,375.00         |
| KTF.4.A04    | School Unit / Education    | Replace single exterior door/frame/hardware. With heavy duty frame, door, and hardware.                            | Damaged.   | 4 Units | 5            | \$10,100.00         |
| KTF.4.A04    | School Unit / Education    | Replace single exterior door/frame/hardware. With heavy duty frame, door, and hardware.                            | Damaged.   | 4 Units | 5            | \$10,100.00         |
| KTF.1.A03    | Administration             | Replace existing window system - w/ insulated system.  | Worn out. Leading to More Serious Problems. To Eliminate High Maintenance Condition.   | 1 unit  | 5            | \$57,500.00         |
| KTF.4.A03    | School Unit / Education    | Replace existing window system - w/ insulated system.  | Worn out. To Eliminate High Maintenance Condition. To Cover up Water Damage.   | 1 unit  | 5            | \$51,100.00         |
| URF.00.C06   | Site                       | Structures I, Grease Trap, New.  | Long-term/high maintenance issue. Service reliability.   | 1 Unit  | 5            | \$7,600.00          |
| KTF.00.C06   | Site                       | Structures I, Manhole, Remove & Backfill.  | Long-term/high maintenance issue. Service reliability.   | 1 Unit  | 5            | \$5,000.00          |
| URF.400.A02  | Housing Unit 1             | Replace existing window system - w/ insulated system.  | Damaged. To Eliminate High Maintenance Condition.  | 1 unit  | 5            | \$10,160.00         |
| URF.100.A05  | Administration             | Replace existing window system - w/ insulated system.  | To Eliminate High Maintenance Condition.   | 1 unit  | 5            | \$127,700.00        |
| URF.300.A02  | School Unit                | Replace existing window system - w/ insulated system.  | To Eliminate High Maintenance Condition.   | 1 unit  | 5            | \$73,500.00         |
|              |                            |  |  |         | <b>Total</b> | <b>\$908,260.00</b> |

# MICHIGAN DEPARTMENT OF CORRECTIONS

*“Help Make Things Right”*

## MEMORANDUM

**DATE:** June 25, 2014

**TO:** Joe Barrett, Warden  
Cooper Street Correctional Facility  
Cassidy Lake Special Alternative Incarceration

**FROM:** Jeffrey R. Rice, Physical Plant Superintendent  
Cooper Street Correctional Facility/ Cassidy Lake Special Alternative  
Incarceration

**SUBJECT: JCS Annual Physical Plant Evaluation**

This past year was busy for the Maintenance department with all of the projects and repairs being done at the facility. We continue to improve the Micro Main work order and preventive maintenance program which tracks the facility maintenance. The preventive Maintenance Program has had more updates for equipment changes.

### Housing Units

To improve security, the door frames for the officer's station in Housing Unit F, G, H, I, J and K need to be replaced to correct the door swing. The heating system controls within Housing Unit F, G, H, I, J and K need to be upgraded to permit communications with the main diagnostic computer located in the Administration Building. More lighting in Housing Units A, B, C, D, and E needs to be upgraded to energy efficient fixtures for enhanced energy efficiency. Most of the light fixtures have been upgraded during normal maintenance. The exterior doors and frames need to be replaced on housing Units A, B, C, and D to enhance energy efficiency. Cameras need to be installed in all housing units to assist in safety and for security issues. A physical plant change request has been submitted to start installing cameras in the housing units. The MOP project to enhance perimeter security which included upgrading the camera security system is coming to completion soon which will allow for cameras to be added in housing units.

### Programs Building

The heating/cooling system within the building is in need of some upgrades to permit communications with the main diagnostic computer located in the Administration Building. More lighting needs to be upgraded to energy efficient fixtures for enhanced energy efficiency. Some light fixtures have been upgraded during normal maintenance.

### RSAT RSOP Modulares

The RSOP modulares are leased. There are no needed repairs.

### Food Service/Gym Building

More lighting needs to be upgraded to energy efficient fixtures for enhanced energy efficiency. Many light fixtures have been upgraded during normal maintenance. A door needs to be installed between the food storage commissary and the dining room so food supplies can be obtained without the need to have staff leave the dining/ kitchen area of the building which is a security issue. There have been some minor repairs made to walls in the food service building to repair damage from water infiltration over the years.

### Administration Building

More light fixtures need to be upgraded to energy efficient fixtures for enhanced energy efficiency. Many light fixtures have been upgraded during normal maintenance. The MOP to upgrade the air conditioning system for the entire building is currently underway and should be completed soon.

### Grounds

The Perimeter road and employee/visitor parking lots need to have cracks repaired and the blacktop sealed. The MOP project to demolish the old sewage treatment plant has been completed. The Perimeter fence security system needs to have upgrades and enhancements completed to provide better operation of system to provide safety and security to the public. The MOP project to enhance perimeter security which included upgrading the camera security system and lighting is coming to completion soon.

### Maintenance/Prisoner Store Building

The lighting needs to be upgraded to energy efficient fixtures for enhanced energy efficiency.

cc: Dave Flack, Physical Plant Manager  
Robert Sullivan, Facility Manager  
Eames Groenleer, Regional Physical Plant Supervisor  
Carol Wilson, Regional Administrative Officer

**COOPER STREET CORRECTIONAL FACILITY**  
**5-Year Plan FY2016**

| Project No. | Building                | Project Description  | Reason Description   | Quantity & Units | Facility Priority | Cost Estimate |
|-------------|-------------------------|--|--|------------------|-------------------|---------------|
| JCS.00.S02  | Site                    | Upgrade fire alarm system.   | Add capacity to existing system and a safety/security enhancement.           | 1 Unit           | 1                 | \$98,400.00   |
| JCS.8.E02   | Food Service Building   | Emergency electrical distribution system-Install a 480V, 100KW stand-by generator with distribution panel, transfer switch, etc. | To eliminate high maintenance condition and to increase service reliability. | 1 Unit           | 3                 | \$117,600.00  |
| JCS.2.E01   | B Unit Housing          | Interior lighting-Relamp/reballast interior light fixture(s), Troffer.   | Increase equipment efficiency and to provide a cost and energy savings.      | 15,000 SF        | 5                 | \$50,400.00   |
| JCS.3.E01   | C Unit Housing          | Interior lighting-Relamp/reballast interior light fixture(s), Troffer.   | Increase equipment efficiency and to provide a cost and energy savings.      | 15,000 SF        | 5                 | \$50,400.00   |
| JCS.4.E01   | D Unit Housing          | Interior lighting-Relamp/reballast interior light fixture(s), Troffer.   | Increase equipment efficiency and to provide a cost and energy savings.      | 15,000 SF        | 5                 | \$50,400.00   |
| JCS.00.S01  | Site                    | Add new pan & tilt color cameras outside.  | To add capacity to existing system and enhance security.                     | 1 Unit           | 2                 | \$12,600.00   |
| JCS.1.S01   | A Unit Housing          | Add new pan & tilt color cameras inside.   | To add capacity to existing system and enhance security.                     | 4 Units          | 2                 | \$23,900.00   |
| JCS.13.S01  | Weight Lifting Building | Add new pan & tilt color cameras outside.  | To add capacity to existing system and enhance security.                     | 1 Unit           | 2                 | \$12,600.00   |
| JCS.15.S01  | RSAT Modular Building   | Add new fixed color cameras inside.  | To add capacity to existing system and enhance security.                     | 2 Units          | 2                 | \$4,000.00    |
| JCS.16.S01  | Storage Trailers        | Install monitoring system to control center.   | To add capacity to existing system.  | 1 Unit           | 2                 | \$5,000.00    |
| JCS.2.S01   | B Unit Housing          | Add new pan & tilt color cameras inside.   | To add capacity to existing system and enhance security.                     | 4 Units          | 2                 | \$23,900.00   |
| JCS.3.S01   | C Unit Housing          | Add new pan & tilt color cameras inside.   | To add capacity to existing system and enhance security.                     | 4 Units          | 2                 | \$23,900.00   |
| JCS.4.S01   | D Unit Housing          | Add new pan & tilt color cameras inside.   | To add capacity to existing system and enhance security.                     | 4 Units          | 2                 | \$23,900.00   |
| JCS.5.S01   | E Unit Housing          | Add new pan & tilt color cameras inside.   | To add capacity to existing system and enhance security.                     | 4 Units          | 2                 | \$23,900.00   |
| JCS.6.S01   | F Unit Housing          | Add new pan & tilt color cameras inside.   | To add capacity to existing system and enhance security.                     | 4 Units          | 2                 | \$23,900.00   |
| JCS.8.S01   | Food Service Building   | Add new pan & tilt color cameras inside.   | To add capacity to existing system and enhance security.                     | 3 Units          | 2                 | \$17,900.00   |
| JCS.4.A02   | D Unit Housing          | Replace double exterior doors/frame/hardware.  | Upgrade hardware.  | 4 Units          | 4                 | \$18,800.00   |
| JCS.3.A01   | C Unit Housing          | Replace double exterior doors/frame/hardware.  | Upgrade hardware.  | 4 Units          | 4                 | \$18,800.00   |
| JCS.4.A01   | D Unit Housing          | Replace interior doors/frame/hardware.   | To fix damaged areas.  | 1 Unit           | 4                 | \$2,500.00    |
| JCS.3.M03   | C Unit Housing          | Add boiler back-up circulating pump.   | To eliminate high maintenance condition and to increase service reliability. | 25,125 SF        | 5                 | \$3,400.00    |
| JCS.4.M03   | D Unit Housing          | Add boiler back-up circulating pump.   | To eliminate high maintenance condition and to increase service reliability. | 25,125 SF        | 5                 | \$3,400.00    |

|            |                         |  |  |           |              |                     |
|------------|-------------------------|--|--|-----------|--------------|---------------------|
| JCS.7.M02  | Administration Building | Add boiler back-up circulating pump.                                   | To eliminate high maintenance condition and to increase service reliability.   | 13,680 SF | 5            | \$3,000.00          |
| JCS.10.M01 | Education Building      | Add boiler back-up circulating pump.                                   | To eliminate high maintenance condition and to increase service reliability.   | 9,600 SF  | 5            | \$3,200.00          |
| JCS.3.M02  | C Unit Housing          | Replace convector heaters in all restrooms.                            | To eliminate high maintenance condition and to increase service reliability.   | 4 Units   | 6            | \$8,400.00          |
| JCS.4.M02  | D Unit Housing          | Replace convector heaters in restrooms.                                | To eliminate high maintenance condition and to increase service reliability.   | 4 Units   | 6            | \$8,400.00          |
| JCS.4.M01  | D Unit Housing          | Add separate exhaust fan for the electrical/phone room.                | To provide improved temperature control and to increase service reliability.   | 1 Unit    | 7            | \$3,400.00          |
| JCS.7.M03  | Administration Building | Add separate exhaust fan for the electrical/phone room.                | To provide improved temperature control and to increase service reliability.   | 1 Unit    | 7            | \$2,700.00          |
| JCS.2.M01  | B Unit Housing          | Add separate exhaust fan for the electrical/phone room.                | To provide improved temperature control and to increase service reliability.   | 2 Units   | 7            | \$6,700.00          |
| JCS.3.M01  | C Unit Housing          | Add separate exhaust fan for the electrical/phone room.                | To provide improved temperature control and to increase service reliability.   | 1 Unit    | 7            | \$3,400.00          |
| JCS.14.E01 | Public Works Building   | INTERIOR LIGHTING-Relamp/reballast interior light fixture(s), Troffer. | Increase equipment efficiency and to provide a cost and energy savings.  | 1,000 SF  | 5            | \$2,700.00          |
| JCS.8.E01  | Food Service Building   | INTERIOR LIGHTING-Relamp/reballast interior light fixture(s), Troffer. | Increase equipment efficiency and to provide a cost and energy savings.  | 5,000 SF  | 5            | \$16,800.00         |
| JCS.2.A01  | B Unit Housing          | Provide new stairs in both wings with open risers.                     | To provide a safety/security enhancement.  | 1 Unit    | 8            | \$33,600.00         |
| JCS.7.A02  | Administration Building | Add power assist doors.  | To enhance Code and ADA requirements.  | 2 Units   | 9            | \$19,800.00         |
| JCS.8.A02  | Food Service Building   | Replace quarry tile. With monolithic polymer floor.                    | To eliminate high maintenance conditions.  | 1,200 SF  | 10           | \$20,200.00         |
| JCS.00.C04 | Site                    | Install storm drainage system.   | To improve drainage, to eliminate a long-term/high maintenance issue, and to increase service reliability.                         | 1 Unit    | 11           | \$12,600.00         |
| JCS.00.C11 | Site                    | Add soil stabilization/grading.  | To improve drainage. To prevent a soil erosion issue, to eliminate a long-term/high maintenance issue, and to service reliability. | 1,300 SF  | 11           | \$25,100.00         |
|            |                         |  |  |           | <b>Total</b> | <b>\$779,600.00</b> |

# MICHIGAN DEPARTMENT OF CORRECTIONS

*“Help Make Things Right”*

## MEMORANDUM

**DATE:** July 1, 2014

**TO:** Fred Parker, Facility Manager  
G. Robert Cotton Correctional Facility

**FROM:** Ed Dell, Physical Plant Superintendent  
G. Robert Cotton Correctional Facility

**SUBJECT:** Annual Facility Report

Below is the annual facility inspection report per Policy Directive 04.03.100.

**Temp Units - TA, TB, TC, TD, TE, TF** – Locks need replacement. Front doors need replacement. In addition, ongoing in all units is drywall repair and painting.

**Temp and Cotton Yard Areas** – Outside Restrooms behind I/J yard need to be torn down. They are not usable and over the past year have become a major security concern. Concrete wear and asphalt problems have taking their toll and are in dire need of replacement. CSSM funding is being used to replace the walkways and because they are hazardous to walk on.

**600 Building Food Service** - Temp Food Service looks used and the prep equipment has outlived its expected life span. Locks need replacement. In addition, this building is about ready for a new roof.

**600 Building MSI** – A roof replacement is now due.

**T-100 Building** - The roof is still in poor shape and should have a new roof.

**800 Building** – Generator testing is done as required with no problems noted. Load testing has been done each month as required. The switch gear is in need of replacement. The capacitor cabinet needs replaced units are bulging. A new roof is critical.

**A, B, C, D, E, F, G, H Units** - These units are in good condition. All units are showing their age. Roof repairs are continuous. The boilers are requiring regular maintenance. Hot water heaters need to be replaced with boilers. We should look into replacing them.

**I & J Units** - Roof repairs are continuous. The boilers are requiring regular maintenance. Hot

water heaters need to be replaced with boilers. We should look into replacing them. All the cell hand sinks have cracked or busted out drains they all need replaced.

**K Unit** - Unit is showing its age. The boilers are requiring regular maintenance. Hot water heaters need to be replaced with boilers. We should look into replacing them.

**L Unit** – Unit is showing its age. Hot water heaters need to be replaced with boilers. We should look into replacing them.

**100 Building** – This building continues to need roof repairs. The HVAC system is in dire need of replacement.

**200 Building Food Service** -This area is in fair condition. The floor tile is in need of replacement. The roof is in poor shape and should be replaced in the next year or two. Boilers have outlived their useful life and are in need of replacement.

**200 Building Health Services** – The med line area is in dire need of expansion.

**300 Building** -This building is in good shape overall. It should have a new roof to avoid interior damage. Painting and general maintenance needs are a constant. The classrooms are in need of re-carpeting.

**Well House** -This area is clean, neat. The building is working well as a storage area.

**Pole Barn** - Meets the current needs for storage. Entrance and garage doors are in dire need of replacing.

**Outside Grounds** – Perimeter road and Concrete/Asphalt Repair/Replacement throughout the grounds

**In conclusion** the facility is in good condition considering the temporary units are well over twenty five years old. This facility is in the process of a Performance Contracting Audit.

cc: Warden Haas  
File

## G. ROBERT COTTON CORRECTIONAL FACILITY

5-Year Plan FY2016

| Project No. | Building                            | Project Description                              | Reason Description   | Quantity & Units | Facility Priority | Cost Estimate |
|-------------|-------------------------------------|--|--|------------------|-------------------|---------------|
| JCF.5.M01   | Education                           | Upgrade air handling unit DX.                    | To eliminate a high maintenance condition and to increase service reliability.     | 4/Each           | 3                 | \$400,000.00  |
| JCF.A       | Yard                                | Building demolition.                             | To Eliminate High Maintenance Condition. Request of Facilities Maintenance.        | 4/Each           | 4                 | \$3,500.00    |
| JCF.5.A01   | Education                           | Replace existing roof.                           | Upgrade physical plant.  | 1/Each           | 5                 | \$166,000.00  |
| JCF.2.A16   | Support / Seg / K<br>Housing / Food | Replace freezer door.                            | To Eliminate High Maintenance Condition.   | 1/Each           | 6                 | \$4,000.00    |
| JCF.2.A18   | Support / Seg / K<br>Housing / Food | Replace walkway pads 2,000 SF.                   | To fix deteriorated and damaged areas. To eliminated a high maintenance condition. | 2000/Sq Ft       | 7                 | \$60,000.00   |
| JCF.5.A09   | Education                           | Replace 100 LF walkway pads.                     | To fix deteriorated and damaged areas. To eliminated a high maintenance condition. | 100/LinFt        | 7                 | \$2,500.00    |
| JCF.00.C20  | Site                                | Remove and replace sidewalk, Concrete.           | To fix deteriorated and damaged areas.   | 2000/Sq Ft       | 7                 | \$2,500.00    |
| JCF.00.C39  | Site                                | Remove and replace sidewalk, Concrete.           | To fix deteriorated and damaged areas.   | 2000/Sq Ft       | 7                 | \$2,500.00    |
| JCF.5.A03   | Education                           | Rebuild masonry wall.                            | To fix deteriorated and damaged areas.   | 1/Each           | 8                 | \$225,000.00  |
| JCF.10.M01  | E & F Temporary<br>Housing          | Replace/new hot water heater - 50 gallon.        | To eliminate a high maintenance condition and to increase service reliability.     | 4/Each           | 9                 | \$225,000.00  |
| JCF.9.M01   | C & D Temporary<br>Housing          | Replace/new hot water heater - 50 gallon.        | To eliminate a high maintenance condition and to increase service reliability.     | 4/Each           | 9                 | \$10,000.00   |
| JCF.8.M01   | A & B Temporary<br>Housing          | Replace/new hot water heater - 50 gallon.        | To eliminate a high maintenance condition and to increase service reliability.     | 4/Each           | 9                 | \$10,000.00   |
| JCF.7.M03   | A, B, C, & D<br>Housing             | Replace/new hot water heater - 50 gallon.        | To eliminate a high maintenance condition and to increase service reliability.     | 4/Each           | 9                 | \$10,000.00   |
| JCF.6.M03   | E, F, G, & H<br>Housing             | Replace/new hot water heater - 50 gallon.        | To eliminate a high maintenance condition and to increase service reliability.     | 4/Each           | 9                 | \$10,000.00   |
| JCF.2.M03   | Support / Seg / K<br>Housing / Food | Replace/new hot water heater - 50 gallon.        | To eliminate a high maintenance condition and to increase service reliability.     | 4/Each           | 9                 | \$10,000.00   |
| JCF.4.M03   | I & J Housing                       | Replace/new hot water heater - 50 gallon.        | To eliminate a high maintenance condition and to increase service reliability.     | 4/Each           | 9                 | \$10,000.00   |
| JCF.A       | MSI/Generator                       | Install Fire Wall between Food Services and MSI. | To enhance fire code requirement.  | 1/Each           | 10                | \$100,000.00  |
| JCF.2.M01   | Support / Seg / K<br>Housing / Food | Make-up air handling unit (heating only).        | To eliminate a high maintenance condition and to increase service reliability.     | 1/Each           | 11                | \$15,000.00   |
| JCF.2.A10   | Support / Seg / K<br>Housing / Food | Replace ceramic tile.                            | To eliminate high maintenance condition.   | 2000/Sq Ft       | 12                | \$25,000.00   |

|            |                                  |   |  |            |    |              |
|------------|----------------------------------|---|--|------------|----|--------------|
| JCF.6.A07  | E, F, G, & H Housing             | Replace VCT.  | Upgrade physical plant.  | 1000/Sq Ft | 13 | \$15,000.00  |
| JCF.7.A07  | A, B, C, & D Housing             | Replace VCT.  | Upgrade physical plant.  | 1000/Sq Ft | 13 | \$15,000.00  |
| JCF.2.A07  | Support / Seg / K Housing / Food | Replace VCT.  | Upgrade physical plant.  | 1000/Sq Ft | 13 | \$15,000.00  |
| JCF.1.A05  | Administration                   | Rebuild visitor toilet rooms.                             | To eliminate a high maintenance condition and to enhance an ADA guideline.     | 1/Each     | 14 | \$20,000.00  |
| JCF.00.C42 | Site                             | Install an overflow containment area-Generator fuel tank. | To eliminate a high maintenance condition and to increase service reliability. | 1/Each     | 15 | \$12,000.00  |
| JCF.5.M07  | Education                        | Install a new exhaust fan for hood.                       | Upgrade equipment.   | Each/1     | 16 | \$4,500.00   |
| JCF.1.M05  | Administration                   | Replace two hot water heating pumps.                      | To eliminate a high maintenance condition and to increase service reliability. | Each/2     | 17 | \$50,000.00  |
| JCF.4.M04  | I & J Housing                    | Replace two hot water heating pumps.                      | To eliminate a high maintenance condition and to increase service reliability. | Each/2     | 17 | \$50,000.00  |
| JCF.7.M04  | A, B, C, & D Housing             | Replace two hot water heating pumps.                      | To eliminate a high maintenance condition and to increase service reliability. | Each/4     | 17 | \$100,000.00 |
| JCF.6.M04  | E, F, G, & H Housing             | Replace two hot water heating pumps.                      | To eliminate a high maintenance condition and to increase service reliability. | Each/4     | 17 | \$100,000.00 |
| JCF.1.M07  | Administration                   | Install exhaust fan.                                      | Upgrade equipment.   | Each/2     | 18 | \$1,800.00   |
| JCF.3.M03  | MSI/Generator                    | Install gas fired unit heater (100 MBH output).           | To eliminate a high maintenance condition and to increase service reliability. | Each/1     | 19 | \$5,000.00   |
| JCF.3.A01  | MSI/Generator                    | Replace/Repair metal flashing.                            | To eliminate high maintenance condition.                                       | Each/1     | 20 | \$37,300.00  |
| JCF.6.A02  | E, F, G, & H Housing             | Tuckpoint brick.  | To eliminate high maintenance condition.                                       | Each/1     | 21 | \$2,610.00   |
| JCF.7.A01  | A, B, C, & D Housing             | Tuckpoint brick.  | To eliminate high maintenance condition.                                       | Each/1     | 21 | \$2,610.00   |
| JCF.2.A01  | Support / Seg / K Housing / Food | Tuckpoint brick.  | To eliminate high maintenance condition.                                       | Each/1     | 21 | \$2,610.00   |
| JCF.6.A03  | E, F, G, & H Housing             | Recaulk/Reseal building joints.                           | To eliminate high maintenance condition.                                       | Each/1     | 22 | \$2,610.00   |
| JCF.7.A02  | A, B, C, & D Housing             | Recaulk/Reseal building joints.                           | To eliminate high maintenance condition.                                       | Each/1     | 22 | \$500.00     |
| JCF.5.A04  | Education                        | Recaulk/Reseal building joints.                           | To eliminate high maintenance condition.                                       | Each/1     | 22 | \$500.00     |
| JCF.3.A03  | MSI/Generator                    | Recaulk/Reseal building joints.                           | To eliminate high maintenance condition.                                       | Each/1     | 22 | \$500.00     |
| JCF.4.A01  | I & J Housing                    | Recaulk/Reseal building joints.                           | To eliminate high maintenance condition.                                       | Each/1     | 22 | \$500.00     |
| JCF.2.A02  | Support/Seg/K Housing/Food       | Recaulk/Reseal building joints.                           | To eliminate high maintenance condition.                                       | Each/1     | 22 | \$500.00     |

|            |                                  |                                      |   |            |    |              |
|------------|----------------------------------|--------------------------------------|---|------------|----|--------------|
| JCF.34.A01 | Ambulance Storage                | Repair/Replace wood soffit/siding.   | To eliminate high maintenance condition.                          | Each/1     | 23 | \$13,710.00  |
| JCF.7.A04  | A, B, C, & D Housing             | Replace existing window system.      | To eliminate high maintenance condition.                          | Each/1     | 24 | \$25,000.00  |
| JCF.6.A05  | E, F, G, & H Housing             | Replace existing window system.      | To eliminate high maintenance condition.                          | Each/1     | 24 | \$25,000.00  |
| JCF.4.A02  | I & J Housing                    | Replace existing window system.      | To eliminate high maintenance condition.                          | Each/1     | 24 | \$25,000.00  |
| JCF.26.A01 | Guard Shack                      | Replace existing window system.      | To eliminate high maintenance condition.                          | Each/1     | 24 | \$25,000.00  |
| JCF.17.A01 | Sallyport Guard Shack            | Replace existing window system.      | To eliminate high maintenance condition.                          | Each/1     | 24 | \$25,000.00  |
| JCF.22.A01 | Guard Shack                      | Replace existing window system.      | To eliminate high maintenance condition.                          | Each/1     | 24 | \$11,840.00  |
| JCF.4.A03  | I & J Housing                    | Recaulk/Reseal window system.        | To eliminate high maintenance condition.                          | Each/1     | 25 | \$500.00     |
| JCF.5.A05  | Education                        | Recaulk/Reseal window system.        | To eliminate high maintenance condition.                          | Each/1     | 25 | \$500.00     |
| JCF.7.A03  | A, B, C, & D Housing             | Recaulk/Reseal window system.        | To eliminate high maintenance condition.                          | Each/1     | 25 | \$500.00     |
| JCF.2.A03  | Support / Seg / K Housing / Food | Recaulk/Reseal window system.        | To eliminate high maintenance condition.                          | Each/1     | 25 | \$42,700.00  |
| JCF.5.A06  | Education                        | Replace acoustic ceiling system.     | To eliminate high maintenance condition.                          | Each/1     | 26 | \$60,000.00  |
| JCF.2.A06  | Support / Seg / K Housing / Food | Replace acoustic ceiling system.     | To eliminate high maintenance condition.                          | Each/1     | 26 | \$60,000.00  |
| JCF.7.A06  | A, B, C, & D Housing             | Replace acoustic ceiling system.     | To eliminate high maintenance condition.                          | Each/1     | 26 | \$56,000.00  |
| JCF.6.A06  | E, F, G, & H Housing             | Replace acoustic ceiling system.     | To eliminate high maintenance condition.                          | Each/1     | 26 | \$56,000.00  |
| JCF.4.A04  | I & J Housing                    | Replace acoustic ceiling system.     | To eliminate high maintenance condition.                          | Each/1     | 26 | \$28,200.00  |
| JCF.5.A07  | Education                        | Replace carpet.                      | To eliminate high maintenance condition.                          | Each/1     | 27 | \$26,200.00  |
| JCF.2.A09  | Support / Seg / K Housing / Food | Replace carpet.                      | To eliminate high maintenance condition.                          | Each/1     | 27 | \$26,200.00  |
| JCF.2.A08  | Support / Seg / K Housing / Food | Replace recessed mat.                | To eliminate high maintenance condition.                          | Each/1     | 28 | \$2,500.00   |
| JCF.2.A19  | Support / Seg / K Housing / Food | Add 1,000SF to medical waiting area. | Damage Due To Facility Growth. Request of Facilities Maintenance. | Sq Ft/1000 | 29 | \$134,400.00 |
| JCF.2.A21  | Support / Seg / K Housing / Food | Add 2,000SF to dental area.          | Damage Due To Facility Growth. Request of Facilities Maintenance. | Sq Ft/2000 | 30 | \$268,800.00 |
| JCF.1.A08  | Administration                   | Add 300SF to visiting room.          | Damage Due To Facility Growth. Request of Facilities Maintenance. | Sq Ft/300  | 32 | \$40,300.00  |

|            |                                  |  |  |         |    |              |
|------------|----------------------------------|--|--|---------|----|--------------|
| JCF.11.E01 | Maintenance                      | Emergency lighting-Install additional emergency light fixture(s).                      | To enhance safety/security conditions.                                       | Each/10 | 33 | \$6,500.00   |
| JCF.23.E02 | Braille Building                 | Electrical distribution system-Install additional branch panelboard.                   | Increase system capacity and to provide for future growth.                   | Each/1  | 34 | \$4,700.00   |
| JCF.2.E04  | Support / Seg / K Housing / Food | Electrical distribution system-Replace internal panels and rewire food serving lines.  | Enhance existing system.   | Each/30 | 34 | \$6,500.00   |
| JCF.5.E02  | Education                        | Electrical distribution system-Replace feeder and main distribution panel to building. | Increase system capacity and to provide for future growth.                   | Each/1  | 34 | \$159,600.00 |
| JCF.2.E03  | Support / Seg / K Housing / Food | Emergency distribution system-Replace transfer switch, feeder and distribution panel.  | Increase system capacity and to increase service reliability.                | Each/1  | 35 | \$67,200.00  |
| JCF.4.M06  | I & J Housing                    | Replace pipe and fittings in the valve room.   | To eliminate a high maintenance condition.                                   | Each/1  | 36 | \$3,800.00   |
| JCF.5.M06  | Education                        | Install new unit in property room.   | To eliminate a high maintenance condition.                                   | Each/1  | 37 | \$6,700.00   |
| JCF.6.M02  | E, F, G, & H Housing             | Replace pneumatic with direct digital controls (DDC).                                  | To eliminate a high maintenance condition.                                   | Each/1  | 38 | \$65,750.00  |
| JCF.7.M02  | A, B, C, & D Housing             | Replace pneumatic with direct digital controls (DDC).                                  | To eliminate a high maintenance condition.                                   | Each/1  | 38 | \$65,750.00  |
| JCF.5.M03  | Education                        | Replace pneumatic with direct digital controls (DDC).                                  | To eliminate a high maintenance condition.                                   | Each/1  | 38 | \$65,750.00  |
| JCF.1.M02  | Administration                   | Replace pneumatic with direct digital controls (DDC).                                  | To eliminate a high maintenance condition.                                   | Each/1  | 38 | \$65,750.00  |
| JCF.2.M05  | Support / Seg / K Housing / Food | Replace pneumatic with direct digital controls (DDC).                                  | To eliminate a high maintenance condition.                                   | Each/1  | 38 | \$65,750.00  |
| JCF.2.M02  | Support / Seg / K Housing / Food | Replace pneumatic with direct digital controls (DDC).                                  | To eliminate a high maintenance condition.                                   | Each/1  | 39 | \$65,750.00  |
| JCF.3.M01  | MSI/Generator                    | Provide ventilation in electrical room.  | Upgrade ventilation system.  | Each/1  | 40 | \$4,000.00   |
| JCF.4.M05  | I & J Housing                    | Provide ventilation for the mechanical room.   | Upgrade ventilation system.  | Each/1  | 40 | \$4,000.00   |
| JCF.7.M05  | A, B, C, & D Housing             | Provide ventilation for the mechanical room.   | Upgrade ventilation system.  | Each/1  | 40 | \$4,000.00   |
| JCF.6.M05  | E, F, G, & H Housing             | Provide ventilation for the mechanical room.   | Upgrade ventilation system.  | Each/1  | 40 | \$4,000.00   |
| JCF.2.S02  | Support / Seg / K Housing / Food | Add new fixed color cameras inside.  | Add capacity to existing system.   | Each/6  | 41 | \$8,000.00   |
| JCF.00.C31 | Site                             | Remove/replace sidewalk, bituminous.   | To fix deteriorated and damaged area.  | yard/10 | 1  | \$2,500.00   |
| JCF.00.C33 | Site                             | Install sidewalk and concrete.   | To fix deteriorated and damaged area and to improve pedestrian traffic flow. | yard/22 | 1  | \$5,500.00   |
| JCF.00.C32 | Site                             | Remove/replace sidewalk, bituminous.   | To fix deteriorated and damaged area.  | yard/22 | 1  | \$5,500.00   |
| JCF.00.C27 | Site                             | Remove/replace sidewalk, bituminous.   | To fix deteriorated and damaged area.  | yard/22 | 1  | \$5,500.00   |

|            |      |  |   |         |   |            |
|------------|------|--|---|---------|---|------------|
| JCF.00.C46 | Site | Remove/replace sidewalk, bituminous.   | To fix deteriorated and damaged area.   | yard/22 | 1 | \$5,500.00 |
| JCF.00.C19 | Site | Remove/replace sidewalk, bituminous.   | To fix deteriorated and damaged area.   | yard/22 | 1 | \$5,500.00 |
| JCF.00.C48 | Site | Remove/replace sidewalk, bituminous.   | To fix deteriorated and damaged area.   | yard/22 | 1 | \$5,500.00 |
| JCF.00.C02 | Site | Seal coat/crack seal driveway entrance, bituminous.                              | To fix deteriorated and damaged areas. To eliminate long-term/high maintenance issue. | yard/22 | 1 | \$5,500.00 |
| JCF.00.C04 | Site | Seal coat/crack seal driveway entrance, bituminous.                              | To fix deteriorated and damaged areas. To eliminate long-term/high maintenance issue. | yard/22 | 1 | \$5,500.00 |
| JCF.00.C36 | Site | Mill and resurface pavement/driveway/perimeter road.                             | To fix deteriorated and damaged areas.  | yard/22 | 1 | \$5,500.00 |
| JCF.00.C34 | Site | Mill and resurface pavement/driveway/perimeter road.                             | To fix deteriorated and damaged areas.  | yard/22 | 1 | \$5,500.00 |
| JCF.00.C41 | Site | Mill and resurface pavement/driveway/perimeter road.                             | To fix deteriorated and damaged areas.  | yard/22 | 1 | \$5,500.00 |
| JCF.00.C47 | Site | Mill and resurface pavement/driveway/perimeter road.                             | To fix deteriorated and damaged areas.  | yard/22 | 1 | \$5,500.00 |
| JCF.00.C37 | Site | Mill and resurface pavement/driveway/perimeter road.                             | To fix deteriorated and damaged areas.  | yard/22 | 1 | \$5,500.00 |
| JCF.00.C44 | Site | Mill and resurface pavement/driveway/perimeter road.                             | To fix deteriorated and damaged areas.  | yard/22 | 1 | \$5,500.00 |
| JCF.00.C10 | Site | Overlay existing pavement/driveway/perimeter road, bituminous.                   | To fix deteriorated and damaged areas due to facility construction.                   | yard/22 | 1 | \$5,500.00 |
| JCF.00.C09 | Site | Overlay existing pavement/driveway/perimeter road, bituminous.                   | To fix deteriorated and damaged areas due to facility construction.                   | yard/22 | 1 | \$5,500.00 |
| JCF.00.C03 | Site | Overlay existing pavement/driveway/perimeter road, bituminous.                   | To fix deteriorated and damaged areas due to facility construction.                   | yard/22 | 1 | \$5,500.00 |
| JCF.00.C29 | Site | Remove and replace with full depth pavement/driveway/perimeter road, bituminous. | To improve drainage.  | yard/22 | 1 | \$5,500.00 |
| JCF.00.C11 | Site | Remove and replace with full depth pavement/driveway/perimeter road, bituminous. | To fix deteriorated and damaged areas. To prevent personal injury.                    | yard/22 | 1 | \$5,500.00 |
| JCF.00.C28 | Site | Remove and replace with full depth pavement/driveway/perimeter road, bituminous. | To improve drainage and to fix deteriorated and damaged areas.                        | yard/22 | 1 | \$5,500.00 |
| JCF.00.C24 | Site | Seal coat/crack seal pavement/driveway/perimeter road, bituminous.               | To improve drainage and to fix deteriorated and damaged areas.                        | yard/22 | 1 | \$5,500.00 |
| JCF.00.C12 | Site | Seal coat/crack seal pavement/driveway/perimeter road, bituminous.               | To fix deteriorated and damaged areas.  | yard/22 | 1 | \$5,500.00 |
| JCF.00.C01 | Site | Seal coat/crack seal pavement/driveway/perimeter road, bituminous.               | To fix deteriorated and damaged areas. To eliminate long-term/high maintenance issue. | yard/22 | 1 | \$5,500.00 |
| JCF.00.C06 | Site | Seal coat/crack seal pavement/driveway/perimeter road, bituminous.               | To fix deteriorated and damaged areas. To eliminate long-term/high maintenance issue. | yard/22 | 1 | \$5,500.00 |
| JCF.00.C25 | Site | Seal coat/crack seal pavement/driveway/perimeter road, bituminous.               | To fix deteriorated and damaged areas. To eliminate long-term/high maintenance issue. | yard/22 | 1 | \$5,500.00 |

|            |                                     |   |  |          |              |                       |
|------------|-------------------------------------|---|--|----------|--------------|-----------------------|
| JCF.00.C17 | Site                                | Remove/replace pavement/driveway/perimeter road, concrete.  | To fix deteriorated and damaged areas due to frequent use by heavy/large trucks.                                       | yard/22  | 1            | \$5,500.00            |
| JCF.00.C15 | Site                                | Remove/replace pavement/driveway/perimeter road, concrete.  | To fix deteriorated and damaged areas due to frequent use by heavy/large trucks.                                       | yard/22  | 1            | \$5,500.00            |
| JCF.00.C14 | Site                                | Remove/replace pavement/driveway/perimeter road, concrete.  | To fix deteriorated and damaged areas due to frequent use by heavy/large trucks.                                       | yard/22  | 1            | \$5,500.00            |
| JCF.00.C18 | Site                                | Remove/replace pavement/driveway/perimeter road, concrete.  | To fix deteriorated and damaged areas due to frequent use by heavy/large trucks.                                       | yard/22  | 1            | \$5,500.00            |
| JCF.00.C13 | Site                                | Remove/replace pavement/driveway/perimeter road, concrete.  | To fix deteriorated and damaged areas due to frequent use by heavy/large trucks.                                       | yard/22  | 1            | \$5,500.00            |
| JCF.00.C22 | Site                                | Remove/replace pavement/driveway/perimeter road, concrete.  | To fix deteriorated and damaged areas due to frequent use by heavy/large trucks.                                       | yard/22  | 1            | \$5,500.00            |
| JCF.00.C38 | Site                                | Remove/replace pavement/driveway/perimeter road, concrete.  | To fix deteriorated and damaged areas due to frequent use by heavy/large trucks.                                       | yard/22  | 1            | \$5,500.00            |
| JCF.00.C45 | Site                                | Remove/replace pavement/driveway/perimeter road, concrete.  | To fix deteriorated and damaged areas due to frequent use by heavy/large trucks.                                       | yard/22  | 1            | \$5,500.00            |
| JCF.00.C43 | Site                                | Mill resurface parking lot, bituminous.   | To fix deteriorated and damaged areas.   | yard/22  | 1            | \$5,500.00            |
| JCF.00.C35 | Site                                | Mill resurface parking lot, bituminous.   | To fix deteriorated and damaged areas.   | yard/120 | 1            | \$30,000.00           |
| JCF.00.C40 | Site                                | Crack seal recreation field/court, basketball court.  | To fix deteriorated and damaged areas.   | yard/60  | 1            | \$15,500.00           |
| JCF.00.C07 | Site                                | Crack seal recreation field/court, basketball court.  | To fix deteriorated and damaged areas.   | yard/60  | 1            | \$15,500.00           |
| JCF.00.C08 | Site                                | Crack seal recreation field/court, basketball court.  | To fix deteriorated and damaged areas.   | yard/60  | 1            | \$15,500.00           |
| JCF.00.C26 | Site                                | Crack seal recreation field/court, basketball court.  | To fix deteriorated and damaged areas.   | yard/60  | 1            | \$15,500.00           |
| JCF.00.C05 | Site                                | Crack seal recreation field/court, tennis court.  | To fix deteriorated and damaged areas.   | yard/60  | 1            | \$15,500.00           |
| JCF.00.C49 | Site                                | Site Improvements II, Remove & Replace, Concrete Slab/Pad.  | Due to age of system. To fix deteriorated, damaged, failure area. Slab was constructed without joints and has cracked. | yard/22  | 1            | \$5,500.00            |
| JCF.00.C16 | Site                                | Site Improvements II, Remove & Replace, Concrete Slab/Pad. Barrier free ramp located within loading area to Food Service. | To fix deteriorated and damaged areas due to facility construction.  | yard/22  | 1            | \$5,500.00            |
| JCF.2.A22  | Support / Seg / K<br>Housing / Food | Misc projects. Segregation needs 20 more BF cells.  | Damage Due To Facility Growth. Request of Facilities Maintenance.  | Each/20  | 2            | \$600,000.00          |
|            |                                     |   |  |          | <b>Total</b> | <b>\$4,264,390.00</b> |

# MICHIGAN DEPARTMENT OF CORRECTIONS

*“Help Make Things Right”*

## MEMORANDUM

**DATE:** September 8, 2014  
**TO:** Warden Stewart, Detroit Detention Center  
**FROM:** Kotzian, Kevin, A/Physical Plant Superintendent  
**SUBJECT:** Annual Physical Plant Report

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

### **Overview of Physical Plant accomplishments**

New cameras have been added in 500 building and 100 building.

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

#### **Housing Unit 500**

The housing unit is where all DPD fresh arrests are lodged while or before being arraigned. Building is in good shape and ongoing maintenance is being performed.

#### **Housing Units 200, 400 and 700**

The housing units are in good structural condition. Building is currently CLOSED.

#### **Administration 100 building**

The Administration Building is structurally in good condition.

#### **Maintenance 900 building**

Maintenance Building is in good condition.

#### **Food Service 800 Building**

The Food Service Building is in good condition. Building is currently CLOSED.

## **Grounds**

All drives and roads need patching and crack repair. Both Administration and facility parking lots need asphalt replaced and cracks repaired. Security zone sensor wiring is addressed as problems arise. Grass and weeds are being attended to weekly.

### **300 School Building**

The School Building is in good condition. Building is currently CLOSED.

### **Health Care 800 building**

Health Care is in good condition. Building is currently CLOSED.

### **Deputy Suite 100 building**

The Deputy Suite is in good condition.

### **MSI Factory 600 building**

The factory is good shape and is currently CLOSED.

## **Roofs**

Most roofs were replaced 8 years ago, roof survey showed some needs, which are being addressed. Buildings 200, 400 and 700 need to be replaced and is on the 5 year plan.

## **Security Systems**

Zones are functional, staff repair as problems arise. Cameras are in very good working condition.

## **Boilers**

Heating boilers are in poor condition. Last winter was very cold, boilers were not attended too properly causing pipes to freeze and break. Regional Maintenance is aware of this problem as some parts were procured and dropped off. Regional Maintenance is scheduling repairs. Many feed pumps and circulating pumps are in need of repair.

cc: Dave Flack  
Mark Rudd  
Ed Vallad  
Gary Keiffer  
Eames Groenleer



# MICHIGAN DEPARTMENT OF CORRECTIONS

*“Help Make Things Right”*

## MEMORANDUM

**DATE:** June 19, 2014  
**TO:** Warden Stewart, Detroit Reentry Center  
**FROM:** Kotzian, Kevin, A/Physical Plant Superintendent  
**SUBJECT:** Annual Physical Plant Report

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

### **Overview of Physical Plant Accomplishments**

Energy efficient base lighting has been installed in housing unit 200.

New card swipes have been installed on both entry doors to building 100.

Control Center EI Monitor station was rebuilt to be more effective.

Sally port gates have been replaced.

Sally port gate closures have been replaced.

Centralized caustics area has been established.

Property room moved from 300 building to 600 building.

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

#### **Housing Units 200, 400, 500 and 700**

The housing units are in good condition. Painting is on going. Shower areas have been problematic; new heater vent covers have been installed. Washers and dryers are on order. They should arrive soon and will eliminate the need for MSI laundry here at DRC.

### **Warehouse 900 Building**

The Warehouse Building is structurally in good condition. Recently Maintenance and warehouse have sent a lot of overflow back to regional warehouse. Refrigeration equipment needs upgrading. Both back up freezers need units replaced.

### **Administration 100 Building**

The Administration Building is structurally in good condition. A new PPD/Durress system is in our 5 year plan and needs to be replaced.

### **Maintenance 900 Building**

Maintenance Building is in good condition.

### **Propane Blender**

The propane blender is in good condition. Painting the tanks is done as needed.

### **Food Service 800 Building**

The Food Service Building is in good condition. Painting and routine maintenance is ongoing. The break down room floor has been very problematic and needs to be repaired quarterly. Air handling equipment needs to be upgraded.

### **Grounds**

All drives and roads need patching and crack repair. Both Administration and facility parking lots need asphalt replaced and cracks repaired. Security zone sensor wiring is addressed as problems arise. Grass and weeds are being attended to weekly.

### **300 School Building**

The School Building is in good condition. Air handling equipment is in good repair. Centralized caustics area was established in the 1<sup>st</sup> floor and has run smoothly since the open.

### **Health Care 800 Building**

Health Care is in good condition. Painting is done as needed. Flooring is in good shape.

### **Deputy Suite 100 Building**

The Deputy Suite is in good condition. Some areas need to be re carpeted.

### **MSI Factory 600 Building**

The factory is in good shape. Maintenance is done when needed. Property room has moved to the North West corner of the building.

### **Dialysis Unit 200 Building**

The chemicals used in dialysis cause damage to the drains which need constant maintenance; problems are getting to be fewer now that we have changed the type of drain pipe used.

### **Quartermaster 200 Building**

Structurally in good shape. New washers and dryers are on order; they should arrive soon and will be installed.

### **Roofs**

The roofs were replaced 5 years ago; roof survey showed some needs which are being addressed.

### **Security Systems**

PPD/duress system needs replacing. Camera system is approved for more head end equipment for future expansion and replacement of old Pelco cameras. Cameras are replaced as they go out, being replaced with new HD cameras.

### **Boilers**

Heating boilers are in good condition. Hot water boilers in 700 and 400 housing units have been replaced with more energy efficient units.

cc: Dave Flack  
Mark Rudd  
Ed Vallad  
Gary Keiffer  
Eames Groenleer

**Detroit Reentry Center  
5-Year Plan FY2016**

| Project No. | Building        | Project Description  | Reason Description  | Quantity & Units | Facility Priority | Cost Estimate         |
|-------------|-----------------|--|---|------------------|-------------------|-----------------------|
| DRC.00.S01  | All buildings   | Replace Public Address System.   | Upgrade system  | 1                | 1                 | \$205,000.00          |
| DRC.00.A02  | Housing units   | Rebuild shower stalls and shower bases.  | To fix deteriorated and damaged areas. To eliminate a high maintenance issue. | 44 EA            | 4                 | \$3,000,000.00        |
| DRC.00.S03  | Site            | Replace personal protection system/Durres.   | Upgrade security system   | 1                | 1                 | \$2,000,000.00        |
| DRC.900.A04 | 900             | Replace existing roof.   | To eliminate a high maintenance issue.  | 1                | 2                 | \$99,380.00           |
| DRC.800.A05 | Foodservice     | Repair sanitary Grease trap/piping.  | Upgrade equipment   | 1                | 3                 | \$203,000.00          |
| DRC.00.A06  | Site            | Sidewalk, concrete by front entrance of Administration.                                      | To fix deteriorated and damaged areas. To eliminate a high maintenance issue. | 1                | 4                 | \$65,000.00           |
| DRC.00.A07  | Site            | Pavement on roadways around perimeter road.  | To fix deteriorated and damaged areas. To eliminate a high maintenance issue. | 1                | 2                 | \$1,250,000.00        |
| DRC.00.A08  | Site            | Frame and cover/grate catch basin in visitors lot, perimeter road and employee lot to grade. | To fix deteriorated and damaged areas.  | 1                | 2                 | \$12,500.00           |
| DRC.00.A09  | Site            | Replace/repave both parking lots.Visitors and employee lot.                                  | To fix deteriorated and damaged areas.  | 1                | 2                 | \$600,000.00          |
| DRC.100.A10 | 100 building    | Recaulk/reseal windows.  | To fix deteriorated and damaged areas. To eliminate a high maintenance issue. | 1,000 SF         | 2                 | \$10,000.00           |
| DRC.300.A11 | 300 building.   | Replace double exterior doors/frame and hardware.  | Upgrade hardware  | 3                | 4                 | \$20,000.00           |
| DRC.600.A12 | 600 buildng MSI | Replace roof insulation.   | To fix deteriorated and damaged areas.  | 38,960 SF        | 2                 | \$425,400.00          |
| DRC.800.A13 | Foodservice     | Replace double exterior doors/frames and hardware.   | Upgrade hardware  | 1                | 2                 | \$6,000.00            |
| DRC.800.A14 | Healthcare      | Recaulk/reseal windows.  | To fix deteriorated and damaged areas. To eliminate a high maintenance issue. | 600 SF           | 2                 | \$6,000.00            |
| DRC.800.M15 | Foodservice     | Replace dishwasher exhaust fan.  | Upgrade equipment   | 1                | 2                 | \$5,000.00            |
| DRC.00.A16  | Big yard        | Soil stabilization/Grading, to help with drainage between track and basketball courts.       | To improve drainage and to fix deteriorated and damaged area.                 | 2,000 SF         | 4                 | \$20,000.00           |
| DRC.100.A17 | 100 building    | Replace acouostic ceiling tiles in administration building.                                  | To fix deteriorated and damaged areas.  | 1                | 4                 | \$10,000.00           |
|             |                 |  |   |                  | <b>Total</b>      | <b>\$7,937,280.00</b> |

# MICHIGAN DEPARTMENT OF CORRECTIONS

*“Help Make Things Right”*

## MEMORANDUM

**DATE:** July 30, 2014

**TO:** Heidi E. Washington, Warden  
Charles E. Egeler Reception and Guidance Center

**FROM:** Robert Weems, Physical Plant Supervisor  
Charles E, Egeler Reception and Guidance Center

**SUBJECT: RGC Annual Physical Plant Report**

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

### **Overview of Completed Projects**

Stun fence upgraded to Gallagher.

New condensate pumps in building 142 and the kitchen.

Cell doors in 3 south were rebuilt.

C-unit add-on heat project.

New cooling tower in building 142.

New HVAC controller in building 142.

1-2-3 block roof lighting was upgraded.

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

#### **Housing Unit 1**

The overall condition of this unit is good. The roof needs to be repaired or replaced as there are numerous leaks. The showers need to be repaired. 11 stacks need to be changed. The windows are in need of repair or replacement.

**Housing Unit 2**

The overall condition of this unit is good. The roof needs to be repaired or replaced as there are numerous leaks. The showers need to be repaired. One half of the block needs the stack replaced.

**Housing Unit 3**

The overall condition of this unit is good. The showers need to be repaired.

**C-Unit**

The overall condition of this unit is good. The inside lighting needs to be replaced. The roof needs to be repaired or replaced as there are numerous leaks.

**Administration**

The roof is to be replaced in the fall of 2014. HVAC system is in working order but a replacement should be looked into in the near future.

**Food Service**

The overall condition of the Food Service area is in good condition. Some doors in the building need to be repaired. Painting needs to be done.

**Building 142**

This building is in all around good shape. The roof top chiller unit has outlived its useful life and should be replaced in the near future.

**Sally Ports**

Intake sally port is in great working order. Main sally port gates and operators need to be replaced as they have outlived their useful life.

**Maintenance Building**

The overall condition of this building is good. The exterior of the building needs to be painted.

**Grounds**

The facility grounds are in good shape.

cc: File  
Mike Baker  
Daniel Smith

**CHARLES EGELER CORRECTIONAL FACILITY**  
**5-Year Plan                      FY2016**

| <b>Project No.</b> | <b>Buildiing</b>    | <b>Project Description</b>       | <b>Reason Description</b>  | <b>Quantity &amp; Units</b> | <b>Facility Priority</b> | <b>Cost Estimate</b>  |
|--------------------|---------------------|----------------------------------|--|-----------------------------|--------------------------|-----------------------|
| AO9.01             | 1,2,3 BLOCKS        | Rebuild communal showers.        | to fix deteriorated and damaged areas and to eliminate high maintenance issue. | 72                          | 1                        | \$250,000.00          |
| M02.41             | Administration bld. | HVAC retrofit.                   | Upgrade system.  | 1                           | 2                        | \$750,000.00          |
| M02.02             | Building 142        | Air handling unit chilled water. | Upgrade equipment.   | 1                           | 3                        | \$900,000.00          |
| C04.09N            | Administration bld. | Control center remodel.          | to fix deteriorated and damaged areas and to eliminate high maintenance issue. | 1                           | 4                        | \$250,000.00          |
| M01.03             | 1-2 Blocks          | Replace/New piping.              | Physical plant upgrade.  | 2                           | 5                        | \$950,000.00          |
| A01.03             | 1 Block             | Replace existing roof.           | Physical plant upgrade.  | 1                           | 6                        | \$450,000.00          |
| C04.09N            | 1,2,3 Blocks.       | 1,2 and 3 Blocks access hatches. | Upgrade equipment.   | 4                           | 7                        | \$250,000.00          |
|                    |                     |                                  |  |                             | <b>Total</b>             | <b>\$3,800,000.00</b> |

# MICHIGAN DEPARTMENT OF CORRECTIONS

*“Help Make Things Right”*

## MEMORANDUM

**DATE:** July 23, 2014

**TO:** Dewayne Burton, Warden  
Richard A. Handlon Correctional Facility

**FROM:** Stephen Card, Physical Plant Superintendent  
Richard A. Handlon Correctional Facility

**SUBJECT: Annual Physical Plant Inspection – 2014**

We continue to manage and repair asbestos using a contracted vendor as need. Now that the main portion of our steam distribution system has been upgraded in the Maintenance building we have started repairing one building at a time in an attempt to get the entire heating system back to its original operating condition. We have many exterior doors that need to be replaced and many that need to be painted. Zone and Camera issues have proven to be our biggest challenge over the last year. We have been replacing inside and outside zones with new E Flex sensor cable and control boards as the old ones fail. A Laundry expansion is needed to do all our Laundry.

### Housing Unit A / Health Care

An upgrade to the building heating system is needed to regulate steam use in the building. Heating the cells in this building is a challenge because of the air infiltration through the metal frame single pane glass in all the prisoner cells. The domestic hot and cold water lines in the pipe chases are in poor condition and need to be replaced. The main entrance door into the health care area is in poor condition and needs replacing. The roof, block and brick are in good condition. An Electrical system upgrade is needed. Cameras are needed.

### Housing Unit B

The heating system in this building is in need of upgrading. The heating system is similar to A Units Heating system. Heating controls are basically controlled manually by Maintenance Staff in this building. The building windows are the same type and condition as those in A Unit. The roof system is in good condition. The main entrance door / partition are in poor condition and should be considered for replacement. An Electrical system upgrade is needed. Cameras are needed.

### Housing Unit C

The sky lights in this building are in poor condition and should be considered for replacement. The normal 10 year life of this buildings rubber roof is in its 23rd year of service. Replacement of the rubber roof is recommended on an independent roof study that was done. The heating

control system is in poor condition and should be considered for an upgrade to reduce steam usage. The hollow metal door to the basement mechanical room needs to be replaced. An Electrical system upgrade is needed. Cameras are needed.

#### Housing Unit D

The heating controls are not operational in this building, so controlling the heat is done manually by maintenance staff. The water supply and drain lines are imbedded into the walls so repair and maintenance is very difficult. New access panels and piping should be considered. The rubber roof of this building is the same age as C Unit, so replacement should be considered in the near future. There are several sky lights that continually leak and should be considered for replacement. Overall the interior and exterior walls are in good condition except for the TV and Card room. The metal and glass doors are in poor condition. The partitions are in poor condition. A new set of doors are needed to the mechanical room. An Electrical system upgrade is needed. Cameras are needed.

#### Housing Unit E

The existing heating controls are not operational on the buildings steam heating system, so it is being controls manually by Maintenance Staff. The roof system on this building is in good condition. The existing prisoner top locks are problematic and should be considered for replacement with a new style lock. The floors in the prisoner bathrooms are pitted and difficult to keep clean. A floor coating material is recommended for this area. The sanitary lines are difficult to clean and should be reworked to make them more efficient to clean. The existing doors/ partitions to the nurses' station and activity rooms are in poor condition and should be considered for replacement. An Electrical system upgrade is needed. Cameras are needed.

#### Housing Unit F

The heating controls in this building are controlled manually by Maintenance Staff and should be considered for replacement. The main entrance door and partition is in poor condition and should be replaced. The roofing system is in good condition. The block, brick, and flooring in this building are in good condition. An Electrical system upgrade is needed. Cameras are needed.

#### Field House

The entrance doors into the gym are in poor condition should be considered for replacement. Floors are in good condition. Interior and exterior block and brick is in good condition. The building roof and flashing is in good condition. An Electrical system upgrade is needed. Cameras are needed. A steam leak has developed under the Gym floor and needs to be replaced. There is a plan to run a line outside the building to replace this line.

#### Recreation Building

This building is in good condition. Block and the roof are in good condition. Lighting in the building should be upgraded. The wooden wall around the weight pit is in need of repair which is behind the fence material making it a difficult repair.

#### School Building

Seventy five percent of the building has large single pane glass windows that cause a large amount of heat loss. Several of these outside wall/ window partitions have deteriorated and

should be considered for replacement. An overhead door on the east side of the auto mechanics area is in poor condition and should be replaced. The toilet partitions in the north hallway prisoner bathroom are in poor condition. The roof system, interior and exterior block and brick on the building are in good condition. Cameras are needed in this area.

### Food Service

The main entrance doors and glass panels are in poor condition. A plan to replace these and upgrade the prisoner chow line should be considered for cleaning and sanitation reasons. The dining room has large single pane exterior glass partitions that are in poor condition and should be replaced with a more energy efficient windows and panels. The steel window frames have extensive rust issues where they meet the floor. The concrete pad for the garbage container and grease container are in poor condition and should be replaced. The last water cooled compressor unit to a cooler needs to be replaced. The grease trap has a broken wall in it and needs to be repaired.

### Administration Building

The bituminous parking lots for staff and visitors are in poor condition. Additional bituminous parking is needed in the upper parking lot for staff. The paved parking lot needs to be resurfaced. The lighting poles and fixtures need to be updated in the upper parking area. All the roofing systems are in good condition.

### Activity Building

The south east side of the building has the old store windows that are in poor condition. These windows should be removed and steel siding installed. A coating material is needed on the roof. The gas line will need to be replaced if heat is needed in the building. The sprinkler system will need to be repaired if the building is to be occupied.

### Gun Range

The gun range building is in fair condition. The exterior doors are in poor condition and should be replaced. Some wood panels and trim need repair. Painting is needed on the exterior of the building. An upgrade of the security lighting is needed.

### Fences, Towers, Grounds

The guard towers are in poor condition and need to be painted. The perimeter fences and post are in good condition. Removal of the northwest gate should be considered. Nearly all of our building water main curb valves do not shut off so a building can be isolated for major water line repairs. These valve need to be considered for replacement. Several sections of concrete sidewalk need to be replaced. The sensor wire on our fences is very old and we continue to have problems with false alarms on the outside and inside zones. We will continue to replace the wire and control boards on bad zones as they fail. The perimeter road needs extensive repairs.

### Maintenance Area Buildings

The 2400 volt electrical service main from the maintenance building feeding the facility should be considered for replacement because of the age of the wire. The emergency generator building is in good condition. The underground diesel storage tank has been inspected and is in good condition. The existing steam fiber cast condensate line from M21 to RMI Power plant is in poor

condition and is a continual maintenance problem. The remaining condensate line should be considered for replacement. The MTU/ICF sewer systems manual bar screen needs to be upgraded to an automated system. The Maintenance building walls, floors and roof are in good condition. The pole buildings used for equipment and material storage are in good condition.

cc: Kim Grant – Facility Manager

# RICHARD A. HANDLON CORRECTIONAL FACILITY

5-Year Plan      FY2016

| Project No. | Building            | Project Description                                  | Reason Description   | Quantity & Units   | Facility Priority | Cost Estimate         |
|-------------|---------------------|--|--|--------------------|-------------------|-----------------------|
| MTU.00      | Parimeter fence     | Replace E field                                      | Beyond its usefull life and fails constantly   | 13 zones           | 1                 | \$165,000.00          |
| MTU.00      | Outter parimeter    | Replace E flex with Shaker system                    | Beyond its usefull life and fails constantly   | 13 zones           | 2                 | \$170,000.00          |
| MTU.00      | All MTU buildings   | Add security cameras to many areas                   | Currently very limited camera coverage exists. None in housing units   | 60                 | 3                 | \$148,000.00          |
| MTU.00      | Parimeter Road      | Extend the inner parimeter road                      | Move the perimeter road from its existing location north of the buffer fence to the south side of the buffer fence                             | 350 yards          | 4                 | \$50,000.00           |
| MTU.00      | Field House         | Laundry  | Install comercial washers and dryers in Property room to do facility laundry   | 2 washers 3 dryers | 5                 | \$200,000.00          |
| MTU.00      | Food Service        | Replace steel walls                                  | Replace the steel walls that have rusted out throughout food service   | 500 ft             | 6                 | \$490,000.00          |
| MTU.00      | North buffer fence  | Extend the buffer fence to the the east and west     | Stop traffic from getting onto the Perimeter road  | 400 ft             | 7                 | \$90,000.00           |
| MTU.00      | Big Yard            | Extend fence from records building to the east fence | Install a buffer fence, blocking off the north end of the big yard that is off limits  | 300 ft             | 8                 | \$24,000.00           |
| MTU.00      | Bar Screen          | Install grinder on bar screen for MTU/ICF            | Install a grinder to the bar screen to avoid having to hand rake materials from the sewage discharge that can cause plugs to the sewage system | 1 unit             | 9                 | \$1,000,000.00        |
| MTU.00      | Facility Electrical | Upgrade and replace electrical distribution system   | Do a study to evaluate our electrical system and develop a cost to bring the system up to date   | 1 study            | 10                | \$100,000.00          |
|             |                     |  |  |                    | <b>Total</b>      | <b>\$2,437,000.00</b> |

# MICHIGAN DEPARTMENT OF CORRECTIONS

*“Help Make Things Right”*

## MEMORANDUM

**DATE:** June 11, 2014

**TO:** Paul Klee, Warden  
Gus Harrison Correctional Facility

**FROM:** Glen Hively, Physical Plant Superintendent  
Gus Harrison Correctional Facility

**SUBJECT:** 2014 Annual Facility Report

As outlined in Policy Directive 04.03.100, Preventive and Emergency Maintenance for Correctional Facilities, the Annual Facility Inspection Report for the Gus Harrison Correctional Facility is as follows:

### **FINDINGS**

#### **NORTH FACILITY**

**The roof repair project for the North is in the process of getting bids and we are targeting an August 2014 start.**

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

These units are in good condition due to regular maintenance.

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

The exterior brick and interior block of the buildings are in good shape. Windows are kept in good operating condition.

The wheel chair lift in HU3 requires extreme maintenance/repairs due to the amount of use and the design of the unit. These repairs are very costly to the facility. We have discussed an alternative with Physical Plant Division; however a concrete plan to solve this issue has not been developed.

**2. Housing Units 4 & 5**

These units are in good condition due to regular maintenance.

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

We have installed ICON Water Controls in several of the cells and continually do so as funds are made available. These units have reduced maintenance repair time, water and sewer usage and flooding of cells. The initial cost is expensive, but the long range effects are very beneficial.

The exterior brick and interior block of the buildings are in fine shape. Windows are kept in good operating condition.

**3. Housing Unit 6**

This unit is in good quality condition due to regular maintenance.

Due to their age and the condition of our water, the heating boilers in this housing unit do require more maintenance. We repair as necessary.

The exterior brick and interior block of the buildings are in excellent shape. Windows are kept in good operating condition.

**4. Segregation Unit**

Segregation is in great shape and with the installation of ICON Water Controls in all 22 cells; this has reduced the repairs and limited cell flooding and drain plugging while also reducing water and sewer usage. Windows are replaced if necessary.

**5. Administrative Building**

This building is in excellent shape due to regular maintenance.

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

Control Center may need to be examined for expansion of the EM Room.

The heating boilers in this building do not cause many problems. Due to its age and outdated pneumatic controls, the air conditioner unit and controls require regular maintenance throughout the cooling season.

**6. Food Service Building**

The equipment is repaired as needed.

Due to their age and the condition of our water, the heating boilers do require more maintenance. We repair/replace as necessary.

**7. Health Services Building**

This area remains a high traffic area, but is in decent condition; other than roof leaks.

**8. School Building**

The School Building is in overall excellent shape.

The gymnasium floor needs to be resurfaced.

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

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

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

The generator is in reliable condition. It is tested on a monthly basis and gets regular scheduled maintenance.

**SOUTH FACILITY:**

**Note: The roof repair project has been approved and is scheduled to start early July 2014.**

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

The doors and windows are showing deterioration. Some doors have been replaced.

In addition, all units are in need of drywall repair and painting constantly, which is being done throughout the year.

The units are functional and can remain that way with appropriate preventative maintenance and care. The electrical systems are in good working condition. We have replaced most of the boilers as necessary and we keep one on inventory to provide basic requirements for the prisoners.

**2. Food Service Building**

The Food Service Building is one of the most used buildings at this facility. The walls and floors get a constant test of durability.

The hot water boiler is in high demand and requires frequent maintenance, as does the dish tank.

**3. Education Building**

The Education Building appears to be in decent condition. The walls are drywall and require patching and painting routinely. The doors get a lot of use and wear shows up quick.

**4. Weight Pit/SPA Area**

This building is in decent shape. The only repair this area normally requires is a plastic surrounding in the winter months. The two group meeting rooms require little maintenance. The roof is in fair shape.

**5. MSI License Plate Factory**

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

**6. Administration Building**

This building is in adequate shape. Due to items being transported through on carts and visiting room use, the drywall walls are in constant need of repair/painting.

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

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

The Health Care portion of this building is maxed out as far as occupied space. This is a small area to serve 1280 prisoners.

The visiting room is also small but staffs make it work.

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

**7. Maintenance Building/ ERT/ Records Retention**

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

The maintenance part is used for grounds equipment storage and repair.

We have had minimal problems with the generator.

The ERT area is in decent shape. Minor drywall repair and painting is always needed.

The Records Retention area is in adequate shape. This area is heated and well lit which is an improvement over our old area.

**8. Chapel**

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

The roof is in need of replacement; the shingles are close to their expected life, so this should be sooner than later. *Please note; The Chapel is not included in the Roof Project that is starting in early July. This is a responsibility of the PBF to fund the new roof.*

The heating/cooling system is a constant maintenance issue, but staff keeps it running.

**9. Parking Lots and Perimeter Roads**

These areas are visibly in need of a great deal of work/repair. Certain areas are a total loss and will need to be replaced rather than repaired. Other areas could still be repaired.

**10. Outside Grounds**

The grounds outside of the perimeter are in satisfactory condition and are maintained daily by a staff and prisoners.

**SUMMARY**

Overall, I feel that our facility is in great condition considering the age. This is largely due to the dedicated staff in our maintenance department, both past and present, by utilizing their knowledge, skills, prisoner labor to the fullest and following the Preventative Maintenance program.

This past hard winter was tough on concrete, so there are numerous places that will need to be replaced this year.

We, as in the Administration, need to keep researching energy reduction possibilities on all utilities. As money/budget allows us we are limiting flushes in the wet cells with the purchase of ICON Water Controls.

Another possibility is adding central A/C in the South Administration and School Buildings to replace all of the small window units. I do believe by doing this, we could get a quick payback on that initial investment which would be substantial.

If you should have any questions, please feel free to contact me.

Thank you.

Cc: L. McRoberts, ARF Deputy Warden of Housing/Programs  
S. Campbell, ARF Deputy Warden of Operations  
V. Stewart, Administrative Officer  
C. Ruehs, Wardens Secretary  
File

**GUS HARRISON CORRECTIONAL FACILITY**  
**5-Year Plan FY2016**

| Project No.  | Building                            | Project Description  | Reason Description  | Quantity & Units | Facility Priority | Cost Estimate |
|--------------|-------------------------------------|--|---|------------------|-------------------|---------------|
| ARF.100.E01  | All                                 | Replace PPD system.  | Upgrade security system.  | 1 System         | 1                 | \$2,350,000   |
| ARF.100.E02  | All                                 | Replace fire alarm system.   | Upgrade current emergency security system.  | 1 System         | 2                 | \$1,200,000   |
| ARF.100.S01  | All                                 | Replace all head end equipment to IP addressable & add cameras.                            | Upgrade camera system.  | 200 Each         | 3                 | \$600,000     |
| ARF.600.M06  | South Food Service                  | Replace walk-in freezer.   | Upgrade equipment.  | 300 SF           | 4                 | \$55,000      |
| ARF.300      | HU 3                                | Replace wheel chair lift for handicap inmates.   | Physical plant upgrade.   | 1 Unit           | 5                 | \$120,000     |
| ARF.00       | Site                                | Repair propane backup heating system.  | Upgrade heating system.   | 1 Each           | 6                 | \$25,000      |
| ARF.100.S01  | All                                 | Replace phone system.  | Upgrade equipment.  | 1 Each           | 7                 | \$200,000     |
| ARF.00.C13   | Site                                | Overlay existing pavement/driveway/perimeter road, bituminous.                             | To fix deteriorated, damaged, failure area. Also, a facility request.             | 54,000 SF        | 8                 | \$600,000     |
| ARF.00.C13   | Site                                | Overlay existing pavement/driveway/perimeter road, bituminous.                             | To fix deteriorated and damaged areas.  | 1 Each           | 9                 | \$400,000     |
| ARF.00.C13   | Site                                | Overlay existing pavement/driveway/perimeter road, bituminous.                             | To fix deteriorated and damaged areas.  | 1 Each           | 10                | \$350,000     |
| ARF.1100.M01 | Segregation,<br>Housing Units 4 & 5 | Replace plumbing "trees" to wet calls with more reliable and energy saving devices (IKON). | Upgrade system.   | 80 Each          | 11                | \$136,000     |
| ARF.00.E01   | Site                                | Outdoor lighting replacement & energy savings.   | Upgrade lighting system and to improve lighting levels.                           | 400 Each         | 12                | \$400,000     |
| ARF.100.A03  | Administration                      | Replace roof.  | To fix deteriorated and damaged areas. To eliminate a high maintenance condition. | 12,300 SF        | 13                | \$180,000     |
| ARF.200.A01  | Housing Unit A & B                  | Replace roof.  | To fix deteriorated and damaged areas. To eliminate a high maintenance condition. | 19,150 SF        | 14                | \$270,000     |
| ARF.300.A01  | Housing Unit C & D                  | Replace roof.  | To fix deteriorated and damaged areas. To eliminate a high maintenance condition. | 19,150 SF        | 15                | \$270,000     |
| ARF.400.A01  | Housing Unit E & F                  | Replace roof.  | To fix deteriorated and damaged areas. To eliminate a high maintenance condition. | 19,150 SF        | 16                | \$270,000     |
| ARF.500.A01  | Housing Unit G & H                  | Replace roof.  | To fix deteriorated and damaged areas. To eliminate a high maintenance condition. | 19,150 SF        | 17                | \$270,000     |
| ARF.600.A01  | South Food Service                  | Replace roof.  | To fix deteriorated and damaged areas. To eliminate a high maintenance condition. | 7,440 SF         | 18                | \$105,000     |
| ARF.1400     | Chapel                              | Replace roof and insulation.   | To fix deteriorated and damaged areas. To eliminate a high maintenance condition. | 4100 SF          | 19                | \$45,000      |
| ARF.200.A01  | North Food Service                  | Replace roof and insulation.   | To fix deteriorated and damaged areas. To eliminate a high maintenance condition. | 22,450 SF        | 20                | \$375,000     |
| ARF.300.A01  | North Education                     | Replace roof and insulation.   | To fix deteriorated and damaged areas. To eliminate a high maintenance condition. | 30,280 SF        | 21                | \$475,000     |
| ARF.800.A01  | Housing Unit 1                      | Replace roof and insulation.   | To fix deteriorated and damaged areas. To eliminate a high maintenance condition. | 10,200 SF        | 22                | \$200,000     |
| ARF.900.A01  | Housing Unit 2                      | Replace roof and insulation.   | To fix deteriorated and damaged areas. To eliminate a high maintenance condition. | 10,200 SF        | 23                | \$200,000     |

|              |                           |   |   |           |              |                     |
|--------------|---------------------------|---|---|-----------|--------------|---------------------|
| ARF.1000.A01 | Housing Unit 3            | Replace roof and insulation.                                      | To fix deteriorated and damaged areas. To eliminate a high maintenance condition. | 10,200 SF | 24           | \$200,000           |
| ARF.1100.A01 | Housing Unit 4            | Replace roof and insulation.                                      | To fix deteriorated and damaged areas. To eliminate a high maintenance condition. | 9,300 SF  | 25           | \$175,000           |
| ARF.1200.A01 | Housing Unit 5            | Replace roof and insulation.                                      | To fix deteriorated and damaged areas. To eliminate a high maintenance condition. | 9,300 SF  | 26           | \$175,000           |
| ARF.1300.A01 | Housing Unit 6            | Replace roof and insulation.                                      | To fix deteriorated and damaged areas. To eliminate a high maintenance condition. | 7,200 SF  | 27           | \$150,000           |
| ARF.100.S01  | Administration            | Construct 900 square feet addition to south visiting room.        | To upgrade physical plant.  | 1 Each    | 28           | \$250,000           |
| N/A          | Site/Sallyport            | Add new thermal infrared imaging camera.                          | To add capacity to system.  | 1 Unit    | 29           | \$8,000             |
| ARF.1400.S01 | Chapel                    | Add new pan & tilt color cameras.                                 | Add capacity to existing system.  | 1 Unit    | 30           | \$6,000             |
| ATF.200.S01  | Housing Unit A & B        | Add new pan & tilt color cameras.                                 | Add capacity to existing system.  | 4 Units   | 31           | \$23,900            |
| ATF.300.S01  | Housing Unit C & D        | Add new pan & tilt color cameras.                                 | Add capacity to existing system.  | 4 Units   | 32           | \$23,900            |
| ATF.400.S01  | Housing Unit E & F        | Add new pan & tilt color cameras.                                 | Add capacity to existing system.  | 4 Units   | 33           | \$23,900            |
| ATF.500.S01  | Housing Unit G & H        | Add new pan & tilt color cameras.                                 | Add capacity to existing system.  | 4 Units   | 34           | \$23,900            |
| ATF.700.S01  | South Education           | Add new pan & tilt color cameras.                                 | Add capacity to existing system.  | 1 Unit    | 35           | \$6,000             |
| ATF.600.S01  | South Food Service        | Add new pan & tilt color cameras.                                 | To add capacity to existing system.   | 3 Units   | 36           | \$6,000             |
| ARF.800.S01  | Housing Unit 1            | Add new pan & tilt color cameras.                                 | To add capacity to existing system.   | 4 Units   | 37           | \$23,900            |
| ARF.900.S01  | Housing Unit 2            | Add new pan & tilt color cameras.                                 | To add capacity to existing system.   | 4 Units   | 38           | \$23,900            |
| ARF.1000.S01 | Housing Unit 3            | Add new pan & tilt color cameras.                                 | To add capacity to existing system.   | 4 Units   | 39           | \$23,900            |
| ARF.1300.S01 | Housing Unit 6            | Add new pan & tilt color cameras.                                 | To add capacity to existing system.   | 1 Unit    | 40           | \$6,000             |
| ARF.00.S01   | Site                      | Add new pan & tilt color cameras.                                 | To add capacity to existing system.   | 4 Units   | 41           | \$50,400            |
| ARF.700      | South School and Programs | Install central air condition in school/programs building.        | Upgrade heating/cooling system and to eliminate a high maintenance issue.         | 1 Unit    | 42           | \$225,000           |
| ARF.00.C01   | Site/Gun Range            | Remove and replace pavement areas/driveways/roadways, bituminous. | To fix deteriorated and damaged areas and to increase service reliability.        | LOT       | 43           | \$210,000           |
| N/A          | Administration            | Add new automated phone calling system.                           | To prevent manual phone calls to the community.                                   | 1 Unit    | 44           | \$5,000             |
| N/A          | South Recreation          | Construct 75' x 55' recreation building.                          | To accommodate additional 160 prisoners.  | 1 Each    | 45           | \$595,000           |
|              |                           |   |   |           | <b>Total</b> | <b>\$11,330,700</b> |

# MICHIGAN DEPARTMENT OF CORRECTIONS

*“Help Make Things Right”*

## MEMORANDUM

**DATE:** September 9, 2014

**TO:** Willie Smith, Warden  
Ionia Correctional Facility

**FROM:** Dale Wakley, A/Physical Plant Supt.

**SUBJECT: Annual Physical Plant Evaluation 2014**

The Maintenance Department has had an extremely busy year. In addition to preventative maintenance and planned projects, we have spent a great deal of time and resources on projects upgrading institutional security. We strive to complete work orders and preventative maintenance in a timely manner and have no backlog of assigned tasks.

All of our institutional security systems (stun fence, intellaflex, microwave zones and cameras) are currently operational.

Our PPD system is outdated, but we are in the process of upgrading to the PAL system. Once installed, the new system should alleviate the problems of overlapping coverage and provide enhanced staff safety. We have finished upgrading all the stun fences providing more reliable coverage, increased security and less maintenance.

We have installed buffer fences between Units 6 and 7 preventing prisoner access to the area behind the housing units. We installed new I-Flex zones on the existing buffer fences isolating Units 6 and 7. We have built and installed a new perimeter fence access gate in the Sallyport. We also reinforced the Sallyport gates with a heavy gauge steel mesh and installed new fence ties. Concrete barriers have been placed in front of both Sallyport gates to prevent a vehicle ramming the gates. We installed a stainless steel Sallyport pit cover to prevent access to the pit when not in use. New razor ribbon has been installed around the Sallyport and back dock area, Housing Units 1-5 yards, Unit 6 and 7 buffer fences, and building 100, 200, and 300. New fence ties are being installed in Units 1-5 yards.

The standby generator is functional and at full capacity. There are no planned upgrades for the standby system in the immediate future.

**Building 100:**

We are near starting the roofing project. The overhead security gate outside the control center doors has been repaired and is fully functional. We are in the process of having a new stand-alone HVAC system installed for the Control Center. We are considering options for remodeling the Control Center Monitor Room. All preventative maintenance is up to date. The elevator maintenance is up to date and is fully functional.

**Building 200:**

Health Care, Warehouse, Property/Intake and Maintenance are all in good shape with all preventative maintenance completed and up to date. A forklift ramp has been installed on the Warehouse dock to ease deliveries. Sallyport Tower has been closed and all gate controls have been moved to the Control Center Monitor Room. The roofing project is nearly underway. Hand railings and steps have been repaired on the back dock area and new razor ribbon installed on the back dock buffer fence. Minor repairs have been made in Food Service; the dish tank continues to be a source of problems. New data drops have been installed in Food Service. New soap dispensers have been installed along with upgrades to the serving line.

**Building 300:**

The main water line in the building has been replaced utilizing the Aquatherm system. This has greatly increased the water quality in the building and should ease some of the deterioration in the plumbing components. Industrial laundry machines have been installed in the Quartermaster area and are fully operational. The strip search room and modules have been completed. The roofing project is close to being started. All preventative maintenance is up to date.

**Building 400:**

The MSI building needs to be re-roofed. Security cameras are on the list to be installed inside. The prisoner strip search/dress out area is completed. All preventative maintenance is up to date.

**Housing Units 1-5:**

New sinks valves are slowly being installed through attrition. Lighting in the units is being upgraded through attrition from T12 to T8 ballasts for efficiency. We are having more and more problems with the cell doors in units 3-5. They are 27 years old and are wearing out with the constant use due to G.P. movement. All of the roofs are due for upgrading when finances permit. Unit yard fencing tie downs are being installed and areas of soil erosion are being backfilled to prevent structural problems with the concrete. Air intake systems have been cleaned. Many of the security cameras need replacing and are slated to be replaced. All preventative maintenance is up to date.

**Housing Units 6 and 7:**

We continue to have many maintenance issues in these Units. We are constantly repairing toilets

and sinks. We are in the process of replacing/remodeling the showers in the units. New fire exit door alarm systems have been installed in both units. The vestibule and lobby areas are slated to be remodeled as well as replacing the main exit doors on Unit 7. Bars have been installed on the windows to prevent egress. All preventative maintenance is up to date.

**Gun Towers and Guard Shacks:**

These are in good repair and continue to be maintained in case of institutional need.

**Grounds:**

The parking lots, perimeter road and driveway are in bad shape and need to be surfaced when funds are available. A new carport was acquired from MTU and installed in front of the Administration building for the PSV to park under. The buffer fence bordering Wall St. is in bad shape and is in the process of being repaired. We are utilizing general laborers to complete this task. Many of the areas on grounds have soil erosion and these have all been backfilled. Some of the dead trees have been removed and trees blocking the camera views have been trimmed. All other preventative maintenance has been completed.

cc: Phyllis Clement – Facility Manager

**IONIA CORRECTIONAL FACILITY**  
**5-Year Plan            FY2016**

| Project No.  | Building      | Project Description                     | Reason Description  | Quantity & Units | Facility Priority | Cost Estimate         |
|--------------|---------------|---|---|------------------|-------------------|-----------------------|
| ICF E06      | 200           | Repalce Existing Generator              | Upgrade equipment   | 1                | 1                 | \$450,000.00          |
| ICF C03.02BM | 00            | Resurface Entrance Driveway             | Upgrade driveway  | 42287 SF         | 3                 | \$120,700.00          |
| ICF C03.07BM | 00            | Visitor Parking Lot, Mill and Resurface | Upgrade surface   | 38261 SF         | 4                 | \$108,000.00          |
| ICF C03.03BM | 00            | Resurface Perimeter Road.Driveway       | Upgrade driveway  | 80000 SF         | 5                 | \$224,000.00          |
| ICF C03.07BM | 00            | Resurface Southeast Parking Lot         | Upgrade surface   | 80000 SF         | 6                 | \$224,000.00          |
| ICF C04.07NC | 06/07         | Replace Cement on Housing Unit Yard     | To fix deteriorated/damaged areas                           | 1 Unit           | 8                 | \$30,000.00           |
| ICF M06.02   | Facility Wide | Replace P.A.System                      | Upgrade security system                                     | 1 Unit           | 2                 | \$220,000.00          |
| ICF A06.04   | 02            | Replace Cell Doors with New             | Upgrade hardware  | 83 units         | 7                 | \$330,000.00          |
| ICF E01      | 01            | Interior Lighting Relamp and Reballast  | Increase lighting levels and to provide cost/energy savings | 350              | 9                 | \$12,000.00           |
| ICF E01      | 02            | Interior Lighting Relamp and Reballast  | Increase lighting levels and to provide cost/energy savings | 350              | 10                | \$12,000.00           |
| ICF E01      | 03            | Interior Lighting Relamp and Reballast  | Increase lighting levels and to provide cost/energy savings | 350              | 11                | \$12,000.00           |
| ICF E01      | 04            | Interior Lighting Relamp and Reballast  | Increase lighting levels and to provide cost/energy savings | 350              | 12                | \$12,000.00           |
| ICF E01      | 05            | Interior Lighting Relamp and Reballast  | Increase lighting levels and to provide cost/energy savings | 350              | 13                | \$12,000.00           |
|              |               |   |   |                  | <b>Total</b>      | <b>\$1,766,700.00</b> |

# MICHIGAN DEPARTMENT OF CORRECTIONS

*“Help Make Things Right”*

## MEMORANDUM

**DATE:** 8/21/14

**TO:** Warden MacLaren  
Kinross Correctional Facility

**FROM:** Steve Wilson, Physical Plant Supervisor

**SUBJECT:** 2014 Annual Facility Report

### A UNIT

Structural – Exterior Walls – The exterior has been power washed and plastered to repair cracks. It also has been primed and painted.

Doors – All fire exit doors should be replaced due to poor condition. A 2 east and west fire exit doors were replaced.

Windows – All three floors are in need of new windows.

Roof – New ballasted rubber membrane roof along with 5” of insulation was installed in 2009.

Restrooms – showers need to be replaced. The shower ceilings are a continuous maintenance problem, ceiling repairs with fiberglass reinforcement panel has been installed to assure sanitary requirements. Each year these require more maintenance.

Energy Savings Performance Contract -

New water saving toilets, faucets, and shower heads were installed.

New electronic ballasts, T-8 lamps and several new fixtures were installed.

Added building automation system to heat exchangers for better control.

### B UNIT

Exterior Walls – The exterior has been power washed and plastered to repair cracks. It also has been primed and painted.

Doors - All end fire exit doors need to be replaced due to poor condition.

Windows – East side are old single panes and in very poor condition. These were all painted with

oil base industrial enamel which should extend their useful life. Replacements will be needed before too many more years.

Roof – New ballasted rubber membrane roof along with 5” insulation was installed in 2009.

Restrooms – new showers are needed, high priority. Ceiling repairs with fiberglass reinforcement panel has been completed to assure sanitary requirements.

Energy Savings Performance Contract -

New water saving toilets, faucets and shower heads were installed.

New electronic ballasts, T-8 lamps and several new fixtures were installed.

Added building automation system to heat exchangers for better control.

### **C UNIT**

Exterior Walls – the exterior of this building was painted the summer of 2007. Preparation included power washing the walls, caulking any cracks that were found. A sealer primer coat and a cover coat were applied.

Doors - Many fire exit doors should be replaced due to poor condition.

Windows – North side are old single panes and in very poor condition. These were all painted with oil base industrial enamel which should extend their useful life. Replacements will be needed before too many more years.

Roof – New ballasted roof along with 5” insulation was installed in 2009.

Restrooms – 4 new shower stalls were installed in both C2 west and C3 west. Project completed by the facility maintenance staff. This has been a much needed improvement. Ceilings were rebuilt in C1, 2, 3 west during the shower project. The additional restrooms have been painted and the damaged areas of the ceilings covered with fiberglass reinforcement panel to assure sanitary requirements.

Energy Savings Performance Contract -

New water saving toilets, faucets and shower heads were installed.

New electronic ballasts, T-8 lamps and several new fixtures were installed.

Added building automation system to heat exchangers for better control.

### **D UNIT**

Exterior Walls – east end has several mortar joints in need of tucking, pressure washing and painting. As time and weather allows, we will be addressing these problems and fixing them.

Doors - All fire exit doors should be replaced due to poor condition. East end are in extremely bad shape.

Windows - North side are old single panes and in very poor condition. Replacements needed.

Roof – New ballasted rubber membrane roof along with 5” insulation was installed in 2009.

Restrooms - 4 new shower stalls were installed in 2009 for both D2 west and D3 west. Project completed by facility maintenance staff. This has been a much needed improvement. The additional restrooms have been painted and the damaged areas of the ceilings covered with fiberglass reinforcement panel to assure sanitary requirements.

Energy Savings Performance Contract -

New water saving toilets, faucets and shower heads were installed.

New electronic ballasts, T-8 lamps and several new fixtures were installed.

Added building automation system to heat exchangers for better control.

### **E UNIT**

Exterior Walls – New caulking, pressure washing and painting was completed in 2008.

Doors – All fire exit doors should be replaced. The east end doors are in extremely poor condition. Many will not close completely.

Windows – south side windows are very old single panes and should be replaced. These were painted with oil base industrial enamel which should extend their useful life.

Roof - a new roof was installed 4 years ago.

Restrooms – 4 new shower stalls were installed in 2009 for both E2 west and E3 west. Project completed by facility maintenance staff. This has been a much needed improvement. The additional have been painted and the damaged areas of the ceilings covered with fiberglass reinforcement panel to assure sanitary requirements.

Energy Savings Performance Contract -

New water saving toilets, faucets and shower heads were installed.

New electronic ballasts, T-8 lamps and several new fixtures were installed.

Added building automation system to the heat exchangers for better control.

### **F UNIT**

Structure is in fair condition overall. It would be wise to make plans to upgrade the restroom in the future.

Doors & Windows – fair condition.

Roof – was replaced a few years ago and is in good condition. A new make-up air ventilation system was installed when the new roof put on.

Energy Savings Performance Contract -

New water saving toilets, faucets and shower heads were installed.

New electronic ballasts, T-8 lamps and several new fixtures were installed.

Added building automation system to heating and ventilation for better control.

## **GYM & G Unit**

Overall walls are in fair to good condition.

Doors – G unit north vestibule doors/frames are in poor condition and should be replaced. Gym doors are fair condition.

Windows – G unit has upper windows on the west side that are in poor condition. Gym windows are in good shape.

Roof – the roof over the gym and G unit housing has been replaced in the past few years and is in good condition. The roof over the restroom areas will be getting replaced in Sept. of 2012 with a new membrane roof.

Restrooms—Plans should be made to remodel the restrooms in the near future.

Energy Savings Performance Contract -

New water saving toilets, faucets and shower heads were installed.

New electronic ballasts, T-8 lamps and several new fixtures were installed.

Added building automation system to heating and ventilation for better control.

## **MSI GARMENT FACTORY**

Overall fair to good condition.

Doors & Windows – are in fair condition.

Roof is in good shape as it was rebuilt and replaced a few years ago.

Plumbing stacks on the lower south roof should be tied together and run out as one up high on the roof due to snow/ice slides breaking them off.

MSI should purchase a new self-contained steam press for ironing needs.

Energy Savings Performance Contract -

Decoupled steam line to building.

New water saving toilets and faucets were installed.

New electronic ballasts, T-8 lamps and several new fixtures were installed.

Installed new gas fired high efficiency unit heaters and new ventilation system.

Installed new high efficiency steam boiler to supply steam for the ironing presses.

Added building automation system to heating and ventilation for better control.

## **TECH SCHOOL**

Exterior walls appear to be in good condition.

Doors – most are in good condition.

Windows – We have purchased new windows with matching energy funds and they have been installed.

Roof – roof was completely rebuilt with a new truss system and metal roofing a few years ago.

Energy Savings Performance Contract -

New water saving toilets and faucets were installed.

New electronic ballasts, T-8 lamps and several new fixtures were installed.

Added building automation system to heating for better control.

### **BUILDING 210 - ADMINISTRATION**

The building is in need of washing, plastering, priming and painting. New heavy gauge down spouts were installed in 2010.

Control Center - installed new cabinets, carpet and paint. There are plans to request a Physical Plant change to add an EMO office area.

Doors – Overall the doors are in fair condition.

Windows - fair condition at best. We replaced the windows in the women's public and staff restrooms last summer. The windows in the men's public restroom need to be replaced.

Restrooms - both the men's and women's visitor restrooms were remodeled with new paint and floor tile.

Information desk / waiting room – this area will be painted and new tile will be installed winter 2014.

Wardens Office/Records Office – this area will be painted and new carpet tiles will be installed fall 2014.

Roof – the membrane roofing is in poor condition. There is an area over the warden's office and conference room that should be replaced very soon. We have had many issues with this roof leaking.

Health Care—Health Care along with Dental was moved from building 281 and relocated in the east side of the Administration Building. Extensive remodeling took place in order to accommodate their needs. This project was completed by maintenance staff, providing a valuable and useful upgrade to the facility.

Two new split pack air conditioning units have been installed in that area.

The medication distribution area had new concrete sidewalks installed.

Energy Savings Performance Contract -

New water saving toilets and faucets were installed.

New electronic ballasts, T-8 lamps and several new fixtures were installed.  
Added building automation system to heating system for better control.

The Admin Building is in need of a new HVAC system.

### **ANNEX – BLDG 257**

Building is in fair condition overall.

Doors – should consider new doors for the main entry in the near future. The north door on the quartermaster vestibule has been replaced this year.

Windows - are in fair condition. Several new windows in the 2<sup>nd</sup> floor classrooms were installed in spring of 2010.

Roof – replaced 10 years ago and is still in good condition.

The school classrooms were moved from the Administration Building to the 2<sup>nd</sup> floor of the Annex in 2009.

Energy Savings Performance Contract -  
Decoupled steam line to building.

Removed two outdated H&V units from the third floor mechanical room.

Installed two new high efficiency H&V-units with cooling coils in the 3<sup>rd</sup> floor mechanical room.

Installed two new high efficiency furnaces with cooling coils in the 2<sup>nd</sup> floor storage rooms.

Installed five high efficiency condensing units over concrete pads on the exterior of the building with six foot high security fence protecting the units.

Added building automation system to heating, ventilation, and cooling for better control

New water saving toilets and faucets were installed.

New electronic ballasts, T-8 lamps and several new fixtures were installed.

A new storage room (9'x15') is being constructed to replace the storage closets used installing the two new furnaces on the 2<sup>nd</sup> floor.

### **FOOD SERVICE 238**

Building is in reasonably good condition. The outside was pressure washed, caulked and painted in 2009.

Doors – doors and frames were primed and painted in 2009.

Windows – good condition overall.

Roof – Replaced within the past 4 years – very good condition.

Food prep area— a large area of tile and grout was removed and reinstalled. Register covers were primed and painted along with several wall areas. Two new pot pan sinks and faucets will be installed fall 2014, along with window sills.

Energy Savings Performance Contract -

New water savings toilets and faucets were installed.

New electronic ballasts, t-8 lamps and several new fixtures were installed.

Added building automation system to heat exchanger and make up air for better control.

### **MAINTENANCE BLDG 275**

Building is in fair condition. The exterior of the building needs to be power washed and painted.

Doors – 4 garage doors have been replaced in the past couple of years. All 4 were insulated and had automatic door openers installed. Entry doors are in good condition. Installed a new garage door and opener in 2011.

Windows – the various shops have very poor window that should be replaced with more energy efficient windows.

Roof – Needs to be repaired or coated.

Energy Savings Performance Contract -

Decoupled steam line to building.

Installed three (3) high efficiency unit heaters and one (1) infrared high efficiency heater.

New water saving toilets and faucets were installed.

New electronic ballasts, T-8 lamps and several new fixtures were installed.

Added building automation system to units for better control.

### **INSIDE MAINTENANCE BLDG 212**

Building is in fair to good condition.

Doors – good overall.

Windows – all are newer thermo-panes.

Roof – replaced 5 or 6 years ago with truss system and roof metal.

Energy Savings Performance Contract -

New water saving toilets and faucets were installed.

New electronic ballasts, T-8 lamps and several new fixtures were installed.

### **HUMAN RESOURCES BLDG 281**

New insulation and siding were installed in the past couple of years.

Doors – all doors are in good condition and are generally new.

Windows – all windows are in very good condition – many are Andersen energy efficient windows.

Roof – not that old but it has had some leaking issues. A new truss system with metal roof needs to be installed.

Energy Savings Performance Contract -

Decoupled steam line to building.

Removed two (2) outdated H&V units.

Installed two (2) new high efficiency H&V&AC units.

Installed One (1) new high efficiency boiler.

New water saving toilets and faucets were installed.

New electronic ballasts, T-8 lamps and several new fixtures were installed.

### **GROUNDS BLDG 243/TRANSPORTATION**

Building is in fair condition overall. North & south ends still need to be insulated and sided.

East entry vestibule is in poor condition.

Doors – good condition.

Windows – poor condition.

Roof – poor to average condition – needs coating at least.

Grounds Bldg is now located in the north end of the building and Transportation is located in the south end of the building.

Some interior walls have been painted in the South end of the building.

### **STORAGE BLDG 240**

Building is in fair condition at best.

Doors – fair.

Windows – none.

Roof – fair.

### **WAREHOUSE BLDGS 228, 229, 230**

Overall the buildings are in fair to poor condition. Better insulation and lighting would help improve things.

Doors – fair to good condition. A new entry door was installed at the prisoner store.

Windows – good condition.

Roofs - the roofs over the buildings are in poor condition. The roofs over the connecting tunnels are in poor condition and occasionally leak. They are in need of roof coatings.

Energy Savings Performance Contract -  
Decoupled steam line to building.  
Installed four (4) high efficiency unit heaters.  
Installed one (1) high efficiency infrared heater.  
New water saving toilets and faucets were installed  
New electronic ballasts, T-8 lamps and several new fixtures were installed.

### **DEPUTIES SUITE BLDG 252**

Overall the building is in fair condition considering that it is a portable set up. This building was recently converted from being the Health Care / Dental building to the new Deputies Suite. New paint was applied to all the walls along with new carpet throughout.

This building is not insulated very well and if monies were available we should raise the building and install a masonry foundation under there.

Doors – fair condition.

Windows – fair condition.

Roof – less than 10 years old.

Energy Savings Performance Contract -  
New water saving toilets and faucets were installed.  
New electronic ballasts, T8 lamps and several new fixtures were installed.

### **K UNIT HOUSING BLDG 10**

The building is in average condition overall.

Doors – North and south entry doors are rusted thru. West mechanical doors have had new kick plates installed. Dayroom exit doors are in good overall shape and are less than 2 years old.

Windows – New windows were installed in all of K-UNIT in 2009.

Roof – fair condition. Some maintenance and a roof coating needs to take place.

### **K UNIT FOOD SERVICE & ADMIN BLDG 20**

This is a newer building and is in good condition overall.

Doors and Windows – good condition.

Roof – good condition.

### **K UNIT PUBLIC WORKS BLDG 30**

This building is in good overall condition.

Doors and Windows – good.

Roof – good.

**K UNIT GENERATOR BLDG**

This building is in good condition.

**GENERATOR #2 BLDG**

This building is in average condition.

**GENERATOR #3**

This building is in average condition.

**STEAM PLANT 50**

The building was just built recently and is in excellent condition.

**ROADWAYS / WALKWAYS / FENCE ANNUAL INSPECTION – 2014**

**OUTSIDE SECURITY FENCE**

SE perimeter road – Bad dips and cracks.

NW corner of perimeter – Large potholes.

West side of sallyport – Large cracks and potholes. Needs new concrete on approach.

Road between Hugginin Rd and Sallyport – Very poor condition, many potholes, and corner almost gone.

West day shift lot – Needs repair to black top that was removed.

Midnight shift lot – Fair Condition.

Motorcycle lot – Good Condition.

East day shift lot – Needs repair to black top.

Visitor entry sidewalk @210 – fairly new concrete sidewalk.

PERIMETER FENCE – Fair condition overall. One on south side has bent posts but fabric is in good condition.

**INSIDE SECURITY FENCE**

A new buffer fence has been added inside the facility at the north side of the running track.

A buffer fence has been added to the outside of the facility from the Weight Room Building across to the Steamplant, and north to the Administration Building.

Overall most of the sidewalks are in good condition, especially those that received a coat of asphalt a while back. The roads inside are in fair condition but are definitely showing their age. Some of the exceptions are listed below:

The north entrance to the administration building has a 2" rise at the approach which creates potential trip hazard.

The sidewalk on the east side of the Deputies Suite had a 4x4 section that had settled an inch or more thus creating a potential trip hazard. This has been repaired.

The east/west road from the sallyport to the academic school has several bad dips and cracks.

The sidewalk on the west side of the Deputies Suite has several 6" wide cracks/dips that need patched.

There was a big dip in the road across from the prisoner store. This has been repaired.

The sidewalk leading to Psych. Services was in poor condition. This was repaired.

In front of the MSI storage building is a 3' wide area of gravel that should be replaced with concrete due to fork life safe use concerns.

All out of bounds lines have been painted along with the weight pit lines, tennis courts, hand-ball and basketball courts.

# KINROSS CORRECTIONAL FACILITY

## 5-Year Plan FY2016

| Project No. | Building               | Project Description   | Reason Description  | Quantity & Units | Facility Priority                 | Cost Estimate      |
|-------------|------------------------|---|---|------------------|-----------------------------------|--------------------|
|             | Housing                | Bathroom and Shower Renovations.                                  | Original toilet/shower rooms are inadequate.  |                  | 1                                 | \$2,500,000        |
| KCF.211.A02 | Gym, G Unit            | Misc projects. Provide larger open in shower stall.               | Request of Facilities Maintenance. Security reason.   |                  | Will be included in MOP 508008-05 |                    |
|             |                        | Integrated Camera/Perimeter Lighting System.                      | Provide additional lighting and cameras around the perimeter.   |                  | 1                                 | \$3,115,000        |
| KCF.00.S05  |                        | Integrated Personal Protection System.                            | The current equipment needs to be replaced and upgraded.  |                  | 1                                 | \$1,200,000        |
| KCF.211.S02 |                        |   |   |                  |                                   |                    |
| KCF.212.S01 |                        |   |   |                  |                                   |                    |
| KCF.213.S01 |                        |   |   |                  |                                   |                    |
| KCF.214.S02 |                        |   |   |                  |                                   |                    |
| KCF.233.S02 |                        | Additional Cameras.   | Request is for a total 32 fixed cameras to be placed in various areas of the facility.  |                  | 1                                 | \$60,000           |
|             | Admin. Building        | Administration Building Roof.                                     | Current roof which includes a carport and generator building is leaking and in need of repair.  |                  | 2                                 | \$100,000          |
|             | Admin. Building        | Upgrade the Heating and Cooling System - Administration Building. | During the heating season there are hot and cold areas in the building and air temperature is not consistent.                             |                  | 3                                 | \$200,000          |
|             | Site                   | Replace Sallport Gate System.                                     | Present system is 28 years old and the repairs are ongoing.   |                  | 4                                 | \$314,700          |
|             | Unit K                 | K Unit Roof Restoration.  | Present roof has been patched multiple times due to leaks in various areas. Listed as poor condition on the Roof Asset Management Report. |                  | 5                                 | \$110,000          |
| KCF.235.A07 |                        |   |   |                  |                                   |                    |
| KCF.236.A07 |                        |   |   |                  |                                   |                    |
| KCF.239.A07 |                        |   |   |                  |                                   |                    |
| KCF.254.A08 | B, C, D, E Unit        | Shower Replacements.  | Request to replace eight housing unit shower areas.   |                  | 6                                 | \$378,000          |
|             | East Side of Perimeter | Buffer Fence.   | Construct a buffer fence on the East side of the perimeter.   |                  | 7                                 | \$80,000           |
| KCF.254.A03 | Unit A Det/Seg         | Replace existing window system - w/ insulated system.             | To Eliminate High Maintenance Condition.  |                  | 8                                 | \$30,000           |
| KCF.235.A03 | Unit B                 | Replace existing window system - w/ insulated system.             | To Eliminate High Maintenance Condition.  |                  | 8                                 | \$30,000           |
| KCF.236.A03 | Unit C                 | Replace existing window system - w/ insulated system.             | To Eliminate High Maintenance Condition.  |                  | 8                                 | \$30,000           |
| KCF.237.A03 | Unit D                 | Replace existing window system - w/ insulated system.             | To Eliminate High Maintenance Condition.  |                  | 8                                 | \$30,000           |
| KCF.239.A03 | Unit E                 | Replace existing window system - w/ insulated system.             | To Eliminate High Maintenance Condition.  |                  | 8                                 | \$30,000           |
| KCF.211.A01 | Gym, G Unit            | Replace VCT. Install VCT.   | To Eliminate High Maintenance Condition.  |                  | 9                                 | \$110,000          |
|             |                        | Condensate Pipe Repairs.  | 2,200 feet of condensate pipe that potentially will need to be replaced or repaired.  |                  | 10                                | \$120,000          |
| KCF.00.C19  |                        | Blacktop 7-3 Shift Parking Lot.                                   | Parking lot is in poor condition.   |                  | 11                                | \$70,000           |
|             |                        |   |   |                  | <b>Total</b>                      | <b>\$8,507,700</b> |

# MICHIGAN DEPARTMENT OF CORRECTIONS

*“Help Make Things Right”*

## MEMORANDUM

**DATE:** June 24, 2014

**TO:** Bonita Hoffner, Warden

**FROM:** David Karney, Physical Plant Superintendent, LCF

**SUBJECT:** Annual Physical Plant Inspection

This Annual Report has been prepared in accordance with PD 04.03.100 “Preventive and Emergency Maintenance for Correctional Facilities”.

### **Overview of Physical Plant Accomplishments**

- \*Microwave electronic detection installed on interior of sally port gate.
- \*Microwave electronic detection installed on exterior of sally port gate.
- \*Additional razor wire installed on inside fence surrounding sally port.
- \*Additional razor wire installed on roof of A building and corners of perimeter fence.
- \*Metal pieces installed inside sally port along knuckled sections of fencing.
- \*Electric door alarms installed on doors in E, F, B and C buildings.
- \*Gun box installed outside of sally port.
- \*Entrance signs and street signs replaced on entrance road of facility.
- \*Consolidation of the two facility lock shops.
- \*Re-painting of maintenance building tool crib floor and walls.
- \*Re-painting of all housing unit walls.
- \*Sidewalk between sally port and med room exit ramp replaced.
- \*E-flex electronic detection installed on sally port gate.
- \*Security bars installed on west side weight pit.
- \*Removed and trimmed several trees in prison to improve vision of grounds.
- \*Installed security ties on fencing in sally port area.
- \*Disable interior walk through gate of sally port.
- \*Re-locate shack from ACF to LCF to be used as the guard shack on the west side.
- \*Install data lines and power for the inmate electronic law library.
- \*Install window bars on the west sides of E and F buildings.
- \*Replace road between A and B buildings.
- \*Re-stripe lines in the information desk parking lot.
- \*Install gravel around the shoulders of the perimeter road.
- \*Install A/C in Arsenal.
- \*Section off freezer in Bldg. 60.

## **Annual Review of Physical Plant**

**Building 11 (CDW):** This building has been closed. Minimal power is on. The roof has developed a leak and will not be repaired at this time because it's an abandoned building.

**Building 12 (CDW):** This building has been closed. No heat or water. Minimal power is on.

**Buildings 13 thru 18 (CDW):** All buildings have been closed. All utilities have been turned off. Basements are pumped out on an as-needs basis.

**Building 19 (ACF):** Business Office and Training. Over all, the building is in good condition. Some windows and doors need replacing to improve energy savings. Roof is in good condition. Building HVAC controls need to be updated. The energy savings equipment installed in the building has been working well.

**Building 27 (LCF):** School and Segregation. This building is in good condition. Roof is less than 15 years old with no problems. Some doors and windows need replacing to improve energy loss. Segregation is functioning as designed. Building HVAC controls need to be updated. Staff has some ventilation concerns in these offices. Segregation cell #2 needs to have a supplemental source of heat.

**Building 29 (LCF):** Administration, Control Center, Healthcare and Inmate Housing. The building is in good condition and operates well, considering its different functions. The roof is ten years old. Some windows and exterior doors need replacing to improve energy loss. This building is air conditioned. A new compressor is needed for the Warden's Wing air conditioning unit. Mechanical systems are in good condition but updated controls are needed to improve energy savings and environmental conditions.

**Building 42 (ACF):** This building has been closed. No heat or water. Some power remains on until the building has been cleaned out.

**Buildings 43 (ACF):** This building has been closed. No heat or water. Some power remains on until the building has been cleaned out.

**Buildings 44 & 45 (ACF):** All buildings closed. Minimal heat is maintained during the winter months. The exterior of the building is maintained. Roof repaired in April, 2014.

**Building 46 (LCF):** Housing. Building is in fair condition. Roof is less than 15 years old and has no problems. We continue to replace windows as funds are available. Most exterior doors need replacing. The primary heating system has not been functional for many years. We heat this building with two secondary systems which are marginal when we have extreme cold for extended periods. Funding has been requested to replace the primary heating system. Electrical distribution system needs to be upgraded and made larger.

**Building 47 (LCF):** Housing, Laundry and Quartermaster. Condition of this building is about the same as Building 46. The laundry equipment is aging. Windows need to be changed to save on utility costs. Electrical distribution system needs to be upgraded and made larger.

**Building 50 (ACF):** This building has been closed. Minimal heat is maintained during the winter months. The exterior of the building is maintained.

**Buildings 51 & 52 (LCF):** Housing. Buildings are 18 years old and are of pole barn type construction. Roofs and siding are metal. Some minor leakage has occurred. Interior walls and ceilings are in good condition. Bathrooms and showers are in fair condition, requiring frequent repair. Exterior entrance doors need replacing. Funding has been requested. Expanded metal is needed to divide the sides of units. TV room ceilings need to be dry walled to eliminate prisoner access to space above ceiling tiles.

**Building 53 (LCF):** School and Programs. This building is pole barn construction and is 18 years old with metal roof and siding. Exterior doors need replacing in some areas. Interior areas are generally in good condition. Mechanical and electrical systems are operating as designed.

**Building 54 (LCF):** Food Service. This building is pole barn construction and is 18 years old with metal roof and siding. Some leakage has occurred with ice build up on the eaves and gutters. The food prep and dishwasher areas are in fair condition. The equipment is in fair condition and requires a lot of maintenance weekly to keep things running. Dining area is in good condition. Exterior is in fair condition, some doors need to be repaired or replaced and metal siding in some areas has been replaced due to damage from carts. Mechanicals are in good condition and operate as designed. Pots and pans sink area needs to be replaced.

**Buildings 57 and 58 (ACF):** All buildings have been closed. Minimal heat is maintained during the winter months. The exterior of the building is maintained.

**Building 60 (CDW):** Warehouse and Transportation. This building is currently being used for storage of food products. Warehouse, store and some maintenance functions have been moved to this building. The building infrastructure and mechanical systems are in fair condition. Several freezer compressors were recently replaced. Windows and doors need replacing and some minor roof repairs are needed.

**Building 61 (CDW):** Power Plant. The building and equipment have been well maintained and is meeting the needs of the complex. Boilers are 42 years old. The boiler controls are obsolete and failing. Funding for boilers and control replacement is needed. Estimated cost for repairs is \$66,000.00. Funding requests have been submitted to have them replaced. Staff continues to install energy saving devices and equipment to make the powerhouse run more efficiently. Generators are being maintained and operate as designed. Current emissions reports are all up to date. A new permit for operating was just completed and approved by DEQ. Above ground fuel tanks are slated for replacement. The roof is old and needs to be replaced.

**Building 66 (CDW):** Sewage Lift Station. The building houses the main sewage pumps for the entire complex. The pumps are in fair condition and the new controls and energy saving devices have been working well to operate more efficiently and to provide early warning in the event of a failure. Doors and windows need replacing, roof is in fair condition. The force main that starts in this building and goes to the Coldwater treatment plant is 40 plus years old. We have experienced some breaks over the past several years. This will be a major expenditure in the future and will require city and state involvement.

**Building 70 (CDW):** Grounds Maintenance. Building is in good condition. The roof leaks.

**Building 71 (CDW):** Physical Plant Operations. This building has become the central location for all computer and fiber systems for the complex. This equipment has high priority and security functions. The roof needs to be replaced on the building that will need to be addressed in the near future.

**Complex Infrastructure:** Roads, Tunnels, Piping Systems, Electrical Distribution, Water Distribution and Storage.

Roads vary from fair to poor. All roads need patching or replacement and should be seal coated as a preventive maintenance function. Some areas have become a safety concern.

The sally port pit is deteriorating and needs repairs. Funding has been requested. It is becoming a safety concern.

Tunnels that serve the camp continue to deteriorate due to ground water. Tunnels leading to buildings 42 and 43 are in good condition. Half tunnels to LCF and ACF are good to fair. Repairs have been made to some hot water, hot water return and condensate piping. Other areas still need replacing. Some materials are on hand to make repairs this summer. Most tunnels need to have the pipe insulation replaced.

Most steam lines are in good condition. Electrical distribution lines are in good condition.

Most water mains are in good condition. The water tower is in good condition. All three wells should have a complete inspection over the next five years. Estimated cost is \$12,000.00 each. Building 47 needs a larger electrical transformer.

Primary electrical feeders to A Building need to be replaced.

Building 29 needs a larger electrical transformer.

Primary electrical feeds to C Building need to be replaced.

**Perimeter Fence and Security System:** The fence security system is aging and needs to be updated. It requires considerable maintenance to keep operating as designed. Many of the poles for the E-Field have heaved and need to be replaced or re-set. Most of the E-Field cable has been spliced and should be replaced. Need interior cameras, funding has been requested.

cc: Dave Flack  
Patricia Popoff  
Ed Vallad  
Gary Keiffer  
Eames Groenleer  
Daniel Smith

**LAKELAND CORRECTIONAL FACILITY**  
**5-Year Plan FY2016**

| Project No. | Building                     | Project Description   | Reason Description  | Quantity & Units | Facility Priority | Cost Estimate |
|-------------|------------------------------|---|---|------------------|-------------------|---------------|
| LCF.61.M01  | Power Plant                  | Add main control panel and front-end direct digital controls (DDC) equipment. | Equipment upgrade.  | 1 Unit           | 1                 | \$152,000     |
| LCF.29.S03  | Administration / 'A' Housing | Replace security gate operators.  | System upgrade.   | Lump Sum         | 2                 | \$23,000      |
| LCF.25.C05  | Sally Port                   | Site Improvements III, remodel/repair, sallyport.                             | Repair sallyport inspection pit.  |                  | 3                 | \$40,000      |
| LCF.47.E04  | 'C' Building                 | Replace feeder lines to distribution system.                                  | System upgrade.   | 1 Unit           | 4                 | \$25,000      |
| LCF.47.E03  | 'C' Building                 | Replace transformer.  | System upgrade and increase in service reliability.                                 | 1 Unit           | 4                 | \$30,000      |
| LCF.29.E04  | 'A' Building                 | Replace feeder lines to distribution system.                                  | System upgrade.   | 1 Unit           | 4                 | \$25,000      |
| LCF.29.E03  | 'A' Building                 | Replace transformer.  | System upgrade and increase in service reliability.                                 | 1 Unit           | 4                 | \$30,000      |
| CDW.71.A01  | Maintenance                  | Replace existing roof.  | To eliminate high maintenance condition.  | 17,530 SF        | 5                 | \$150,000     |
| CDW.71.A02  | Maintenance                  | Replace existing window system - w/ insulated system.                         | To Eliminate High Maintenance Condition and at request of facilities maintenance.   | 1,500 SF         | 6                 | \$100,000     |
| LCF.47.M06  | C' Housing                   | Miscellaneous.  | Asbestos survey.  |                  | 7                 | \$14,000      |
| LCF.46.M06  | B' Housing                   | Miscellaneous.  | Asbestos survey.  |                  | 7                 | \$14,000      |
| LCF.29.M06  | Administration / 'A' Housing | Miscellaneous.  | Asbestos survey.  |                  | 7                 | \$14,000      |
| LCF.27.M06  | School                       | Miscellaneous.  | Asbestos survey.  |                  | 7                 | \$14,000      |
| LCF.47.A06  | 'C' Housing                  | Replace existing window system - w/ insulated system.                         | To eliminate a high maintenance condition and at request of facilities maintenance. | 2,065 SF         | 8                 | \$131,800     |
| LCF.46.A06  | 'B' Housing                  | Replace existing window system - w/ insulated system.                         | To eliminate a high maintenance condition and at request of facilities maintenance. | 2,065 SF         | 8                 | \$131,800     |

|            |                              |  |   |           |    |           |
|------------|------------------------------|--|---|-----------|----|-----------|
| LCF.29.A10 | Administration / 'A' Housing | Replace existing window system - w/ insulated system.                      | To eliminate a high maintenance condition and at request of facilities maintenance.                   | 3,650 SF  | 8  | \$233,000 |
| LCF.53.S01 | 'G' Housing                  | Add new pan & tilt color cameras.  | To add capacity to existing system.   | 4 Units   | 9  | \$35,000  |
| LCF.47.S03 | 'C' Housing                  | Add new pan & tilt color cameras.  | To add capacity to existing system.   | 16 Units  | 9  | \$95,315  |
| LCF.46.S03 | 'B' Housing                  | Add new pan & tilt color cameras.  | To add capacity to existing system.   | 16 Units  | 9  | \$95,315  |
| LCF.20.S01 | Weights                      | Add new pan & tilt color cameras.  | To add capacity to existing system.   | 4 Units   | 9  | \$52,000  |
| LCF.51.C38 | E' Housing                   | Add new pan & tilt color cameras.  | To fix deteriorated and damaged areas. To eliminate long-term/high maintenance issue.                 |           | 10 | \$31,200  |
| LCF.47.C38 | C' Housing                   | Mill and resurface pavement/driveway/perimeter road, bituminous.           | To fix deteriorated and damaged areas. To eliminate long-term/high maintenance issue.                 |           | 10 | \$24,000  |
| LCF.46.C38 | B' Housing                   | Mill and resurface pavement/driveway/perimeter road, bituminous.           | To fix deteriorated and damaged areas. To eliminate long-term/high maintenance issue.                 |           | 10 | \$24,000  |
| LCF.00.C19 | Site                         | Mill and resurface pavement/driveway/perimeter road, bituminous.           | To fix deteriorated and damaged areas. To eliminate long-term/high maintenance issue.                 | 65,700 SF | 10 | \$400,000 |
| LCF.54.A04 | Food Service                 | Couple the existing pneumatic control system with direct digital controls. | To provide energy savings and a better working/living environment and reduce maintenance work orders. | 10,500 SF | 11 | \$15,000  |
| LCF.53.A01 | 'G' Housing                  | Couple the existing pneumatic control system with direct digital controls. | To provide energy savings and a better working/living environment and reduce maintenance work orders. | 14,400 SF | 11 | \$15,000  |
| LCF.52.A02 | 'F' Housing                  | Couple the existing pneumatic control system with direct digital controls. | To provide energy savings and a better working/living environment and reduce maintenance work orders. | 20,500SF  | 11 | \$15,000  |
| LCF.51.A02 | 'E' Housing                  | Couple the existing pneumatic control system with direct digital controls. | To provide energy savings and a better working/living environment and reduce maintenance work orders. | 20,500 SF | 11 | \$15,000  |
| LCF.47.A01 | 'C' Housing                  | Couple the existing pneumatic control system with direct digital controls. | To provide energy savings and a better working/living environment and reduce maintenance work orders. | 41,500 SF | 11 | \$15,000  |
| LCF.46.A01 | 'B' Housing                  | Couple the existing pneumatic control system with direct digital controls. | To provide energy savings and a better working/living environment and reduce maintenance work orders. | 41,500 SF | 11 | \$15,000  |
| LCF.29.A01 | Administration / 'A' Housing | Couple the existing pneumatic control system with direct digital controls. | To provide energy savings and a better working/living environment and reduce maintenance work orders. | 52,700 SF | 11 | \$15,000  |
| LCF.27.A01 | 'D' School                   | Couple the existing pneumatic control system with direct digital controls. | To provide energy savings and a better working/living environment and reduce maintenance work orders. | 12,200 SF | 11 | \$15,000  |

|            |                     |   |  |            |    |             |
|------------|---------------------|---|--|------------|----|-------------|
| LCF.47.E02 | 'C' Building        | Upgrade the main distribution and power supply lines to the building. | Upgrade system and increase to service reliability.  | 1 Unit     | 12 | \$100,000   |
| LCF.46.E02 | 'B' Building        | Upgrade the main distribution lines and transformer.                  | Upgrade system and increase to service reliability.  | 1 Unit     | 12 | \$75,000    |
| LCF.29.E02 | 'A' Building        | Upgrade the main distribution lines and transformer.                  | Upgrade system and increase to service reliability.  | 1 Unit     | 12 | \$100,000   |
| ACF.71.M06 | Maintenance Storage | Miscellaneous.  | Asbestos survey.   |            | 13 | \$14,000    |
| ACF.70.M06 | Maintenance Storage | Miscellaneous.  | Asbestos survey.   |            | 13 | \$14,000    |
| ACF.66.M06 | Sewage Plant        | Miscellaneous.  | Asbestos survey.   |            | 13 | \$14,000    |
| ACF.61.M06 | Power Plant         | Miscellaneous.  | Asbestos survey.   |            | 13 | \$14,000    |
| ACF.60.M06 | Warehouse           | Miscellaneous.  | Asbestos survey.   |            | 13 | \$14,000    |
| ACF.19.M06 | Administration      | Miscellaneous.  | Asbestos survey.   |            | 13 | \$14,000    |
| ACF.66.C01 | Sewage Plant        | Fix/repair miscellaneous sewage/drainage project.                     | System upgrade.  |            | 14 | \$500,000   |
| ACF.61.M02 | Power Plant         | Replace boiler economizers (3).                                       | System upgrade and increase in service reliability.  | 3 units    | 15 | \$200,000   |
| ACF.61.A02 | Power Plant         | Replace existing window system - w/ insulated system.                 | To eliminate high maintenance condition.   | 1,550 SF   | 16 | \$100,000   |
| ACF.68.A03 | Well #1             | Replace existing roof.  | To Eliminate High Maintenance Condition and at request of facilities maintenance.                        | 150 SF     | 17 | \$1,500     |
| ACF.66.A01 | Sewage Plant        | Replace roof and insulation.  | To Eliminate High Maintenance Condition.   | 1,500 SF   | 17 | \$15,000    |
| LCF.61.E01 | Power Plant         | Emergency electrical distribution system-Miscellaneous.               | To eliminate a high maintenance condition, to provide a cost/energy savings, and to increae reliability. | Cap Outlay |    | \$2,000,000 |
| LCF.61.C01 | Power Plant         | Replace underground condensate tank and three condensate pumps.       | Upgrade system and increase to service reliability.  | 1 Unit     |    | \$100,000   |
| LCF.55.C04 | Generator Building  | Site Improvements III, new, above ground tank.                        | Upgrade above ground generator fuel tank to include overflow protection.                                 |            |    | \$10,000    |

|            |              |  |   |           |  |           |
|------------|--------------|--|---|-----------|--|-----------|
| LCF.54.M01 | Food Service | Replace/new piping. Replace underground steam, condensate piping.              | Upgrade system and increase to service reliability.   | 10,500 SF |  | \$30,000  |
| LCF.54.C04 | Food Service | Site Improvements III, remodel/repair, below grade loading dock.               | Install a dock leveler to food service loading dock.  |           |  | \$15,000  |
| LCF.54.A08 | Food Service | Misc projects. Addition of 2500 SF to kitchen prep area.                       | At request of facilities maintenance and damage due to facility growth. Also to add capacity to current system. | Lump Sum  |  | \$400,000 |
| LCF.54.A07 | Food Service | Misc projects. Move trash compactors away from building and food loading area. | Request of Facilities Maintenance.  | Lump Sum  |  | \$9,000   |
| LCF.54.A03 | Food Service | Replace double exterior doors/frame/hardware.                                  | Upgrade hardware.   | 1 Unit    |  | \$5,000   |
| LCF.53.M05 | 'G' Building | Add mini split air conditioning units to offices that have no windows.         | Offices have no air movement and are extremely warm during the summer months.                                   | 1 Unit    |  | \$4,000   |
| LCF.53.A02 | 'G' Housing  | Replace double exterior doors/frame/hardware.                                  | Upgrade hardware.   | 3 Units   |  | \$23,500  |
| LCF.52.S10 | 'F' Building | Install electronic door alarms on exterior doors.                              | Upgrade hardware and to provide enhanced security.  | 4 Units   |  | \$8,000   |
| LCF.52.S07 | 'F' Building | Replace main sprinkler system.   | Upgrade equipment.  | 1 Unit    |  | \$70,000  |
| LCF.52.S01 | 'F' Housing  | Add new pan & tilt color cameras.  | To add capacity to existing system.   | 8 Units   |  | \$47,800  |
| LCF.52.A24 | 'F' Building | Install expanded metal down the center of housing unit.                        | Improve facility security.  | 1 Unit    |  | \$5,000   |
| LCF.52.A22 | 'F' Building | Replace acoustical ceiling in inmate television room.                          | Provide more security for institution.  | 1 Unit    |  | \$3,000   |
| LCF.52.A01 | 'F' Housing  | Replace double exterior doors/frame/hardware.                                  | Upgrade hardware and to provide enhanced security.  | 4 Units   |  | \$19,000  |
| LCF.51.S10 | 'E' Building | Install electronic door alarms on exterior doors.                              | Upgrade hardware and to provide enhanced security.  | 4 Units   |  | \$8,000   |
| LCF.51.S07 | 'E' Building | Replace main sprinkler distribution pipe.                                      | Upgrade equipment.  | 1 Unit    |  | \$70,000  |
| LCF.51.S01 | 'E' Housing  | Add new pan & tilt color cameras inside.                                       | To add capacity to existing system.   | 8 Units   |  | \$47,800  |
| LCF.51.A24 | 'E' Building | Install expanded metal down the center of housing unit.                        | Improve facility security.  | 1 Unit    |  | \$5,000   |

|            |              |   |   |           |  |           |
|------------|--------------|---|---|-----------|--|-----------|
| LCF.51.A22 | 'E' Building | Replace acoustical ceiling in inmate television room.         | Provide more security for institution.                                  | 1 Unit    |  | \$3,000   |
| LCF.51.A01 | 'E' Housing  | Replace double exterior doors/frame/hardware.                 | Upgrade hardware.   | 4 Units   |  | \$19,000  |
| LCF.47.S10 | 'C' Building | Install electronic door alarms on exterior doors.             | Upgrade hardware and to provide enhanced security.                      | 5 Units   |  | \$10,000  |
| LCF.47.S02 | 'C' Housing  | Add new equipment. Add smoke detectors.                       | Upgrade emergency security system.                                      | Lump Sum  |  | \$1,100   |
| LCF.47.S01 | 'C' Housing  | Replace horns with horn strobes.                              | Upgrade emergency security system.                                      | 10 Units  |  | \$12,500  |
| LCF.47.M03 | 'C' Housing  | Fintube radiation. Install permanent heating.                 | Upgrade equipment and increase service reliability.                     | 41,500 SF |  | \$156,900 |
| LCF.47.M02 | 'C' Housing  | Replace/new steam to hot water converter system.              | Upgrade system and increase to service reliability.                     | 1 Unit    |  | \$39,000  |
| LCF.47.M01 | 'C' Housing  | Replace/new piping.   | Upgrade system and increase to service reliability.                     | 41,500 SF |  | \$18,000  |
| LCF.47.E05 | 'C' Building | Switchboard replacement.                                      | Upgrade system and increase to service reliability.                     | 1 Unit    |  | \$30,000  |
| LCF.47.E01 | 'C' Housing  | Electrical distribution system-Replace distribution panel.    | Upgrade equipment.  | 3 Units   |  | \$18,000  |
| LCF.47.A10 | 'C' Housing  | Replace acoustic ceiling system.                              | To eliminate big maintenance condition.                                 | 24,220 SF |  | \$162,800 |
| LCF.47.A09 | 'C' Housing  | Replace interior doors/frame/hardware.                        | Upgrade hardware.   | 3 Units   |  | \$7,600   |
| LCF.47.A08 | 'C' Housing  | Replace single exterior door/frame/hardware.                  | Upgrade hardware.   | 7 Units   |  | \$17,600  |
| LCF.47.A05 | 'C' Housing  | Rebuild masonry wall. Extend wall of laundry room up to deck. | Fix deteriorated/damaged area and at request of facilities maintenance. | 120 SF    |  | \$2,000   |
| LCF.47.A04 | 'C' Housing  | Rebuild masonry wall.   | Fix deteriorated/damaged area.  | 400 SF    |  | \$5,400   |
| LCF.47.A03 | 'C' Housing  | Tuckpoint brick.  | Fix deteriorated/damaged area.  | 600 SF    |  | \$5,000   |
| LCF.47.A02 | 'C' Housing  | Repair foundation wall.                                       | Fix deteriorated/damaged area.  | 50 SF     |  | \$8,400   |

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| LCF.46.S10 | 'B' Building                 | Install electronic door alarms on exterior doors.  | Upgrade hardware and to provide enhanced security.   | 5 Units   |  | \$10,000  |
| LCF.46.S02 | 'B' Housing                  | Add new equipment. Add 16 smoke detectors to housing unit "B".   | Upgrade emergency security system.   | Lump Sum  |  | \$1,100   |
| LCF.46.S01 | 'B' Housing                  | Replace horns with horn strobes.   | Upgrade emergency security system.   | 12 Units  |  | \$12,500  |
| LCF.46.M03 | 'B' Housing                  | Fintube radiation. Install permanent heating.  | To eliminate high maintenance condition and increase service reliability.  | 41,500 SF |  | \$156,900 |
| LCF.46.M02 | 'B' Housing                  | Replace/new steam to hot water converter system.   | Upgrade equipment.   | 1 Unit    |  | \$39,000  |
| LCF.46.M01 | 'B' Housing                  | Replace/new piping. Replace defective domestic hot water and cold water piping.  | System upgrade.  | 41,500 SF |  | \$18,000  |
| LCF.46.E01 | 'B' Housing                  | Electrical distribution system-Replace distribution panel.   | System upgrade.  | 5 Units   |  | \$70,600  |
| LCF.46.A08 | 'B' Housing                  | Replace interior doors/frame/hardware.   | Upgrade hardware.  | 3 Units   |  | \$7,600   |
| LCF.46.A07 | 'B' Housing                  | Replace single exterior door/frame/hardware.   | Upgrade hardware.  | 7 Units   |  | \$17,600  |
| LCF.46.A05 | 'B' Housing                  | Rebuild masonry wall.  | To fix deteriorated and damaged areas.   | 400 SF    |  | \$5,400   |
| LCF.46.A03 | 'B' Housing                  | Tuckpoint brick.   | To fix deteriorated and damaged areas.   | 600 SF    |  | \$5,000   |
| LCF.32.M05 | Maintenance Storage          | Replace/new fire protection system.  | Upgrade emergency security system.   | 2,400 SF  |  | \$43,000  |
| LCF.29.S06 | Administration / 'A' Housing | Add new equipment. Add free standing rack in phone room to hold batteries for Telco equipment larger batteries. Move computers to next room after remodel. | To eliminate high maintenance condition, to add capacity to existing system, and to add larger batteries to system and charge computers. | Lump Sum  |  | \$17,900  |
| LCF.29.S04 | Administration / 'A' Housing | Add new horn strobes. Add smoke detectors outside dinning room.  | Upgrade emergency security system.   | 1 Unit    |  | \$12,500  |
| LCF.29.S03 | Administration / 'A' Housing | Replace horns with horn strobes.   | Upgrade emergency security system.   | 7 Units   |  | \$12,500  |
| LCF.29.S02 | Administration / 'A' Housing | Upgrade monitoring system. Clean up panels in storeroom.   | To eliminate high maintenance condition in future and to increase energy/cost savings.   | Lump Sum  |  | \$41,700  |
| LCF.29.S01 | Administration / 'A' Housing | Replace horns with horn strobes.   | Upgrade emergency security system.   | 8 Units   |  | \$12,500  |

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| LCF.29.M04 | Administration / 'A' Housing | Pumps. Replace hot water heating pumps.  | Upgrade equipment.   | 26,000 SF |  | \$4,400   |
| LCF.29.M03 | Administration / 'A' Housing | Fintube radiation. Only in housing unit.                                       | Upgrade equipment.   | 26,000 SF |  | \$65,500  |
| LCF.29.M02 | Administration / 'A' Housing | Replace/new steam to hot water converter system - 800 GPM.                     | System upgrade.  | 1 Unit    |  | \$39,000  |
| LCF.29.M01 | Administration / 'A' Housing | Replace/new piping. Replace existing domestic cold water and hot water piping. | Upgrade existing system.   | 26,000 SF |  | \$18,000  |
| LCF.29.E05 | 'A' Building                 | Replace switchboard.   | System upgrade.  | 1 Unit    |  | \$30,000  |
| LCF.29.A23 | 'A' Building                 | Re-locate medical dispensing room to North end of building.                    | Improve prisoner movement and facility security.   | 1 Unit    |  | \$17,000  |
| LCF.29.A21 | Administration / 'A' Housing | Rebuild communal toilet rooms. Geriatric wing.                                 | Equipment upgrade and by request of facilities maintenance.                              | 225 SF    |  | \$30,200  |
| LCF.29.A19 | Administration / 'A' Housing | Replace VCT.   | Equipment upgrade.   | 15,500 SF |  | \$104,200 |
| LCF.29.A16 | Administration / 'A' Housing | Replace interior doors/frame/hardware.   | Hardware upgrade.  | 1 Unit    |  | \$2,500   |
| LCF.29.A14 | Administration / 'A' Housing | Replace double exterior doors/frame/hardware.                                  | Hardware upgrade.  | 1 Unit    |  | \$5,000   |
| LCF.29.A13 | Administration / 'A' Housing | Replace single exterior door/frame/hardware.                                   | Hardware upgrade.  | 8 Units   |  | \$20,200  |
| LCF.29.A11 | Administration / 'A' Housing | Replace entry system - w/ insulated system.                                    | Hardware upgrade.  | 330 SF    |  | \$22,200  |
| LCF.29.A09 | Administration / 'A' Housing | Repair/Replace wood soffit/siding. With vents.                                 | Physical plant upgrade.  | 3,000 SF  |  | \$40,300  |
| LCF.29.A08 | Administration / 'A' Housing | Rebuild masonry wall. Replace porcelain panels with a masonry screen wall.     | To eliminate future high maintenance condition and by request of facilities maintenance. | 640 SF    |  | \$8,600   |
| LCF.29.A07 | Administration / 'A' Housing | Rebuild masonry wall.  | To eliminate future high maintenance condition and by request of facilities maintenance. | 140 SF    |  | \$1,900   |
| LCF.29.A06 | Administration / 'A' Housing | Tuckpoint brick. Window sills.   | To fix deteriorated/damaged areas.   | 1,200 SF  |  | \$10,100  |
| LCF.29.A05 | Administration / 'A' Housing | Repair foundation wall.  | To fix deteriorated/damaged areas.   | 30 SF     |  | \$5,000   |

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| LCF.27.S03 | 'D' School   | Add new pan & tilt color cameras.   | To add capacity to system.  | 2 Units   |  | \$3,000  |
| LCF.27.S02 | 'D' School   | Add new horn strobes. Add in basement horn strobes.   | Upgrade emergency security system.  | 1 Unit    |  | \$12,500 |
| LCF.27.S01 | 'D' School   | Add new equipment. Add strobes to all 9 classrooms.   | To add capacity to existing system.   | Lump Sum  |  | \$23,900 |
| LCF.27.M05 | 'D' Building | Add mini split air conditioning units to offices that have no windows.                              | System upgrade.   | 4 Units   |  | \$16,000 |
| LCF.27.M04 | 'D' School   | Air handling unit heating only. Replace steam heating air handling unit in segregation area.        | To eliminate future high maintenance condition.   | 3,000 SF  |  | \$24,000 |
| LCF.27.M03 | 'D' School   | Replace/new steam to hot water converter system - 800 GPM. Replace heat exchange (150 GPM approx.). | System upgrade.   | 1 Unit    |  | \$28,000 |
| LCF.27.M02 | 'D' School   | Replace/new piping. Replace domestic cold and hot water lines.                                      | System upgrade.   | 12,200 SF |  | \$3,000  |
| LCF.27.A12 | 'D' School   | Rebuild communal toilet rooms.  | To eliminate future high maintenance condition and by request of facilities maintenance.                | 325 SF    |  | \$43,700 |
| LCF.27.A11 | 'D' School   | Rebuild communal shower rooms. Segregated showers.  | Damaged. Leading to More Serious Problems. To Cover up Water Damage. Request of Facilities Maintenance. | 150 SF    |  | \$50,400 |
| LCF.27.A09 | 'D' School   | Replace VCT.  | Equipment upgrade.  | 100 SF    |  | \$670    |
| LCF.27.A08 | 'D' School   | Replace acoustic ceiling system.  | To eliminate a high maintenance condition and to provide a cost/energy savings.                         | 1,660 SF  |  | \$13,000 |
| LCF.27.A07 | 'D' School   | Add power assist doors.   | To enhance ADA guidelines.  | 1 Unit    |  | \$12,000 |
| LCF.27.A06 | 'D' School   | Replace single exterior door/frame/hardware.  | Hardware upgrade.   | 1 Unit    |  | \$2,500  |
| LCF.27.A05 | 'D' School   | Replace entry system - w/ insulated system.   | Hardware upgrade.   | 80 SF     |  | \$5,400  |
| LCF.27.A04 | 'D' School   | Replace existing window system - w/ insulated system.   | Hardware upgrade.   | 550 SF    |  | \$35,100 |
| LCF.27.A03 | 'D' School   | Replace metal panels. Enclose duct work.  | To fix deteriorate/damaged areas and by request of facilities maintenance.                              | 80 SF     |  | \$1,500  |
| LCF.27.A02 | 'D' School   | Tuckpoint brick.  | To fix deteriorated/damaged areas.  | 220 SF    |  | \$1,800  |

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| LCF.00.S09 | Site | Replace electronic detection cable on outside perimeter fence.       | System upgrade.  | 1 Unit     |  | \$125,000 |
| LCF.00.S08 | Site | Replace security system on inside perimeter fence.                   | System upgrade.  | 1 Unit     |  | \$200,000 |
| LCF.00.C54 | Site | Install new full depth pavement/driveway/perimeter road, bituminous. | To improve drainage, to improve vehicle traffic flow, and to prevent a long-term/high maintenance issue. | 850 SF     |  | \$2,100   |
| LCF.00.C52 | Site | Remove and replace full depth parking lot, bituminous.               | To improve drainage, to fix deteriorated, damaged areas, to prevent long-term/high maintenance issue.    | 13,890 SF  |  | \$12,100  |
| LCF.00.C50 | Site | Expand parking lot, bituminous.                                      | To prevent long-term/high maintenance issue and owner requests asphalt paving.                           | 1,460 SF   |  | \$3,500   |
| LCF.00.C49 | Site | Remove and replace sidewalk and concrete.                            | To fix deteriorated, damaged areas and to prevent long-term/high maintenance issue.                      | 240 SF     |  | \$3,300   |
| LCF.00.C47 | Site | Remove and replace sidewalk and concrete.                            | To fix deteriorated, damaged areas and to prevent long-term/high maintenance issue.                      | 1,850 SF   |  | \$8,200   |
| LCF.00.C46 | Site | Site Improvements II, Remove & Replace concrete and slab/pad.        | To fix deteriorated, damaged, failure area. To prevent a long-term/high maintenance issue.               | 576 SF     |  | \$8,100   |
| LCF.00.C45 | Site | Remove and replace concrete stairway cast-in-place.                  | To fix deteriorated, damaged, failure area. To prevent a long-term/high maintenance issue.               | 30 LF Nose |  | \$3,200   |
| LCF.00.C44 | Site | Remove and replace sidewalk and concrete.                            | To fix deteriorated, damaged, failure area. To prevent a long-term/high maintenance issue.               | 300 SF     |  | \$3,500   |
| LCF.00.C43 | Site | Remove and replace curb, gutter, and concrete.                       | To fix deteriorated, damaged, failure area. To prevent a long-term/high maintenance issue.               | 135 LF     |  | \$5,300   |
| LCF.00.C42 | Site | Mill and resurface pavement/driveway/perimeter road, bituminous.     | To fix deteriorated, damaged, failure area. To prevent a long-term/high maintenance issue.               | 10,660 SF  |  | \$20,000  |
| LCF.00.C40 | Site | Install new sidewalk and concrete.                                   | To fix deteriorated, damaged, failure area. To prevent a long-term/high maintenance issue.               | 600 SF     |  | \$5,500   |
| LCF.00.C39 | Site | Remove and replace sidewalk and concrete.                            | To fix deteriorated, damaged, failure area. To prevent a long-term/high maintenance issue.               | 295 SF     |  | \$3,500   |
| LCF.00.C38 | Site | Mill and resurface pavement/driveway/perimeter road, bituminous.     | To fix deteriorated, damaged, failure area. To prevent a long-term/high maintenance issue.               | 9,220 SF   |  | \$18,000  |
| LCF.00.C35 | Site | Install new sidewalk and concrete.                                   | To fix deteriorated, damaged, failure area. To prevent a long-term/high maintenance issue.               | 900 SF     |  | \$8,300   |
| LCF.00.C32 | Site | Install new sidewalk and concrete.                                   | To fix deteriorated, damaged, failure area. To prevent a long-term/high maintenance issue.               | 1,860 SF   |  | \$17,200  |

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| LCF.00.C31 | Site | Remove and replace sidewalk and concrete.  | To fix deteriorated, damaged, failure area. To prevent a long-term/high maintenance issue.  | 760 SF     |  | \$2,400  |
| LCF.00.C30 | Site | Remove and replace concrete stairway cast-in-place.  | To fix deteriorated, damaged, failure area. To prevent a long-term/high maintenance issue.  | 25 LF Nose |  | \$2,200  |
| LCF.00.C29 | Site | remove and replace in full depth pavement/driveway/perimeter road, bituminous.                   | To fix deteriorated, damaged, failure area. To prevent a long-term/high maintenance issue.  | 10,800 SF  |  | \$54,400 |
| LCF.00.C28 | Site | Remove and replace curb, gutter, concrete.   | To fix deteriorated, damaged, failure area. To prevent a long-term/high maintenance issue.  | 25 LF      |  | \$980    |
| LCF.00.C27 | Site | Remove and replace barrier free pedestrian ramp, and concrete.                                   | To fix deteriorated, damaged, failure area. To prevent a long-term/high maintenance issue.  | 48 SF      |  | \$1,600  |
| LCF.00.C26 | Site | Install new sidewalk and concrete.   | To fix deteriorated, damaged, failure area. To prevent a long-term/high maintenance issue.  | 2,580 SF   |  | \$23,800 |
| LCF.00.C25 | Site | remove and replace parking lot, bituminous.  | To fix deteriorated, damaged, failure area. To prevent a long-term/high maintenance issue.  | 2,400 SF   |  | \$45,000 |
| LCF.00.C24 | Site | Remove and replace curb, gutter, concrete.   | To fix deteriorated, damaged, failure area. To prevent a long-term/high maintenance issue.  | 60 LF      |  | \$2,300  |
| LCF.00.C23 | Site | Remove and replace sidewalk and concrete.  | To fix deteriorated, damaged, failure area. To prevent a long-term/high maintenance issue.  | 320 SF     |  | \$6,500  |
| LCF.00.C22 | Site | Remove and replace in full depth pavement/driveway/perimeter road, and concrete.                 | To fix deteriorated, damaged, failure area. To prevent a long-term/high maintenance issue.  | 120 SF     |  | \$1,300  |
| LCF.00.C21 | Site | Soil Stabilization/Grading, Add/Regrade Drainage Swale/Lawn Area. Recommend topsoil and seeding. | To fix deteriorated, damaged, failure area. To prevent a long-term/high maintenance issue. Also, to prevent soil erosion and to improve appearance. | 2,000 SF   |  | \$16,800 |
| LCF.00.C20 | Site | Remove and replace sidewalk and concrete.  | To fix deteriorated, damaged, failure area. To prevent a long-term/high maintenance issue.  | 320 SF     |  | \$6,500  |
| LCF.00.C18 | Site | Frame & Cover grate, manhole and adjust existing to grade & re-grout.                            | To fix deteriorated, damaged, failure area. To prevent a long-term/high maintenance issue. Also for maintenance of storm sewer.                     | 1 Unit     |  | \$670    |
| LCF.00.C17 | Site | Remove and replace concrete stairway cast-in-place.  | To fix deteriorated, damaged, failure area. To prevent a long-term/high maintenance issue.  | 12 LF Nose |  | \$1,300  |
| LCF.00.C16 | Site | Site Improvements II, remove & replace concrete slab/pad.  | To fix deteriorated, damaged, failure area. To prevent a long-term/high maintenance issue.  | 75 SF      |  | \$880    |
| LCF.00.C15 | Site | Install new sidewalk and concrete.   | To fix deteriorated, damaged, failure area. To prevent a long-term/high maintenance issue.  | 1,050 SF   |  | \$9,700  |
| LCF.00.C14 | Site | Remove and replace sidewalk and concrete.  | To fix deteriorated, damaged, failure area. To prevent a long-term/high maintenance issue.  | 225 SF     |  | \$1,700  |

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| LCF.00.C13 | Site                | Remove and replace full depth pavement/driveway/perimeter road, bituminous. | To fix deteriorated, damaged, failure area. To prevent a long-term/high maintenance issue. | 7,500 SF   |  | \$37,800 |
| LCF.00.C12 | Site                | Install new sidewalk and concrete.  | To fix deteriorated, damaged, failure area. To prevent a long-term/high maintenance issue. | 400 SF     |  | \$3,700  |
| LCF.00.C11 | Site                | Remove and replace sidewalk and concrete.                                   | To fix deteriorated, damaged, failure area. To prevent a long-term/high maintenance issue. | 600 SF     |  | \$590    |
| LCF.00.C10 | Site                | Remove and replace full depth pavement/driveway/perimeter road, bituminous. | To fix deteriorated, damaged, failure area. To prevent a long-term/high maintenance issue. | 1,500 SF   |  | \$16,400 |
| LCF.00.C09 | Site                | Remove and replace barrier free pedestrian ramp, and concrete.              | To fix deteriorated, damaged, failure area. To prevent a long-term/high maintenance issue. | 72 SF      |  | \$2,400  |
| LCF.00.C08 | Site                | Install new sidewalk and concrete.  | To fix deteriorated, damaged, failure area. To prevent a long-term/high maintenance issue. | 16 SF      |  | \$400    |
| LCF.00.C07 | Site                | Remove and replace curb, gutter, and concrete.                              | To fix deteriorated, damaged, failure area. To prevent a long-term/high maintenance issue. | 100 LF     |  | \$3,900  |
| LCF.00.C06 | Site                | Remove and replace sidewalk and concrete.                                   | To fix deteriorated, damaged, failure area. To prevent a long-term/high maintenance issue. | 600 SF     |  | \$12,900 |
| LCF.00.C05 | Site                | Remove and replace concrete stairway cast-in-place.                         | To fix deteriorated, damaged, failure area. To prevent a long-term/high maintenance issue. | 16 LF Nose |  | \$1,400  |
| LCF.00.C04 | Site                | Remove and replace concrete stairway cast-in-place.                         | To fix deteriorated, damaged, failure area. To prevent a long-term/high maintenance issue. | 16 LF Nose |  | \$1,400  |
| LCF.00.C01 | Site                | Remove and replace concrete stairway cast-in-place.                         | To fix deteriorated, damaged, failure area. To prevent a long-term/high maintenance issue. | 16 LF Nose |  | \$1,700  |
| CDW.73.A02 | Public Works Office | Building demolition.  | To eliminate high maintenance condition and by request of facilities maintenance.          | 206 SF     |  | \$2,400  |
| CDW.71.M02 | Maintenance         | Replace pneumatic with direct digital controls (DDC).                       | System upgrade.  | 17,530 SF  |  | \$32,000 |
| CDW.70.A02 | Grounds             | Replace single exterior door/frame/hardware.                                | Hardware upgrade.  | 4 Units    |  | \$10,000 |
| CDW.70.A01 | Grounds             | Replace existing window system - w/ insulated system.                       | Hardware upgrade.  | 840 SF     |  | \$50,000 |
| CDW.60.M11 | Food Service/School | Miscellaneous. New faucets for mop closets.                                 | Hardware upgrade.  | Lump Sum   |  | \$1,200  |
| CDW.60.A11 | Food Service/School | Replace access panel.   | System upgrade.  | 10 SF      |  | \$170    |

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| CDW.60.A09 | Food Service/School | Replace overhead doors.  | Hardware upgrade.  | 432 SF    |  | \$24,000 |
| CDW.60.A08 | Food Service/School | Replace single exterior door/frame/hardware.   | Hardware upgrade.  | 2 Units   |  | \$5,000  |
| CDW.60.A07 | Food Service/School | Replace double exterior doors/frame/hardware.  | Hardware upgrade.  | 6 Units   |  | \$28,200 |
| CDW.60.A06 | Food Service/School | Replace entry system - w/ insulated system.  | Hardware upgrade.  | 88 SF     |  | \$5,900  |
| CDW.60.A04 | Food Service/School | Tuckpoint brick.   | To fix deteriorated/damaged areas.   | 100 SF    |  | \$840    |
| CDW.60.A03 | Food Service/School | Replace lintels.   | To fix deteriorated/damaged areas.   | 110 LF    |  | \$6,500  |
| CDW.60.A01 | Food Service/School | Replace or add roof drains.  | To fix deteriorated/damaged areas.   | 2 Units   |  | \$1,700  |
| CDW.00.C50 | Site                | Remove and reseed pavement/driveway/perimeter oad, bituminous.   | To fix deteriorated, damaged, failure area. To prevent a long-term/high maintenance issue.                                   | 11,200 SF |  | \$14,000 |
| CDW.00.C42 | Site                | Mill and resurface pavement/driveway/perimeter road, bituminous.                                       | To fix deteriorated, damaged, failure area. To prevent a long-term/high maintenance issue.                                   | 5,250 SF  |  | \$4,500  |
| CDW.00.C38 | Site                | Install new sidewalk and concrete.   | To fix deteriorated, damaged, failure area. To prevent a long-term/high maintenance issue and to improve pedestrian traffic. | 275 SF    |  | \$1,800  |
| CDW.00.C37 | Site                | Remove and replace in full depth parking lot, bituminous.  | To fix deteriorated, damaged, failure area. To prevent a long-term/high maintenance issue.                                   | 800 SF    |  | \$3,000  |
| CDW.00.C36 | Site                | Seal coat/crack seal parking lot, bituminous.  | To fix deteriorated, damaged, failure area. To prevent a long-term/high maintenance issue.                                   | 3,985 SF  |  | \$2,200  |
| CDW.00.C35 | Site                | Remove and replace sidewalk and concrete.  | To fix deteriorated, damaged, failure area. To prevent a long-term/high maintenance issue                                    | 260 SF    |  | \$2,000  |
| CDW.00.C34 | Site                | Remove and replace curb, gutter, and concrete.   | To fix deteriorated, damaged, failure area. To prevent a long-term/high maintenance issue.                                   | 120 LF    |  | \$3,500  |
| CDW.00.C33 | Site                | Remove and replace sidewalk and concrete.  | To fix deteriorated, damaged, failure area. To prevent a long-term/high maintenance issue.                                   | 200 SF    |  | \$1,500  |
| CDW.00.C32 | Site                | Site Improvements II, Install concrete slab/pad.   | To fix deteriorated, damaged, failure area. To prevent a long-term/high maintenance issue.                                   | 150 SF    |  | \$1,000  |
| CDW.00.C31 | Site                | Remove and replace pavement/driveway/perimeter road, bituminous, and overlay existing with bituminous. | To fix deteriorated, damaged, failure area. To prevent a long-term/high maintenance issue                                    | 4,830 SF  |  | \$10,000 |

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| CDW.00.C30 | Site         | Remove and replace pavement/driveway/perimeter road, bituminous, and overlay existing with bituminous. | To fix deteriorated, damaged, failure area. To prevent a long-term/high maintenance issue. | 3,990 SF   |  | \$8,000   |
| CDW.00.C29 | Site         | Remove and replace pavement/driveway/perimeter road, bituminous, and overlay existing with bituminous. | To fix deteriorated, damaged, failure area. To prevent a long-term/high maintenance issue. | 4,725 SF   |  | \$10,000  |
| CDW.00.C27 | Site         | Install new sidewalk and concrete.   | To fix deteriorated, damaged, failure area. To prevent a long-term/high maintenance issue. | 200 SF     |  | \$2,000   |
| CDW.00.C26 | Site         | Remove and replace sidewalk and concrete.  | To fix deteriorated, damaged, failure area. To prevent a long-term/high maintenance issue. | 750 SF     |  | \$5,000   |
| CDW.00.C25 | Site         | Remove and replace sidewalk and concrete.  | To fix deteriorated, damaged, failure area. To prevent a long-term/high maintenance issue. | 160 SF     |  | \$1,500   |
| CDW.00.C06 | Site         | Remove and reseed concrete stairway cast-in-place.   | To fix deteriorated, damaged, failure area. To prevent a long-term/high maintenance issue. | 36 LF Nose |  | \$1,800   |
| CDW.00.C05 | Site         | Site Improvements II, Remove and replace concrete slab/pad.  | To fix deteriorated, damaged, failure area. To prevent a long-term/high maintenance issue. | 480 SF     |  | \$5,600   |
| CDW.00.C04 | Site         | Site Improvements II, Remove and replace concrete slab/pad.  | To fix deteriorated, damaged, failure area. To prevent a long-term/high maintenance issue. | 120 SF     |  | \$1,700   |
| CDW.00.C01 | Site         | Remove and replace concrete stairway cast-in-place.  | To fix deteriorated, damaged, failure area. To prevent a long-term/high maintenance issue. | 40 LF Nose |  | \$4,300   |
| ACF.7.A01  | Greenhouse   | Building demolition.   | To eliminate high maintenance condition.   | 1,063 SF   |  | \$12,500  |
| ACF.68.A01 | Well #1      | Tuckpoint brick.   | To fix deteriorated/damaged areas.   | 20 SF      |  | \$300     |
| ACF.66.A05 | Sewage Plant | Replace single exterior door/frame/hardware.   | Hardware upgrade.  | 5 Units    |  | \$11,000  |
| ACF.66.A03 | Sewage Plant | Tuckpoint brick.   | To fix deteriorated/damaged areas.   | 80 SF      |  | \$700     |
| ACF.61.C04 | Power Plant  | Site Improvements III, new, above ground tank.   | Upgrade equipment.   |            |  | \$8,000   |
| ACF.61.A01 | Power Plant  | Tuckpoint brick.   | To fix deteriorated/damaged areas.   | 50 SF      |  | \$600     |
| ACF.41.A01 | Housing      | Building demolition.   | To eliminat high maintenance condition.  | 41,500 SF  |  | \$392,200 |
| ACF.3.A01  | Well #4      | Replace roof and insulation.   | To eliminate high maintenance condition.   | 182 SF     |  | \$1,900   |

|            |                |   |  |          |              |                    |
|------------|----------------|---|--|----------|--------------|--------------------|
| ACF.22.A01 | Mental Health  | Building demolition.  | To eliminate high maintenance condition and by request of facilities maintenance.          | 9,500 SF |              | \$89,800           |
| ACF.19.S01 | Administration | Upgrade fire alarm system. New panel, smoke detectors, and pull stations. | Upgrade emergency security system.   | Lump Sum |              | \$15,000           |
| ACF.19.E02 | Administration | Electrical distribution system-Replace distribution panel.                | System upgrade.  | 1 Unit   |              | \$6,000            |
| ACF.19.A04 | Administration | Replace interior doors/frame/hardware.                                    | Hardware upgrade.  | 2 Units  |              | \$6,000            |
| ACF.19.A03 | Administration | Replace single exterior door/frame/hardware.                              | Hardware upgrade.  | 4 Units  |              | \$11,000           |
| ACF.19.A02 | Administration | Replace existing window system - w/ insulated system.                     | Hardware upgrade.  | 396 SF   |              | \$25,300           |
| ACF.19.A01 | Administration | Tuckpoint brick.  | To fix deteriorated/damaged areas.   | 20 SF    |              | \$300              |
| ACF.00.C60 | Site           | Frame and cover grate, manhole and adjust existing to grade and re-grout. | To fix deteriorated, damaged, failure area. To prevent a long-term/high maintenance issue. | 1 Unit   |              | \$800              |
| ACF.00.C50 | Site           | Structures I, Remove and replace manhole.                                 | To fix deteriorated/damaged areas.   | 1 Unit   |              | \$4,500            |
|            |                |   |  |          | <b>Total</b> | <b>\$9,305,330</b> |

# MICHIGAN DEPARTMENT OF CORRECTIONS

*“Help Make Things Right”*

## MEMORANDUM

**DATE:** July 1, 2014

**TO:** Kenneth Romanowski, Warden  
Macomb Correctional Facility

**FROM:** James McDonald, Physical Plant Supervisor

**SUBJECT:** Annual Physical Inspection 2014 – MRF

### **Administration Building**

#### Deficiencies noted:

Roofing is beginning to show signs of wear and age. A roof assessment was completed and many deficiencies were noted. Contractors will be replacing the A/C roof top unit in July.

#### Findings/Observations:

The building is very sound structural wise. The elevator, windows, and doors are in good working order. All areas of this building are well illuminated, securable, and well maintained. Electrical, mechanical, and plumbing systems are operable and properly maintained. The building is in good shape and very clean, however when funds permit, monies will be requested to replace the hot water heater, security gates and the personal protection system which are overdue for replacement.

### **Housing Units 1 – 7**

#### Deficiencies noted:

Roofs are beginning to show signs of their age; maintenance staff is repeatedly making minor repairs to all building roofs. Roof assessment notes many deficiencies.

#### Finding/Observations:

Housing units are in good condition. Floors, walls, ceiling tiles are clean and look good. Windows, doors, and related hardware are in good working order. Mechanical, electrical, and water and sewage systems are working well.

Handicap elevators in housing units are functional; however the units are in constant need of maintenance. H.U. #6 elevator is in poor condition and will require attention in the near future. These buildings are very clean, well maintained, and staff submits work requests in a very timely manner.

## **Unit 6 – Satellite Food Service Unit**

### Deficiencies noted:

### Findings/Observations:

Kitchen equipment for the most part is in good working order, but the serving line unit is in need of replacement. The “stainless steel skins” that line the warming bins are paper thin and have been repaired on numerous occasions.

## **Food Service**

### Deficiencies noted:

Food Service has one grease trap, located on the back dock of food service which is in need of replacement. Two stainless floor drains have been purchased and will be installed in the kettle area. Several tiles in this area also need to be replaced.

### Findings/Observations:

Acoustical ceiling and diffusers are in good order. Floor tiles and grout are in tact and appear to be water-tight in the dining area. Windows and entry doors to food service are operable, weather tight, and in good condition.

## **Building 300 School**

### Deficiencies noted:

Staff is noting problems with the roof top A/C unit due to the age of the equipment. Hot water heaters are original equipment and are in need of replacement. Roof assessment was completed and many deficiencies were noted.

### Findings/Observations:

Mechanical, plumbing, and electrical systems are in good working order. Building is very clean.

## **Health Care**

### Deficiencies noted:

Again, staff is noting more problems with the A/C unit due to the age of the equipment. Roof assessment was completed and many deficiencies were noted.

### Findings/Observations:

The interior is in good condition, well illuminated and maintained. There were no problems to note with the building structure itself or utilities.

## **Segregation**

### Deficiencies noted:

Findings/Observations:

Area is clean and well illuminated.

**Intake Area/Sallyport**

Deficiencies noted:

Findings/Observations:

Area is clean and well illuminated. Several repairs were made to the sallyport to improve security. Sallyport pit is in very good condition; however the officer's shack is rusting badly and will need some repair or replacement.

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

Deficiencies noted:

Roof assessment was completed and several deficiencies were noted.

Findings/Observations:

The mechanical, refrigeration, sewage grinder (muffin Monster), and electrical systems are in good working order. Areas are clean, well organized, and safeties and machine lockouts are in place.

**Building 800 (Modular Unit)**

Deficiencies noted:

**Gun Towers**

Deficiencies noted:

Findings/Observations:

Plumbing, heating, and electrical have been well maintained.

**Fences, Zones, Fire Protection Systems, and Grounds**

Deficiencies noted:

Some of the zones require replacement shaker wire. One 4" end post on zone C is rusted and requires replacement, a requisition has been submitted.

Findings/Observations:

Fence fabric is tight, well adhered to the structural support network, posts are solid, and the razor ribbon is in good condition. Security/Detection/Cameras/Fire Protection systems are functional, and no problems were noted during the physical inspection. Replacement and repairs on all related components are addressed as they arise. Landscape is well maintained. The asphalt entrance to the

facility requires replacement. Light poles, lighting elements, and stanchions are sound and water tight. Facility is in the process of having perimeter lighting and cameras replaced. Interior walk and exterior building lighting is also in need of updating to LED fixtures.

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

Secondary Energy Plants are tested monthly, well maintained and are in working order. Electrical switchgear is overdue for cleaning and will be scheduled soon.

### **Water Tower**

Water Tower has been inspected and many deficiencies have been noted. A MOP will be entered next fiscal year to address these deficiencies.

# MACOMB CORRECTIONAL FACILITY

5-Year Plan      FY2016

| Project No.      | Building       | Project Description   | Reason Description   | Quantity & Units | Facility Priority | Cost Estimate  |
|------------------|----------------|---|--|------------------|-------------------|----------------|
| MRF.00.S010      | Site           | Replace Personal Protection System                            | Upgrade security system  | 80 units         | 1                 | \$1,075,200.00 |
| MRF.00.A2.01     | Site           | Water Tower/Refurbish and Paint                               | To eliminate a future high maintenance condition   | 1 unit           | 2                 | \$80,000.00    |
| MRF.00.E08.01    | Site           | Replace Phone System  | System upgrade   | 1 unit           | 3                 | \$100,000.00   |
| MRF.00.A15.01    | Site           | Card Readers - All Units Electronic Rounding                  | To have accurate verification and to enhance security  | 26 units         | 4                 | \$42,000.00    |
| MRF.300.A15.01   | 300            | Centralized Laundry: 4 Washers 65lb/400G Force; 5 Dryers 75lb | Control and accountability for laundry operations, to eliminate a future high maintenance condition, and an energy/cost savings measure. | 9 units          | 5                 | \$73,086.00    |
| MRF.200.C02.02GP | 200            | Grease Traps - Food Service                                   | Upgrade equipment  | 1 unit           | 6                 | \$20,000.00    |
| MRF.00.S109      | Site           | Shaker Wire   | Upgrade security system  | 6750 ft          | 7                 | \$62,250.00    |
| MRF.100.M01.02   | 100            | Replace Hot Water Heater - Building 100                       | To eliminate a future high maintenance condition   | 1 unit           | 8                 | \$15,185.00    |
| MRF.200.M02.06   | Food Service   | PK Heating Boiler   | To eliminate high maintenance costs, system failures, and an increase in efficiency  | 1 unit           | 9                 | \$30,000.00    |
| MRF.00.C01.09N   | Site           | Water Controls - ICON   | To eliminate a future high maintainance condition and a cost/savings measure   | 1 unit           | 10                | \$304,437.00   |
| MRF.600.A15.01   | Housing Unit 6 | Wheelchair Lift   | To eliminate high maintenance conditions and system failures   | 1 unit           | 11                | \$27,000.00    |
| MRF.400.A15.01   | Housing Unit 4 | Wheelchair Lift   | To eliminate high maintenance conditions and system failures   | 1 unit           | 12                | \$27,000.00    |
| MRF.100.M02.06   | Housing Unit 1 | PK Heating Boiler   | To eliminate high maintenance conditions, system failures, and an increase in efficiency   | 1 unit           | 13                | \$30,000.00    |
| MRF.300.M01.02   | 300            | Replace Two Hot Water Heater - Building 300                   | To eliminate high maintenance conditions, system failures, and an increase in efficiency and to provide for a centralized laundry        | 2 units          | 14                | \$30,370.00    |
| MRF.200.M02.20   | 200            | Replace Air Conditioner - Building 200                        | To eliminate high maintenance conditions, system failures, and an increase in efficiency   | 1 unit           | 15                | \$125,000.00   |
| MRF.200.M02.06   | Housing Unit 2 | PK Heating Boiler   | To eliminate high maintenance conditions, system failures, and an increase in efficiency   | 1 unit           | 16                | \$30,000.00    |
| MRF.300.M02.06   | Housing Unit 3 | PK Heating Boiler   | To eliminate high maintenance conditions, system failures, and an increase in efficiency   | 1 unit           | 17                | \$30,000.00    |
| MRF.300.M02.20   | 300            | Replace Air Conditioner - Building 300                        | To eliminate high maintenance conditions, system failures, and an increase in efficiency   | 1 unit           | 18                | \$100,000.00   |
| MRF.100.A06.07   | 100            | Replace Security Gates (4)                                    | Hardware upgrade and security enhancement  | 4 units          | 19                | \$85,000.00    |

|                  |  |  |   |          |              |                       |
|------------------|--|--|---|----------|--------------|-----------------------|
| MRF.400/500.S111 | Housing Units 4 & 5<br>Buildings<br>100,200,300, HU<br>1,2,3,4,5,6 | Replace Door Controls - Units 4 & 5  | System upgrade  | 2 units  | 20           | \$76,000.00           |
| MRF.00.A01.02    |  | Replace Roofs , - Pole Brn, Building 100, 200,300  | To fix deteriorated/damaged areas   | 19 units | 21           | \$2,300,000.00        |
| MRF.00.C03.03CO  | Site   | Pavement Areas/Driveways/Roadways, Bituminous, Overlay Existing with Bituminous. Main entrance from 26 Mile Road to entrance to staff parking lot. | To fix deteriorate/damaged areas, and improve appearance. Safety and security of road integrity             | 41575 sf | 22           | \$50,000.00           |
| MRF.00.C04.06SK  | Site   | Recreation Field/Court, resurface/renovate basketball courts located within activity area.   | To fix deteriorated, damaged, and failed areas, extend life, improve appearance, prevent prisoner injuries. | 14375 sf | 23           | \$50,000.00           |
|                  |  |  |   |          | <b>Total</b> | <b>\$4,762,528.00</b> |

# MICHIGAN DEPARTMENT OF CORRECTIONS

*“Help Make Things Right”*

## MEMORANDUM

**DATE:** July 1, 2014  
**TO:** Robert Napel, Warden  
**FROM:** Sean Sundholm, Physical Plant Supervisor  
**SUBJECT:** Annual Facility Inspection for Marquette Branch Prison

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

### **MARQUETTE BRANCH PRISON**

#### **Administration** (Building 1)

- Renovation to include elevator, ADA chairlift for visitors, barrier-free restrooms for staff and visitors; upgrade plumbing, electrical (new transformer), heating, and air conditioning systems; and tuckpoint stone on backside exterior of building.
- Renovation of 2<sup>nd</sup> and 3<sup>rd</sup> floor of former warden’s residence to include required floor-to-floor separation. Interior finish to meet “Class C” requirements.
- Repair/replace rear exit steps on main floor in the lunch room.

#### **Rotunda** (Building 2)

- Replace existing window system - w/ insulated system. Replace windows at crows nest on top of rotunda with aluminum framed units.
- Interior finish to meet “Class C” requirements (Partial Completion).
- Tuck point all sand stone on exterior walls.

#### **Brooks Center** (Building 3)

- Extend water line replacement from the main line to the various areas. 70% Completion.
- Concrete walks need repair.
- Replace several steam coils in the air handling units.

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

- Tuck point all sand stone on exterior walls.

**C Block** (Building 5)

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

**D Block** (Building 6)

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

**E Block** (Building 7)

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

**F Block** (Building 8)

- Replace 1.5 inch cold and 1 inch hot water galvanized lines with copper lines from main tunnel to cell block.
- Tuck point all sand stone on exterior walls.

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

- Concrete walks need repair.
- Remove old and install new ramp to the back entrance.
- Replace/Repair the four staircases as well as the ramp.
- Replace existing roof as it has reached life expectancy and is a high maintenance issue.
- The dish tank/ disposal sink is beyond repair and needs to be replaced.
- Need to install a new hood fire suppression system (UL300). Currently we have a dry chemical system that is no longer serviceable.

**ERT Building** (Building 12)

- Repair eave.
- Exterior requires painting.

**Trusty Kitchen** (Building 14)

- Replace existing inefficient window system with an insulated system which will also reduce the number of windows.
- Replace the dishwasher because it has reached its serviceable life expectancy.
- Need to install a new hood fire suppression system (UL300). Currently we have a dry chemical system that is no longer serviceable.

**Chapel – Level V** (Building 15)

- Replace existing window system with insulated system. Replace frames and glazing of all casement units.
- Replace double exterior doors/frame/hardware.

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

- Concrete walks need repair.
- All new exterior doors need replacement

**MSI/Roadstand** (Building 24)

- Replace single pane windows to thermo pane and reduce quantity.
- Drop ceiling and replace doors for energy efficiency.
- Exterior trim needs painting.
- Main water line froze this winter and needs to be replaced currently isolated.

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

- Minor repairs needed to plaster walls.
- Caulking of windows needed.
- Roofing is in satisfactory condition; however, it contains asbestos.
- Need to have fiber run to building in order to accommodate a camera and new phone line.

**O Dorm** (Building 28)

- Remove and replace 4" thick concrete walk between dorm O (bldg. #28) and existing concrete wall on southeast corner of building.
- Replace Fire Alarm Panel. Existing panel is over 30 years old and continually requires maintenance. Parts are no longer available.
- Replace shower ventilation because it is inadequate for the number of prisoners being housed in this dorm.
- Remodel shower/bathroom areas. The tiles, flooring, ventilation and some of the plumbing are high maintenance areas and are in need of a complete remodel.

**G Block** (Building 34)

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

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

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

**Water Tank** (Building 39)

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

**Power Plant** (Building 40)

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

- Replace condensate line in main tunnel to Power Plant; existing line, covered with asbestos, continues to leak and requires patching.
- Replace Emergency Generators with single 1250 KW Generator. Existing generators are over 35 years old. Repair parts are unavailable due to age.
- Repaint the exterior of the Power Plant to protect the metal skin of the building from rusting.
- Replace the insulation in the generator room. The old insulation is falling off in large pieces and is in danger of falling into the running diesel generators.
- We need to upgrade the NOVAR building control system as current one is no longer supported by software and repair parts.

#### **Hog Barn/Engineering Storage** (Building 43)

- Building in poor condition—roof, flooring, and windows need replacement; masonry needs repairs. Demolition request submitted 2/14/05

#### **Creamery** (Building 44)

- Replace roof. Contains asbestos. Dairy operations closed 8/1/2010 Future use to be determined.

#### **Dairy Barn** (Building 45)

- Dairy operations closed 8/1/2010 Future use to be determined.
- Replace roof.
- Masonry needs repair.
- Complete changeover to new transformer; isolate old transformer.
- Extend water lines to remaining areas—creamery, bathrooms, faucets, and showers.
- Exterior trim requires painting.

#### **Bull Barn** (Building 46)

- Roof and windows need replacement. Future use to be determined.

#### **Sallyport/Check station** (Building 48)

- Concrete walks need repair.
- Electric gates and bars need painting.

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

- Trim needs painting.

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

- Remodel the shower/bathroom area including tiles, flooring, ventilation and some plumbing as this is a high maintenance issue.
- Several air handlers need replacement.
- Repair refrigerant leaks in in the chillers.

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

- Exterior Doors are rusted and require replacement.

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

- Building in poor condition—roof and windows need replacement; masonry needs repair. Demolition form submitted 2/14/05.

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

- Replace damaged insulated glazing - 2 X 4 casements.
- Replace horns with horn strobes. (Fire Alarm Panel)
- Replace shower ventilation because it is inadequate for the number of prisoners being housed in this dorm.
- Remodel shower/bathroom areas. The tiles, flooring, ventilation and some of the plumbing are high maintenance areas and are in need of a complete remodel.
- Replace north and south double doors.

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

- Replace existing window system on vacated 2<sup>nd</sup> and 3<sup>rd</sup> floors for energy efficiency.

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

- Replace single exterior door/frame/hardware.

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

- Replace Fire Alarm Panel. Existing panel is over 28 years old and continually requires maintenance. Parts are no longer available.
- Replace shower ventilation because it is inadequate for the number of prisoners being housed in this dorm.
- Remodel shower/bathroom areas. The tiles, flooring, ventilation and some of the plumbing are high maintenance areas and are in need of a complete remodel.

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

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

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

- Replace roofs.
- Exterior needs painting.

### **Site**

- Install electronic sensors and cameras on Level V perimeter wall.
- Install stun fencing and electronic monitoring to enhance perimeter security.
- Replace exterior fence from the Central Tower west to G-Block and then north to the entrance to Post #5 by F-Block.
- Replace existing bank of transformers and two (2) oil switches with two (2) padmount transformers and a switchboard panel looped into existing electrical grid.
- Parking Lots north and west of cell block B - Seal cracks and place 1.5" bituminous pavement overlay over existing bituminous pavement on parking lots.

- Drive between lot north of cell block B and lot west of cell block B - Remove and replace full depth of bituminous pavement. Enlarge radius around curves and widen drive.
- State vehicle parking lot - Seal existing cracks and overlay with 1 1/2" bituminous pavement northeast of the Brooks Center. Add gravel shoulder to the northeast edge of the pavement.
- Remove existing stone sidewalk north of administration building. Salvage existing stones. Construct new 4" concrete walk and reset stones in new concrete. Grout around stones.
- Construct Warehouse Building outside secure perimeter to reduce vehicle traffic within the secure perimeter and the associated threat of escape and introduction of contraband.
- New security road around entire outside of perimeter fence – Install full depth pavement.
- Construct Service Building inside Level V - the building will incorporate under one roof and on one level the Classification Director Office, the kitchen, dining room, classroom, law library, general library, property room, barber shop, and prisoner gym.
- Replace broken and cracked sidewalks and handball court in Level V. Sidewalks are heaving and are a safety and security concern.
- Construct a second Level V General Population Yard as a security enhancement for the Level V B-Block Yard.
- Upgrade the hot water circulation system to allow less water usage.
- Upgrade the facility's phone system (installation of IPT service by DTMB).
- Replace water main from main gate to the ERT Building. The water main continually breaks every year along this area and is in need of replacing with new lines and fill.

## **MANGUM FARM**

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

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

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

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

- Exterior needs painting.

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

- Exterior needs painting.

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

- Exterior needs painting.

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

- Exterior needs painting.

**Belanger Farm Barns – 2** (Building 69)

- Provide metal roofing and siding. Barn is used to store hay and straw.
- Structural repairs are required due to leaking roof.
- Exterior needs painting.

**Weiger Farm**

- Driveway Entrance - place 4" compacted-in-place road gravel on re-graded drive at Weiger Farm.

cc: Don Hurrell, Administrative Officer  
Daniel Smith  
Jeff Niemi

# MARQUETTE BRANCH PRISON

## 5-Year Plan FY2016

| Project No. | Building                         | Project Description   | Reason Description   | Quantity & Units | Facility Priority | Cost Estimate  |
|-------------|----------------------------------|---|--|------------------|-------------------|----------------|
| MBP.00      | Site                             | Perimeter security enhancements.  | Add stun fencing , add motion detection to attics, replace existing G block exterior fence, replace our shaker wire.   | site             | 27                | \$1,600,000.00 |
| MBP.09      | Service Building                 | Service building stair cases and ramp.  | Replace all of the service building stair cases and the ramp on the back dock.   | 5                | 21                | \$24,000.00    |
| MBP.00      | Site                             | Upgrade of phone system.  | Installation of IPT service.   | 102              | 24                | \$105,500.00   |
| MBP.9       | Service Building<br>Kitchen Roof | The Level V kitchen roof is in need of replacement.   | Constant high maintenance issue.   | 1 Unit           | 2                 | \$210,800.00   |
| MBP.28      | O Dorm                           | "O" dorm roof is in need of replacement.  | Constant high maintenance issue.   | 1 unit           | 7                 | \$85,000.00    |
| MBP.1       | Administration                   | Upgrade elevator, chairlift for visitors, barrier-free restrooms for staff and visitors; upgrade plumbing, electrical (new transformer), heating, and air conditioning systems. | Needed to comply with ADA guidelines.  | 22,500 SF        | 19                | \$801,300.00   |
| MBP.34      | Cell Block "G"                   | Electrical Distribution System-Replace switchboard.   | Replacement parts are either hard to find or no longer available. Service reliability.   | 1 Unit           | 33                | \$61,900.00    |
| MBP.14      | Kitchen (Trusty)                 | Replace existing high-maintenance window system with energy-efficient insulated system.   | Energy Savings.  | 1,000 SF         | 9                 | \$31,000.00    |
| MBP.40      | Power Plant                      | Repaint Exterior.   | Repainting the exterior will protect the metal skin of the building.   | 15200 SF         | 14                | \$65,000.00    |
| MBP.40      | Power Plant                      | Removal and Replacement of Fuel Oil Storage Tank.   | Removal of existing 150,000 fuel oil storage tank (alternate fuel) and replacement with three (3) 20,000 gallon self-contained storage tanks. This will satisfy DEQ's storage tank containment requirement which had a due date of August, 2008. | 3 Units          | 40                | \$261,200.00   |
| MBP.40      | Power Plant                      | Steam generator modifications and overhaul.   | Energy Savings.  | 1 Unit           | 6                 | \$418,200.00   |
| MBP.40      | Power Plant                      | Repair leaking expansion joint on the turbine generator.  | Could cause facility to lose ability to offset electric bill.  | 1 Unit           | 10                | \$23,000.00    |
| MBP.00      | Site                             | Electrical Distribution System - Replace existing bank of transformers and two (2) oil switches.  | Replacement parts are either hard to find or no longer available. Service reliability.   | 2 Units          | 3                 | \$295,800.00   |
| MBP.00      | Site                             | Replace road from level 1 entrance up to the warehouse.   | The existing pavement is damaged from heavy use and freeze thaw cycles and is in need of replacement.  | 16000 SF         | 8                 | \$59,000.00    |
| MBP.00      | Site                             | Parking Lot, Bituminous, Overlay Existing with Bituminous.  | Long-term/high maintenance issue.  | 72,440 SF        | 34                | \$264,800.00   |
| MBP.00      | Site                             | Pavement/Driveway/Perimeter Road, Bituminous, New Full Depth.   | Long-term/high maintenance issue.  | 44,400 SF        | 37                | \$198,400.00   |
| MBP.2       | Rotunda                          | Replace the existing window system in the rotunda.  | The existing metal framed windows on the exterior of the rotunda are metal framed and are inefficient.   | 11700 SF         | 20                | \$25,000.00    |
| MBP.5       | Cell Block "C"                   | Electrical Distribution System-Remove existing distribution equipment.  | NEC compliance.  | 3 Units          | 13                | \$30,000.00    |

|                         |                   |   |  |          |    |              |
|-------------------------|-------------------|---|--|----------|----|--------------|
| MBP.6                   | Cell Block "D"    | Electrical Distribution System-Remove existing distribution equipment.                                  | NEC compliance.  | 3 Units  | 13 | \$30,000.00  |
| MBP.7                   | Cell Block "E"    | Electrical Distribution System-Remove existing distribution equipment.                                  | NEC compliance.  | 3 Units  | 13 | \$3,000.00   |
| MBP.15                  | Chapel (Level V)  | Replace existing window system - w/ insulated system. Replace frames and glazing of all casement units. | To Eliminate High Maintenance Condition.   | 324 SF   | 35 | \$25,400.00  |
| MBP.94                  | Dormitory (N)     | Replace insulated glazing.  | To Eliminate High Maintenance Condition.   | 656 SF   | 36 | \$33,900.00  |
| MBP.94                  | Dormitory (N)     | Replace horns with horn strobes. (Fire Alarm Panel).  | Safety code issue.   | 8 Units  | 28 | \$25,900.00  |
| MBP.28                  | Dormitory (O)     | Replace horns with horn strobes and panel.  | No longer manufactured, parts unavailable.   | 8 Units  | 11 | \$25,900.00  |
| MBP.98                  | Dormitory (P)     | Replace horns with horn strobes and panel.  | No longer manufactured, parts unavailable.   | 8 Units  | 12 | \$25,900.00  |
| MBP.14                  | Kitchen (Trusty)  | Electrical Distribution System-Miscellaneous.   | Provides for future growth. Increase system capacity.  | 6,500 SF | 30 | \$14,630.00  |
| MBP.40                  | Power Plant       | Replace condensate line in main tunnel to Power Plant.  | Existing condensate line continues to leak and requires patching.                                      | 1200 LF  | 26 | \$15,000.00  |
| MBP.28 MBP.98<br>MBP.94 | O,N & A dorm      | O, N & A dorm are in need of a complete shower/bathroom remodel.  | The tiles, floors, ventilation and some plumbing need to be remodeled.                                 | 55340 SF | 4  | \$79,500.00  |
| MBP.15                  | Chapel (Level V)  | The level 5 chapel roof is in need of replacement.  | Needs to be replaced.  | 4000 SF  | 32 | \$38,000.00  |
| MBP.2                   | Rotunda Post 9    | Replace existing window system - w/ insulated system.   | To Eliminate High Maintenance Condition.   | 48 SF    | 31 | \$5,000.00   |
| MBP.00                  | Site              | Renovate the Level 1 sally port.  | This will enhance the security of Level I by allowing the gate officer to better monitor foot traffic. | 500 SF   | 29 | \$10,300.00  |
| MBP.96                  | Programs Building | The old industries/programs building roof is in need of replacement.                                    | Constant high maintenance issue.   | 33300 SF | 17 | \$227,500.00 |
| MBP.00                  | Site              | Structures I, Manhole, New. Install storm manhole.  | Long-term/high maintenance issue.  | 1 Unit   | 38 | \$6,400.00   |
| MBP.94 -98              | N and P dorms     | Replace the existing shower ventilation.  | Dorms N and P are priorities.  | 6 units  | 5  | \$20,000.00  |
| MBP.00                  | Site              | Construct Two Level V general population yards inside the security walls.                               | Limit the number of general population prisoners in a yard area at one time.                           | Unit     | 16 | \$68,315.00  |
| MBP.00                  | Site              | Install fence around Water Tank.  | Install 10' fence with 30" razor wire around Water Tank to cordon it off.                              | 400 LF   | 39 | \$20,100.00  |
| MBP.00                  | Site              | Replace cracked sidewalks.  | To improve safety and security in level 5.   | all      | 15 | \$25,550.00  |
| MBP.00                  | Site              | Upgrade the HTWR system.  | This will be an energy saver upgrade and a prisoner grievance reducer.                                 | 1 unit   | 1  | \$30,000.00  |

|        |                                  |   |   |        |              |                       |
|--------|----------------------------------|---|---|--------|--------------|-----------------------|
| MBP.40 | Power Plant                      | Power plant generator room needs the insulation replaced. | Energy Savings.   | 1 Unit | 23           | \$12,500.00           |
| MBP.9  | Service Building<br>Laundry Dock | Install a new laundry dock ramp.                          | Laundry dock needs to have a ramp built to facilitate laundry carts and food carts. | 1 Unit | 18           | \$15,000.00           |
| MBP.14 | Trusty Division<br>Kitchen       | Dishwasher replacement.                                   | Parts are getting hard to locate.   | 1 Unit | 22           | \$85,000.00           |
| MBP.00 | Site                             | Replace the main water line entering into the prison.     | Replace the whole water main and backfill with sand.                                | 1 Unit | 25           | \$180,000.00          |
|        |                                  |   |   |        | <b>Total</b> | <b>\$5,582,695.00</b> |

# MICHIGAN DEPARTMENT OF CORRECTIONS

*“Help Make Things Right”*

## MEMORANDUM

**DATE:** July 25, 2014

**TO:** Carmen D. Palmer, Warden  
D. Lance, Facility Manager

**FROM:** Paul Tefft, Physical Plant Supervisor

**SUBJECT:** 2014 Annual Physical Plant Structural Report: Michigan Reformatory

### **G-BLOCK / C-WARD BUILDING #1 (20,900 Sq. Ft.)**

This building was built in 1887 and is generally in good structural condition. The structure consists of two floors. The first floor is an 83 bed inmate cell block. The second floor houses the Deputy Wardens offices and support staff offices.

**Exterior** is brick and is in good physical condition, but the brick could use some tuck point repair to the masonry joints, cosmetic only. The roof was reroofed in 2003 and is in good shape with remaining life to be estimated lasting till 2024. The foundation is stone and has no defects.

#### **Interior, First Floor:**

G-Block is a two level cell block constructed of concrete with plaster ceilings and walls and has very few cracks and is structurally sound. The concrete floor has area drains for cell flooding and is in very good shape. Electrical and plumbing was completely remodeled in 2000 and is working perfectly. Windows are aluminum frame and in good working condition however “R” value is a concern. The locking system is old and still in working condition however it needs to be replaced since repair parts are no longer available. Doors and frames have no rust and are in good working order. The heating system is low pressure steam and is in good working condition. There is not air conditioning in this cell block. The cells on base floor have had the lockers mounted on the walls and expanded metal welded to the bars for our dog program.

#### **Interior, Second Floor:**

C-Ward has plaster ceilings and masonry or glazed tile walls and is in good structural shape. The floor is Terrazzo and in good condition however there is some wear in areas. Doors are wood construction and functioning with one needing replacement. Windows are aluminum frame and functioning well; however, “R” value is a concern. Electrical is in satisfactory working condition. Plumbing is in good working condition. Heating is low pressure steam and controls are being

upgraded on an as needed base. Air-conditioning is supplied with window mounted units, and the air-conditioners are in need of replacement due to age and low efficiency.

**OLD DETENTION BUILDING #2  
(3,544 Sq. Ft.)**

According to the 1981 Consent Decree, this area is prohibited for use as a housing unit. It contains cells but the cell doors have been removed. The lavatories and toilets have also been removed and the sanitary drain lines are plugged. The building is structurally sound, but the hall leading to the main structure and the main structure itself needs a new roof. The interior of this space was painted with lead based paint and during the closure of the prison this area went unheated causing major deterioration to the paint. This was cleaned up but remains unusable until further notice. This building has been requested for demolition as part of the department's removal of unusable building.

**H-WARD / D-WARD BUILDING #3  
(16,100 Sq. Ft.)**

This building was built in 1887 and is in very good structural condition. The structure consists of two floors. The first floor, H-Ward houses the prisoner's educational classrooms. The second floor was designed to be an Educational Extension Center and Computer Lab.

**Exterior** is brick and in very good condition and does not need any attention at this time. The roof was replaced in 2003 and is in fair condition with roof life to be estimated lasting till 2021.

**Interior, First Floor H-Ward:**

This ward was remodeled in 2000 and is in good condition. Ceilings are drop in type with good insulating factors of R-23. Walls are of steel stud construction with fire rated plaster board. Windows are aluminum frame and "R" factor is a concern. Flooring is construction grade tile in halls and bathrooms and commercial grade carpet squares in rooms. Electrical and plumbing is new and meets current codes. During the 2000 remodel the HVAC system was installed by contractors, the system consists of Trane AHU's with cooling. Heating is low pressure steam with Honeywell controls and is in very good condition.

**Interior, Second Floor D-Ward:**

This ward has also been completely remodeled and an occupancy permit was received in October 2007 finalizing this project. This ward was constructed identically to the specifications of H-Ward with the exception of the low pressure steam system controls are not functioning as well as planned and will need updating.

**E-WARD / A-WARD BUILDING #4  
(16,100 Sq. Ft.)**

This building was built in 1887, is in good structural condition and has two floors. The first floor, E-

Ward houses Quartermaster Services. The second floor, A-Ward is an open bay housing unit.

**Exterior** is brick and is in need of minor repair. The roof on this building was replaced in 2000 and is in fair condition with roof life to be estimated lasting till 2021.

**Interior, First Floor E-ward (Quartermaster):**

The walls are plaster and structurally sound. The ceiling was replaced in 2000 with drop in tiles and has a good "R" rating of 23. The doors and frames were replaced in 2000/2014 and are in good working condition. A new employee bathroom with a shower was installed in 2000. New electrical was installed in 2000. The heating is low pressure steam and is working very well. Central laundry was added in 2014 including a pipe chase being added to connect the building to the tunnel system. Steam, electrical, plumbing and mechanical all passed inspection, and laundry went on line in August of 2014.

**Interior, Second Floor A-Ward:**

This Ward was converted to an open bay housing unit in 2008. It houses 120 Level 2 Prisoners. The unit is in excellent condition. It has a plaster ceiling with ceiling fans for air flow control. The unit has a new electrical service, a new bathroom and plumbing service and a large day room. The heating system is new with low pressure steam converted to forced air circulation with digital thermostatic control. Windows are aluminum frame and fully functional. There is no air conditioning.

**F-WARD / B-WARD BUILDING #5  
(13,760 Sq. Ft.)**

This building was built in 1887 and is in good structural condition. The structure consists of two floors. The first floor F-ward houses Medical Services. The second floor is used for level II recreation services.

**Exterior** is brick and in good structural condition. The roof was replaced in 1993 and has been rated for zero years remaining in its life expectancy.

**Interior, First Floor F-Ward:**

The walls are plaster and in very good condition. The ceiling is drop in type and was replaced in offices in 2002; however, much of the wards hallway needs new ceiling tile. The electrical is in good condition and serving the needs of this area. A new water distribution system was installed in 2002 and supplies soft water to the ward. The heating is low pressure steam and is in good condition. In 2009 three new air handlers for air conditioning were installed.

**Interior, B-Ward:**

This is an open ward with plaster walls and ceiling. The floor is cement. Doors and windows are in good function order. Electrical is sufficient for the current needs and plumbing was replaced in 1999 and is in good working order. Heating is low pressure steam and in good working order.

**I-BLOCK BUILDING #6**  
**(98,000 Sq. Ft.)**

This building is constructed of masonry and reinforced poured concrete and is structurally sound. I-Block is a five story housing unit with two hundred and fifty double bunk cells and two hundred and fifty single bunk cells. It employs group showers on each floor and individual toilet and hand sink in each cell.

**Exterior:** The roof was replaced in 2001 and is in fair condition with roof life to be estimated lasting till 2021/2024. The exterior walls are a mix of steel framed windows in good working order and brick that is in good condition. The foundation is concrete and solid.

**Interior:** The walls, floors and ceilings of this building are made of steel re-enforced concrete and are in good condition. This building has an all new sanitary drainage system and all new copper cold water and copper hot water distribution system and a new copper hot water recirculation system. This building also has a newer sprinkler system, fire alarm system and ventilation system. The windows in this unit are single pane and are in good repair however energy efficient windows would help with energy consumption and prisoner comfort. Electrical panels for cell power in the I-block pipe chase need replacing because of the high moisture levels. The locking systems are old and antiquated both electrical and mechanical type systems and need up dating although it is still operational. The lighting system in the catwalk pipe chase area is not explosion proof and needs to be up dated. The heating system is low pressure steam and in very good condition. The outside showers have several cracks and leak to the units below these areas need to be sealed and repaired.

**J-BLOCK BUILDING #7**  
**(90,750 Sq. Ft.)**

This building is constructed of masonry and reinforced poured concrete and is structurally sound. J-Block is a five story housing unit with two hundred and fifty double bunk cells and two hundred and fifty single bunk cells. It employs group showers on each floor and individual toilet and hand sink in each cell.

**Exterior:** The roof was replaced in 2000 and is in fair condition with roof life to be estimated lasting till 2019. The exterior walls are a mix of steel framed windows in good working order and brick that is in good condition. The foundation is concrete and solid.

**Interior:** The walls, floors and ceilings of this building are made of steel re-enforced concrete and are in good condition. The locking system is old and needs to be up dated although it is still operational. This building has an all new sanitary drainage system and all new copper cold water and copper hot water distribution system and a new copper hot water recirculation system. This building also has a newer sprinkler system, fire alarm system and ventilation system.

The windows in this unit are single pane and are in good repair however energy efficient windows would help with energy consumption and prisoner comfort. Electrical panels for cell power in the J-block catwalk pipe chase need replacing because of the high moisture levels.

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

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

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

#### **Exterior:**

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

#### **Interior, First Floor CMT:**

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

#### **Interior, Second Floor Library:**

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

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

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

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

This building is of masonry and wood construction and was built in 1932. This building is in fair condition and could use some repairs to the brick mortar joints. The wood-bow string trusses have shown signs of cracking and have been supported with steel columns. A new roof was installed over the old roof system in 2000 by maintenance staff. The electrical was updated in the early 1990's.

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

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

**Exterior:** The sloped roof on this building was replaced in 1998 by RMI maintenance staff and is in need of replacement with several areas' leaking. The flat roof is in need of repair. The roof drains need repair. The exterior brick needs repair both with replacement of brick, mortar and cement work.

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

**Interior, Second Floor:** The Recreation area was remodeled in 1992. This included new bathroom and electrical up grade. The walls are plaster and need some repair; the floor is carpeted with hard wood flooring on ends and is in good condition. The heat is low pressure steam and in good condition.

**COMMISSARY BUILDING #25**  
**(7,176 Sq. Ft.)**

This area is constructed of masonry and steel construction. It is in good condition and had a new single ply roof installed in 1994 with roof life to be estimated lasting till 2021. The plumbing and electrical are in good condition.

**ADMINISTRATION BUILDING #26**  
**(6,786 Sq. Ft.)**

This building is a three story structure and is in good structural condition. The first floor serves as the main entrance to the prison and has a visitor waiting area and restroom facilities. The second

floor houses the warden offices, business offices, training room, staff bathrooms, and a conference room. The basement houses the arsenal, and employee break room.

**Exterior:**

The roof was replaced in 1992. Some areas of the roofing are again in need of repair with roof life to be estimated lasting till 2014/201921 depending on the area. A stair tower exists for emergency egress, but an elevator is needed to meet barrier free code. The barrier free ramp leading to the lobby could use some patching. The windows are a mix of aluminum, wood frame and steel frame. All are single pane and not energy efficient.

**Interior, First Floor:**

The front stair entrance is concrete and in good condition. There is a double glass double door entrance with double lighted panes. The floor in the entrance way is Terrazzo and is in good condition although shows some ware. Just inside the doors is the staircase that leads to the second floor which is terrazzo and in fair to moderate condition. From the entrance a second glass door to the front desk/waiting area. The waiting area and hall floor is commercial tile and in good condition. The walls are plaster and trimmed in stained wood. The visitor bathroom facilities are in fair condition and functioning properly.

**Interior, Second Floor:**

The ceilings are cement, covered with insulating tile or simply painted. The walls are wood stud and steel stud covered with commercial grade drywall. The doors are steel framed and are in good condition. The electrical is old but functional and much of it does not meet current codes. The bathrooms and plumbing are old but in working condition. The windows are wood with single pane glass and are not in good functioning order.

**GUARD POSTS BUILDING #32 (1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11)  
(826 Sq. Ft.)**

Guard Post 2, 4, and 11 are the only posts being manned at this time. These posts are in good working order. The remaining posts are in varying condition; however all are winterized.

**TRAINING BUILDING #63  
(2,100 Sq. Ft.)**

This building is a wood constructed building which was built originally as a Deputy Warden's residence. It is one story with a full basement. The building is in good condition and has a newer electrical service, the plumbing was replaced in 2002 and the roof was installed in 2000 with roof life to be estimated lasting till 2024.

**WAGON STORAGE BUILDING #75-A  
(3,960 Sq. Ft.)**

This building is open front with steel roof. It has no utilities and is used as a tool shed for equipment storage. The trusses and roofing components are in need of some attention and paint.

**TRUCK GARAGE BUILDING #75-B  
(4,480 Sq. Ft.)**

The east end of this building is of wood construction and is in fair condition. The flat roof on the west end was replaced in 1993 and is in good condition. The sloped roof was re-roofed in 2005. In 2009 and 2010 the electrical service was upgraded in the basement and at the north east end of the main floor. The wood overhead doors need to be replaced.

**AUTO SHOP BUILDING #75-C  
(2,304 Sq. Ft.)**

This building is of wood and masonry construction and is in good condition. The roof was replaced in 1993 and is in good condition. The electrical system was upgraded in 2009. The east end of the building houses the area's ERT vehicle.

**HORSE BARN BUILDING #76  
(8,832 Sq. Ft.)**

This building is of masonry and wood construction. The roof is made of asbestos shingles and is in need of replacement. Structurally, this building is 75% unusable do to the upper level floor collapsing. The second level was used for an indoor shooting range for several years, and is contaminated by lead and pigeon droppings. The electrical service was upgraded in 2010.

**MAINTENANCE BUILDING #87  
(15,984 Sq. Ft.)**

This southern portion of this building is masonry and the newer north portion is a prefabricated steel structure. The electrical and plumbing systems are adequate. The ceiling in the old part of this building is cork insulation and continues to deteriorate and fail. This should be removed when time allows. An 80'X90' addition was added to the northeast corner of this building. The new building is steel construction and is in excellent condition.

**INFRASTRUCTURE**

Most of the drives and parking lots are in fair condition with the exception of the south brick lot. This lot is exceptionally difficult to maintain as it has deteriorated to a point to where snow removal

is very difficult and causes damage to equipment. Some concrete walk way around the Administration Building is in need of replacement. Much of the interior drives were replaced when sewer and storm separation was completed in 2013.

The steam and condensate system is in fair condition in tunnels near Food Service. The electrical primary system is in excellent condition with a few of the secondary feeds needing to be upgraded. Telephone, security systems and fire detection systems are in working condition, but all three areas could be upgraded.

The tunnel system for the most part is in satisfactory condition although it needs to be professionally cleaned. The lighting system needs updating.

The sanitary sewer system was completely evaluated in 2008 by Williams and Works.

The sanitary sewer was separated in 2013 with separation being made throughout the facility and a new drain for the majority of the facility.

The perimeter security systems are adequate. Razor ribbon and fencing enhancements were made 2008. Additional microwave and e-flex coverage has been provided in several areas. Many exterior light fixtures have been repaired and added to give exterior areas an appropriate level of security lighting.

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

**MICHIGAN REFORMATORY**  
**5-Year Plan FY2016**

| Project No.  | Building                         | Project Description  | Reason Description   | Quantity & Units | Facility Priority | Cost Estimate         |
|--------------|----------------------------------|--|--|------------------|-------------------|-----------------------|
| RMI.25.S126  | Site                             | Replace/Upgrade Main Fire Alarm System Panel.  | Upgrade emergency security system.   | 1                | 1                 | \$20,000.00           |
| RMI C04.08MS | Sallyport Gate                   | Sallyport Gate, Replace.   | Physical plant upgrade and security ehancement.  | 1                | 1                 | \$385,000.00          |
| RMI.A01.02   | F-Ward/B-Ward Building           | Repair/Replace Roof and Insulation.  | Physical plant upgrade.  | 10,300 SF        | 1                 | \$103,000.00          |
| RMI          | Perimeter Wall Surface           | Repair/Reseal the interior and exterior of RMI's Perimeter Wall.                                   | Physical plant upgrade.  |                  | 1                 | \$200,000.00          |
| RMI          | Perimeter Wall Cap               | Repair/Reseal Perimeter Wall Cap.  | Physical plant upgrade.  | 25500SF          | 1                 | \$204,000.00          |
| RMI.S.117    | Site                             | Video Management System.   | Security system upgrade.   |                  | 1                 | \$1,300,000.00        |
| RMI.A01.02   | Administration#1,3,5             | Repair/Replace Roof and Insulation.  | Physical plant upgrade.  | 7000 SF          | 1                 | \$128,300.00          |
| RMI.A01.02   | Maintenance Building #1 & #2     | Repair/Replace Roof and Insulation.  | Physical plant upgrade.  | 5400 SF          | 1                 | \$108,000.00          |
| RMI.24.A08   | Food Service                     | Replace Food Production area and Dining Room floor.  | Equipment upgrade and improved sanitary conditions.  | 1                | 2                 | \$200,000.00          |
| RMI 00.S118  | I Block, J Block, G Ward, School | Install additional security cameras in various areas.  | To add capacity to the system.   | 35               | 2                 | \$125,000.00          |
| RMI.A06.04   | Various Units-Cell Doors         | Replace Cell Door Header Mechanisms.   | Hardware upgrade and security enhancement.   | 100              | 3                 | \$350,000.00          |
| RMI.A01.02   | Administration-Rotunda           | Replace/Repair Roof with like system-built up Asphalt.   | Physical plant upgrade.  | 7500 SF          | 2                 | \$187,500.00          |
| RMI.A01.02   | Administration #2                | Replace/Repair Roof with like system.  | Physical plant upgrade.  | 1700 SF          | 3                 | \$34,000.00           |
| RMI.A01.02   | Power Plant                      | Replace/Repair Roof with like system.  | Physical plant upgrade.  | 7500 SF          | 3                 | \$210,300.00          |
| RMI.A01.02   | Garage 1 & 2                     | Replace/Repair Roof with like system.  | Physical plant upgrade.  | 6300SF           | 4                 | \$113,400.00          |
| RMI.A01.02   | Food Service 3 & 4               | Replace/Repair Roof with like system.  | Physical plant upgrade.  | 7800SF           | 3                 | \$169,000.00          |
| RMI.00.C32   | North Perimeter Road             | Payment/driveway/perimeter road, bituminous,; Overlay xisting with dituminous driveway.            | To fix deteriorated/damaged, areas. To improve appearance. And to increase service reliability.  |                  | 4                 | \$125,000.00          |
| RMI.A01.02   | Library 1 & 2                    | Replace/Repair Roof with like system.  | Physical plant upgrade.  | 8150SF           | 4                 | \$128,750.00          |
| RMI 00.C22   | Employee Parking Lot             | East Parking Lot & Driveway, Bituminous Remove & Replace Full Depth.                               | To fix deteriorated/damaged areas. To prevent personal injury, to improve appearance, to improve traffic flow, to prevent long-term/high maintenance issue, to increase service reliability, and to prevent winter freezing. | 22,000 SF        | 3                 | \$133,700.00          |
| RMI 00.000   | Dairy Barn                       | To have building demolished.   | Facility Recommends removal of barn and to eliminate a high maintainance condition.  |                  | 5                 | \$35,000.00           |
| RMI.20.A01   | Building #2                      | To have building demolished.   | Facility Recommends removal of building and to eliminate a high maintainance condition.  |                  | 5                 | \$70,000.00           |
| RMI.55.M02   | Library                          | Re-plumbing Library restroom and drains.   | To fix deteriorated/damaged, areas. To improve appearance. And to increase service reliability.  |                  | 5                 | \$22,000.00           |
| RMI.26A.02   | Administration                   | Replace existing window system-w/insulated system. Replace all single glazed, wood framed windows. | To eliminate high maintenance conditions.  | Numerous         | 5                 | \$65,000.00           |
|              |                                  |  |  |                  | <b>Total</b>      | <b>\$4,416,950.00</b> |

# MICHIGAN DEPARTMENT OF CORRECTIONS

*“Help Make Things Right”*

## MEMORANDUM

**DATE:** July 1, 2014

**TO:** S. L. Burt, Warden  
Muskegon Correctional Facility

**FROM:** Deron Kippen, Physical Plant Superintendent

**SUBJECT:** Annual Physical Plant Report

As required by PD-04.03.100 Preventive and Emergency Maintenance for Correctional Facilities, the annual physical plant inspection for MCF was completed for the year 2014. This inspection provides an overview of the general condition of the building's envelope and grounds. MCF was built in four stages starting in 1973 until Unit 6 was completed in 1986. The facility and building envelopes are still in good condition after 40 years of service.

The entry drive and parking lots are in fair condition, even though there are sections of the asphalt that have been cut out and repaired and there are pot holes that keep reoccurring we can still handle the cost of maintaining them at the facility level.

With the exception of the Food Services building roof which was replaced in 2008 all buildings have some minor roof leaks and we will continue to repair them as needed. The windows in the housing units are single paned and would provide energy saving if replaced. Cameras picture quality has diminished and repair parts are becoming obsolete and hard to find.

### **Overview of Physical Plant Accomplishments**

Energy efficient LED parking and roadway lights were installed.

Energy efficient shower heads were installed in 4 & 5 unit.

Energy efficient faucets were installed in 5 unit.

Sink cabinets in all units' security screws removed and pop riveted closed.

Housing unit 6 was damp proofed, stone and drain tiled.

Wall was built to split the room in School area.

New front doors were installed in 3 & 4 unit.

Old boiler was removed and replaced with the one from Riverside Correctional.

New air conditioner was installed at the end of health services.

Units 4 had the inmate showers ceramic tile replaced.

Screens were made and installed for all the units.

New Led lights were installed in the Gymnasium with motion detectors.

New heat detectors were installed.

Two cameras were added to the yard and some in administration.

New bathroom floor and ceiling in training trailer.

Moved quartermaster/property back to original area.

Painted the room for the new welding class.

Poured new sidewalk and fixed some raised areas.

## **Annual Review of Physical Plant**

### **Housing Units**

The housing units are in good condition. Painting is on going. Most of the housing units have some leaks due to the roof age. Windows are single pane and not energy efficient. A few doors need to be replaced. We have been replacing some doors each as funds allow.

### **Warehouse / Maintenance Building**

The Warehouse / Maintenance Building are structurally in good condition. The roof has some leaking. The exterior is in good condition some minor repairs to the Dryvit could be done.

### **Administration**

The building is in good condition. The roof has a few leaks. The main entry door needs to be replaced. The lighting in the waiting area has been replaced with energy efficient LED's. The flooring in the main concourse is approaching the end of its useful life and needs to be replaced. The parking lot and roadway has new energy efficient lights but the asphalt could use some repairs.

### **Power Plant**

The Power Plant is structurally in good condition. Routine maintenance and improvements are on going. The new boiler has been installed and is fully operational. Emergency stop switches

were installed to all boilers. Generators have been serviced this year and the batteries replaced on generator two.

### **Pole Barn**

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

### **Trailers**

The trailers are in poor condition. Roof is in poor condition and leak. The exterior doors and trim need painting. They are not energy efficient and require a lot of work. The training trailer is in the best condition and the only one being occupied. The bathroom floor was redone along with the ceiling in the office.

### **Food Service**

The Food Service Building is in good condition. Routine maintenance is ongoing with the equipment. The freezers and cooler have been a little problematic. The floor in the office and the rear hallway has been replaced.

### **Grounds**

All drives and roads need patching and crack repair. Both Administration and facility parking lots need some asphalt replaced and cracks repaired. Perimeter road needs some crushed asphalt added to it. Security zone sensor wiring is addressed as problems arise. Perimeter fencing needs to be refastened with new ties that are a heavier gauge.

### **School Building / LTA**

The School Building is in good condition. The roof has some leaks. Air handling equipment should be updated with energy efficient controls. The front door is in need of being replaced. This is a high traffic area and these doors are used continually. The gym floor has been repaired but is in need of a new one.

### **Health Care**

Health Care is in good condition. The roof has some leaks. A new air conditioning unit was installed and seems to be keeping the area cool. Dental clinic has stated that it is always warm in there. Options would be a window air conditioning unit if the new unit cannot keep up.

cc: Dave Flack  
Facility Business Manager  
Ed Vallad  
Gary Keiffer  
Northern Regional Superintendent

**MUSKEGON CORRECTIONAL FACILITY**  
**5-Year Plan FY2016**

| Project No.     | Building      | Project Description   | Reason Description  | Quantity & Units | Facility Priority | Cost Estimate      |
|-----------------|---------------|---|---|------------------|-------------------|--------------------|
| MCF.00.S103     | Site          | Remove microwave heads and add new fence mounted security on interior fence.                                      | To enhance security on our interior fence.                                | 7,000 Ln feet    | 1                 | \$300,000          |
| MCF.00.E02.04p  | Site          | Add perimeter lighting to the recreation yard and front yard  | Add lighting to the recreation yard to provide better coverage.           | 6 light poles    | 2                 | \$33,000           |
| MCF.00.04.02NF  | Site          | Add new chain link fence twelve feet high between buildings.  | Add fence to interior yard between buildings.                             |                  | 3                 | \$24,000           |
| MCF.00.S113     | Site          | Upgrade 5 existing cameras and add to new cameras to the recreation yard.   | Will enhance current system by providing additional coverage to area.     | 7 cameras        | 4                 | \$19,064           |
| MCF.00.04.08MS  | Site          | Repair sallyport pit and curbing. Install new steps and grates.   | Sallyport pit and steps are deteriorating.                                | 400 SF           | 5                 | \$10,000           |
| MCF.01.S124     | Admin         | Add new camera headend equipment, monitoring equipment and digital recording equipment.                           | Needed to handle the additional cameras that are being installed.         |                  | 6                 | \$110,000          |
| MCF.03.S117     | Housing units | Add new cameras to housing units and food service.  | Additional cameras.   | 7 units          | 7                 | \$60,000           |
| MCF.00.03.01    | Site          | Miscellaneous. Replace pneumatic controls with DDC controls. Upgrade energy savings control system.               | To eliminate high maintenance condition.                                  | 9 units          | 8                 | \$130,000          |
| MCF.A05.01      | Site          | Replace windows in housing units for safety and energy efficient.   | To replace windows with better energy efficiency window.                  | 7 units          | 9                 | \$200,000          |
| MCF.04.A05      | Food service  | Replace these with 4 man stainless steel tables that are lower maintenance.                                       | Sanitary reasons, tables are worn and difficult to clean.                 | 90 Tables        | 10                | \$150,000          |
| MCF.07.A06.01D  | LTA/ 2 units  | Replace entry Doors and hardware to LTA,Admin. Replace interior doors, frames and hardware due to excessive wear. | New door and frame others have deteriorated and are no longer repairable. | 6                | 11                | \$22,000           |
| MCF.02.S117     | Admin         | Remodel control center.   | New design and layout to provide a more secure environment.               | 1 unit           | 12                | \$85,000           |
| MCF.00.A01.02   | LTA/ unit     | Repair or replace roofs.  | Roofs are leaking and beyond useful life.                                 |                  | 13                | \$150,000          |
| MCF.01.E08.01   | Admin         | Replace existing phone system.  | Worn out and quality is low. Requires excessive maintenance.              |                  | 14                | \$120,000          |
| MCF.05.A08.06   | LTA           | Gym floor.  | Floor is torn. The material is too old to repair.                         | 8,000 SF         | 15                | \$25,000           |
| MCF.04.C03.03BO | Site          | Road and lot surface is in poor condition and we are frequently patching.   | To improve vehicle traffic flow.  | 65,000 SF        | 16                | \$200,000          |
| MCF .08.A21.01  | Trailers      | Remove trailers next to the Administration building.  | Roofs are leaking . Floors are in poor condition.                         |                  | 17                | \$5,000            |
|                 |               |   |   |                  | <b>Total</b>      | <b>\$1,643,064</b> |

# MICHIGAN DEPARTMENT OF CORRECTIONS

*“Help Make Things Right”*

## MEMORANDUM

**DATE:** June 10, 2014  
**TO:** Warden Mitch Perry, NCF  
**FROM:** Dave Albrecht, Physical Plant Superintendent  
**SUBJECT:** Annual Physical Plant Report

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

### **Overview of Physical Plant Accomplishments**

#### **NCF**

The water main supplying the old administration building was dug up and capped off eliminating water to this building.

A new air conditioning unit was installed in the new computer server room.

Locking manhole covers were installed at numerous locations inside the secured perimeter.

Sixteen new LED lights were installed on various poles inside the secured perimeter.

Housing unit 1: B-cube and D-cube were repainted and new carpet installed.

Housing unit 3: C-cube, G-cube, and H-cube were repainted and new carpet installed.

Housing unit 4: A-cube, B-cube, C-cube, D-cube, and E-cube were repainted and new carpet installed.

Housing unit 5: F-cube was repainted and new carpet installed.

Housing unit 7: A-cube and F-cube were repainted and new carpet installed.

Housing unit 9: D-cube and E-cube were repainted and new carpet installed.

A fire hose pass through was installed in the southwest corner of the perimeter fence to allow local fire department access to Pentland township fire hydrants.

The power-house high voltage incoming line circuit breaker was rebuilt.

The new electronic law library and school computer system infrastructure was installed.

New shaker wire was installed on the following fence zones; 3B, 5B, 6B, 7B, 9A, and 9B.

Two new high pressure steam expansion joints were installed on the high pressure steam line in the south tunnel.

Three new dedicated appliance electrical receptacles were installed in Unit 7 dayroom.

Shower partitions were installed in Unit 11 shower for compliance with the PREA law.

A storage room in housing Unit 4 was converted to an SOP office.

Buildings 92, 15, and 34 were abated and demolished.

Old boiler #1 in the power house was demolished and a new boiler installed.

A new electrical service and new appliances for the food service vegan kitchen was installed.

A used camera was installed to cover Zone 1.

Window tinting was installed on many of the housing unit windows.

Additional motion sensors were installed in the north tunnel and the sally-port.

A new camera control and monitor was installed in entry control.

The facility was converted over to a new VOIP phone system.

Level gauges installed on the powerhouse boiler fuel tanks to comply with air quality permit.

Arc flash training and labeling was completed for the facility.

### **CMQ (Camp Manistique)**

CMQ was closed in October of 2007. Maintenance and Warehouse staff emptied and cleaned the facility. Maintenance continues to maintain the buildings and grounds.

## **Annual Review of Physical Plant**

### **NCF**

#### **Housing Units Buildings # 61, 62, 64, 65, 67, 68, 72**

The housing units are in structurally good condition. Roofing seems to be in good condition. Painting is ongoing. Shower areas have been problematic and have been torn down and repaired as time allows. Brickwork needs tuck pointing. Several areas in various housing units had new carpet installed; the remaining carpet is in poor condition. HVAC units and controls are showing their age and need to be updated with energy efficient units. Windows, doors, and frames are reaching the end of their service lives and should be updated with energy efficient units. Several of the housing units need the fire alarms replaced and all need to be brought up to current ADA standards. Most of the units need dedicated electrical appliance circuits added to day rooms.

#### **Warehouse / Administration Building # 21**

The Warehouse Building is structurally in good condition. The roofing seems to be in good condition. All windows need to be replaced with energy efficient units. The brickwork is in need of tuck pointing. The elevator has been problematic and needs to be replaced. HVAC equipment and controls are in poor condition should be upgraded with energy efficient units. Inside brick walls show signs of wear and damage from the warehouse equipment. Emergency power is needed in the entire building. Refrigeration equipment needs upgrading to modern energy efficient types. The new admin building area is in good shape and repairs have been minimal. A PPD system should be installed due to the number of inmate workers and poor radio operation. All doors should be updated to energy efficient units. Truck dock and garage doors are in poor condition and need to be replaced. Sewer manholes located in front of the warehouse are deteriorating and need to be replaced. The fire hydrants located to the east of the new admin building are leaking and need to be replaced.

#### **Old Administration Building # 32**

The Administration Building has been closed and all staff has been relocated to either the deputy suite or training center. The building has been winterized. Water service to the building has been cut off and removed. This structure still provides power to some exterior facility lighting. This lighting should be added to the rest of the facility perimeter lighting and then electrical service to this structure should be abandoned and removed.

#### **Maintenance Building # 33**

Maintenance Building #33 is in good structural condition. Air handling and heating units should be replaced with more energy efficient units. Single pane windows should be replaced with energy efficient units... There are some roof leaks near the east end of building that need to be repaired.

#### **Power Plant Building # 42**

The Power Plant is structurally in good structural condition. The roof seems to be in good condition. Routine maintenance and improvements are on going. Painting is needed throughout including the floors. Lighting has been upgraded to energy efficient lighting. Windows and doors

should be upgraded with energy efficient units. Old boilers #2 and #3 need to be abated and removed. There are many feet of unused piping that should be abated and removed. The 3 old steam turbines and generators should be abated and removed. Brickwork has fallen from old Boiler #2 creating an unsafe area inside the power-plant. Old boiler 1 has been removed and a new Cleaver Brooks boiler has been installed. Rental boiler has been removed from the site. The high voltage switch gear needs to be updated to modern types. The old smokestack to the North of the power house should be demolished and removed. A new domestic hot water heater should be installed as the existing one can no longer supply enough hot water due to increased hot water usage. Powerhouse sewage lift station is in very poor condition and needs to be replaced. Some areas of the facility tunnels are deteriorating and should be replaced. All piping in the tunnels should be abated and re insulated.

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

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

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

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

#### **Potato Building # 47**

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

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

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

#### **Garage Building # 48**

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

#### **Truck Garage # 49**

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

#### **Storage Buildings # 59 and 61**

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

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

The Food Service Building is in good structural condition. Roof is in fair condition and should be replaced in the near future. Painting and routine maintenance is ongoing. The central laundry floor has been very problematic and needs an epoxy floor covering. Air handling equipment needs to be upgraded to energy efficient types. Building needs new air conditioning equipment installed as the old has failed and is obsolete. Loading dock concrete wall and deck is deteriorating badly and needs to be replaced.

### **Grounds / Abandoned Buildings**

All drives and roads need patching, crack repair, or replacement. Both Administration and facility parking lots need asphalt replaced and cracks repaired. Old mental health buildings including houses need to be abated and demolished. Old unused fire hydrants need to be dug up and removed. Many trees are reaching the end of their lives and need to be cut down and removed.

### **School Building # 73**

The School Building is in good structural condition. The roof seems to be in good condition. Air handling equipment should be updated with energy efficient units. Windows and doors should be replaced with energy efficient units. Piping in basement and other areas needs to be abated and reinsulated.

### **Health Care Building # 72**

Health Care is in good structural condition. The roofing seems to be in good condition. Carpeting is in poor condition and should be replaced in the offices. HVAC equipment should be upgraded to energy efficient types. Doors and windows should be upgraded to energy efficient types. Fire alarm needs to be updated to a modern system.

### **Deputy Suite, Entry Control, Info Desk Building # 72**

The Deputy Suite is in good structural condition. The roofing seems to be in good condition. Some areas need to be recarpeted. The fire alarm needs to be upgraded to a modern system. HVAC system should be updated to energy efficient types. Doors and windows should be updated to energy efficient types.

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

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

### **Wells and Well-houses Buildings # 52, 57, 58, 59, and 63**

All 3 well houses in service are in poor condition and should be replaced. Well houses 52 and 57 should be abated and demolished. Well #4 is in good condition and has a new motor and updated electrical service. Well #5 is in poor condition and needs a new motor and updated electrical service. Well #6 motor is in good condition but needs electrical service updated. Proper water sample taps need to be installed at each well.

## **Utilities and Infrastructure**

Domestic water supply system is in good condition. Ongoing lead issues have been addressed by Phosphate injection and Chlorination at the wells. Water tower is in good condition. Fire hydrants should be updated to new ones as many are over a hundred years old with no parts available. Electrical distribution system is in good condition with the exception of the overhead supply to the wells. It should be replaced with a new underground system. The facility sewer system is in fair condition with the exception of the main line that runs from the facility to the Village of Newberry. This section is in poor condition and should be replaced.

## **Security Systems**

Most of the facility security systems are functioning adequately. The perimeter fencing has some problematic areas that need to be tightened and refastened. The inside shaker wire is in poor condition and needs to be replaced. The sally-port pit is in very poor condition and needs to be replaced. Many of the video cameras are reaching the end of their service lives and need to be updated. Many housing units and the programs building have existing stand-alone video camera systems that need to be integrated into the central video system.

## **CMQ (Camp Manistique)**

### **Main Facility**

The main facility is starting to deteriorate. Minor repairs have had to be made to keep things functioning. There currently has a mold problem.

### **Maintenance Building**

The Maintenance Building is in good structural shape but has a mold problem. Water and heat have been shut off and drained.

### **Visiting Trailer**

The Visiting Trailer is in poor condition and should be demolished. A major water main leak over the 07/08 winter created the need to remove the damaged carpeting.

### **Storage Sheds**

The Equipment and Wood Storage Sheds are in good condition.

### **Grounds**

Grass is being cut as needed. Snow is being plowed to maintain access during the winter.

CC. Dave Flack  
George Sevarns  
Ed Vallad  
Gary Keiffer  
Jeff Niemi

**NEWBERRY CORRECTIONAL FACILITY**  
**5-Year Plan FY2016**

| Project No. | Building           | Project Description  | Reason Description  | Quantity & Units | Facility Priority | Cost Estimate |
|-------------|--------------------|--|---|------------------|-------------------|---------------|
| NCF.00.E09  | Site               | Install new exterior and interior perimeter IP camera system.  | Enhance Facility security and energy savings.                                   | 1 unit           | 1                 | \$1,760,000   |
| NCF.00.S02  | Perimeter Fence    | Replace the rest of the motion sensing shaker wire.  | Current wiring is in poor condition.  | 5,715 ft         | 2                 | \$40,000      |
| NCF.72.S03  | Deputy Suite       | Add a camera and door control to the gate 6 area.  | Will enable better security and streamline key control and operational control. | 1 unit           | 3                 | \$2,372       |
| NCF.62.E01  | Unit 9             | Add 2 dedicated electrical receptacles to unit 9 cube.   | Bathroom currently does not have any receptacles.                               | 2                | 4                 | \$1,954       |
| NCF.00.A01  | All housing units  | Remove existing carpeting and replace with new.  | Carpet is in very poor condition.   | 32,000 sq ft     | 5                 | \$40,000      |
| NCF.21.A02  | Admin Building     | Install new walls for offices.   | Need to be upgraded for confidentiality reasons.                                | 400 sq ft        | 6                 | \$11,325      |
| NCF.70.S01  | Food Service       | Add a camera and motion sensor to south tunnel   | Provide better facility security.   | 1 unit           | 7                 | \$2,341       |
| NCF.72.S04  | Deputy Suite       | Install steel security gate in north tunnel.   | To provide an additional layer of security.                                     | 1 unit           | 8                 | \$4,083       |
| NCF.00.E01  | Site               | Complete installation of LED lighting for inside yard lights.  | Provide energy savings and better security.                                     | 22 units         | 9                 | \$50,367      |
| NCF.00.S03  | Site               | Install motion sensors on all unit exterior doors that alarm to control center.  | Improve facility security.  | 50 units         | 10                | \$10,371      |
| NCF.00.C08  | Site               | Remove and replace leaking fire hydrant.   | Save on water cost and prevent possible freeze damage.                          | 1 unit           | 11                | \$25,000      |
| NCF.00.C12  | Site               | Remove/replace damaged sanitary manhole located south of building 21.  | Prevent sewer backup.   | 1 unit           | 12                | \$20,000      |
| NCF.00.S05  | Site               | Install 2 new perimeter cameras on SW corner of facility grounds.  | Provide better facility security.   | 2units           | 13                | \$8,688       |
| NCF.00.C01  | Site               | Abandon or remove old Charles Street Sewer line.   | Existing sewer line is in poor condition.                                       | 1 unit           | 14                | \$1,250,000   |
| NCF.42.E01  | Powerhouse         | Install additional switch gear and transfer switch to provide emergency power to warehouse/admin bldg.   | Building currently has no backup systems.                                       | 1 unit           | 15                | \$55,000      |
| NCF.00.C14  | Sallyport          | Remove and rebuild existing sallyport pit.   | Existing pit concrete is spalling and coming apart.                             | 1 unit           | 16                | \$20,000      |
| NCF.00.C28  | Site               | Miscellaneous Site Improvement Project, Remove & Replace. Existing raised concrete platform containing handrails and concrete floor and supporting wall. | Long-term/high maintenance issue. Service reliability.                          | 1 unit           | 17                | \$50,000      |
| NCF.00.C02  | Site               | Replace sewage lift station southeast of power house.  | Existing lift station needs to be replaced.                                     | 1 unit           | 18                | \$35,000      |
| NCF.61.S01  | Housing Unit 10    | Add new fixed color cameras inside.  | Add capacity to existing system.  | 2 units          | 19                | \$5,000       |
| NCF.62.S01  | Housing Unit 9     | Add new fixed color cameras inside.  | Add capacity to existing system.  | 2 units          | 20                | \$5,000       |
| NCF.64.S01  | Housing Unit 6,7,8 | Add new fixed color cameras inside.  | Add capacity to existing system.  | 10 units         | 21                | \$9,100       |
| NCF.65.S01  | Housing Unit 3,4,5 | Add new fixed color cameras inside.  | Add capacity to existing system.  | 10 units         | 22                | \$9,100       |
| NCF.67.S01  | Housing Unit 2     | Add new fixed color cameras inside.  | Add capacity to existing system.  | 2 units          | 23                | \$5,000       |
| NCF.68.S01  | Housing Unit 1     | Add new fixed color cameras inside.  | Add capacity to existing system.  | 2 units          | 24                | \$5,000       |
| NCF.72.S04  | Health Care        | Add a fixed camera to outside med line are for better security.  | Enable facility to monitor security of prisoners receiving their meds.          | 1 unit           | 25                | \$500         |

|            |                                    |  |  |              |    |             |
|------------|------------------------------------|--|--|--------------|----|-------------|
| NCF.59.C01 | Well 5                             | Remove and install new pump motor on well 5.   | Existing pump motor is obsolete and is failing.                              | 1 unit       | 26 | \$7,000     |
| NCF.21.A03 | Service Building                   | Equipment - New and Replacement. Replace freight elevator and conveyor.  | To Eliminate High Maintenance Condition.                                     | 1 unit       | 27 | \$110,000   |
| NCF.21.A01 | Service Building                   | Replace existing window system - w/ insulated system.  | To Eliminate High Maintenance Condition.                                     | 1000 sq ft   | 28 | \$60,000    |
| NCF.21.E02 | Service Building                   | Electrical Distribution System-Install new distribution panels and padmount transformer.   | Service reliability. Provides for future growth.                             | 10 units     | 29 | \$150,000   |
| NCF.21.M01 | Service Building                   | HVAC retrofit.   | Provide better temperature control. Personal comfort.                        | 25,000 sq ft | 30 | \$556,900   |
| NCF.21.M02 | Service Building                   | Couple the existing pneumatic control system with DDC.   | Provide better temperature control and energy savings.                       | 25,000       | 31 | \$55,700    |
| NCF.21.A04 | Service Building                   | Misc projects. Rebuild freight dock and canopy, (3) overhead doors and flip ramps and provide 600 LF wall bumpers to protect tile walls. | To Eliminate High Maintenance Condition.                                     | 3 units      | 32 | \$108,000   |
| NCF.73.A01 | Programs                           | Replace existing window system - w/ insulated system.  | To Eliminate High Maintenance Condition.                                     | 1200 sq ft   | 33 | \$76,600    |
| NCF.42.E02 | Power House                        | Electrical Distribution System-Miscellaneous. Replace existing disconnect switches.  | Service reliability. Preventative maintenance.                               | 4 units      | 34 | \$120,000   |
| NCF.21.M03 | Service Building                   | Replace/new fire protection system. Provide to entire building.  | Update fire protection system.   | 64,000 sq ft | 35 | \$760,000   |
| NCF.72.M01 | Health Care, Deputy Suite, Unit 11 | HVAC retrofit.   | Provide better temperature control.  | 40,000 sq ft |    | \$1,108,000 |
| NCF.00.C32 | Site                               | Pavement Areas/Driveways/Roadways, Bituminous, Remove & Reseed.  | Long-term/high maintenance issue. Service reliability.                       | 40,000       |    | \$59,400    |
| NCF.00.C10 | Site                               | Miscellaneous piped utilities project, New.  | To extend life.  | 1 unit       |    | \$54,000    |
| NCF.21.E01 | Service Building                   | Interior Lighting-Replace interior light fixture(s), Industrial.   | Increase equipment efficiency.Provides a cost and energy savings.            | 15,000 sq ft |    | \$81,000    |
| NCF.62.M01 | Housing Unit 9                     | HVAC retrofit.   | Provide better temperature control.  | 7000 sq ft   |    | \$194,000   |
| NCF.72.A01 | Health Care and Deputy Suite       | Tuckpoint brick.   | To Eliminate High Maintenance Condition.                                     | 10,000       |    | \$84,000    |
| NCF.00.C24 | Site                               | Recreation Field/Court, Resurface/Renovate, Basketball.  | Long-term/high maintenance issue.  | 16,000 sq ft |    | \$53,800    |
| NCF.00.E07 | Site                               | Electrical Distribution System-Miscellaneous.  | Service reliability.   | 1 unit       |    | \$101,300   |
| NCF.00.C03 | Site                               | Distribution Pipe, Water, New.   | Long-term/high maintenance issue. Prevent winter freezing hazard.            | 1,100 lin ft |    | \$52,000    |
| NCF.00.C11 | Site                               | Steam Distribution System, Tunnel, Demo/Remove.  | Long-term/high maintenance issue.  | 1,300 lin ft |    | \$87,800    |
| NCF.00.C13 | Site                               | Steam Distribution System, Tunnel, Update/Repair.  | Long-term/high maintenance issue.  | 300 lin ft   |    | \$121,500   |
| NCF.00.C15 | Site                               | Pipe, Sanitary, Remove & Backfill.   | Long-term/high maintenance issue.  | 4800 lin ft  |    | \$181,400   |
| NCF.00.C26 | Site                               | Pavement Areas/Driveways/Roadways, Bituminous, Overlay Existing with Bituminous.   | Service reliability. Due to frequent use by heavy/large trucks.              | 23,000 SF    |    | \$69,600    |
| NCF.00.C34 | Site                               | Pavement Areas/Driveways/Roadways, Bituminous, Mill & Resurface.   | Long-term/high maintenance issue. Due to frequent use by heavy/large trucks. | 60,000 SF    |    | \$64,800    |
| NCF.00.C05 | Site                               | Distribution Pipe, Water, New.   | Long-term/high maintenance issue. Prevent winter freezing hazard.            | 1,700 LF     |    | \$80,300    |
| NCF.00.C06 | Site                               | Distribution Pipe, Water, Remove & Backfill.   | Long-term/high maintenance issue.  | 10,000 LF    |    | \$270,000   |
| NCF.00.C18 | Site                               | Sanitary Pre-Treatment Mechanism, Bar Screen, Remove & Replace.  | Service reliability.   | 1 Unit       |    | \$945,000   |

|             |                     |   |  |              |  |             |
|-------------|---------------------|---|--|--------------|--|-------------|
| NCF.00.C21  | Site                | Pavement Areas/Driveways/Roadways, Concrete, Remove & Replace Full Depth.   | To improve pedestrian traffic flow.                                      | 40,000 SF    |  | \$436,800   |
| NCF.00.C31  | Site                | Miscellaneous Pavement Surfaces, Remove & Replace.  | Long-term/high maintenance issue.  | 50,000 sq ft |  | \$81,000    |
| NCF.1.A01   | Ferguson Hospital   | Building demolition.  | Request of Facilities Maintenance.                                       | 68,800 SF    |  | \$1,500,000 |
| NCF.100.A01 | Truck Garage        | Provide pre-engineered building.  | Request of Facilities Maintenance.                                       | 6,000 SF     |  | \$324,000   |
| NCF.100.A02 | Truck Garage        | Building demolition.  | Request of Facilities Maintenance.                                       | 6,000 SF     |  | \$56,700    |
| NCF.14.A01  | Amusement Hall      | Building demolition.  | Request of Facilities Maintenance.                                       | 14,500 SF    |  | \$205,500   |
| NCF.16.A01  | Cottage O - Male    | Building demolition.  | Request of Facilities Maintenance.                                       | 23,160 SF    |  | \$328,300   |
| NCF.17.A01  | Cottage P - Male    | Building demolition.  | Request of Facilities Maintenance.                                       | 12,280 SF    |  | \$174,100   |
| NCF.18.A01  | Cottage Q - Male    | Building demolition.  | Request of Facilities Maintenance.                                       | 10,480 SF    |  | \$148,600   |
| NCF.19.A01  | Cottage R - Male    | Building demolition.  | Request of Facilities Maintenance.                                       | 10,480 SF    |  | \$148,600   |
| NCF.20.A01  | Cottage S - Male    | Building demolition.  | Request of Facilities Maintenance.                                       | 10,480 SF    |  | \$148,600   |
| NCF.21.E03  | Service Building    | Electrical Distribution System-Miscellaneous.   | Preventative maintenance.  | 1 unit       |  | \$67,500    |
| NCF.3.A01   | Cottage B - Male    | Building demolition. Demolish and remove entire structure.  | Request of Facilities Maintenance. Building is no longer used or usable. | 10,480 SF    |  | \$148,600   |
| NCF.33.M01  | Maintenance shop    | HVAC retrofit.  | Provide better temperature control.                                      | 2,500 SF     |  | \$55,700    |
| NCF.33.M03  | Maintenance shop    | Replace/new fire protection system.   | Update fire protection system.   | 10,500 SF    |  | \$124,700   |
| NCF.42.M01  | Power House         | Couple the existing pneumatic control system with DDC.  | Provide better temperature control.                                      | 20,000 SF    |  | \$52,700    |
| NCF.42.M02  | Power House         | Miscellaneous. Provide roof exhausters, wall louvers, associated motor operated dampers and controls (reverse acting thermostat). | Provide better temperature control.                                      | 1 unit       |  | \$67,500    |
| NCF.42.M03  | Power House         | Miscellaneous. Remove abandoned turbines.   | Not functioning or broken.   | 3 units      |  | \$148,500   |
| NCF.42.M04  | Power House         | New controls for boilers, cooling towers, chillers etc.   | Better equipment available.  | 2 Units      |  | \$81,000    |
| NCF.42.M05  | Power House         | Miscellaneous. Remove two existing abandoned boilers.   | Not functioning or broken.   | 2 units      |  | \$445,500   |
| NCF.43.A01  | Store House         | Building demolition.  | To Eliminate High Maintenance Condition.                                 | 13,154 SF    |  | \$186,500   |
| NCF.5.A01   | Cottage D - Female  | Building demolition.  | Request of Facilities Maintenance.                                       | 17,800 SF    |  | \$252,300   |
| NCF.6.A01   | Cottage E - Female  | Building demolition.  | Request of Facilities Maintenance.                                       | 16,980 SF    |  | \$240,700   |
| NCF.61.A02  | Housing Unit 10     | Repair/Replace wood soffit/siding.  | To Eliminate High Maintenance Condition.                                 | 8,000 SF     |  | \$215,000   |
| NCF.61.M01  | Housing Unit 10     | HVAC retrofit.  | Provide better temperature control.                                      | 7,000 SF     |  | \$194,000   |
| NCF.65.M01  | Housing Units 3,4,5 | Couple the existing pneumatic control system with DDC.  | Provide better temperature control.                                      | 21,000 SF    |  | \$58,200    |
| NCF.7.A01   | Cottage F - Female  | Building demolition.  | Request of Facilities Maintenance.                                       | 12,240 SF    |  | \$173,500   |
| NCF.70.A02  | Kitchen             | Replace quarry tile. With monolithic polymer floor, all kitchens and dinning areas.   | To Eliminate High Maintenance Condition.                                 | 9,000 SF     |  | \$151,200   |

|            |                                    |   |   |           |                    |           |
|------------|------------------------------------|---|---|-----------|--------------------|-----------|
| NCF.70.A04 | Kitchen                            | Equipment - New and Replacement. Replace dishwasher.  | Worn out. To Eliminate High Maintenance Condition.                  | 1 unit    |                    | \$63,800  |
| NCF.70.A07 | Kitchen                            | Misc projects. Remove/cut concrete cornices, replace with vertical metal fascia and rebuild entrance to hall. | To Eliminate High Maintenance Condition.                            | 1 unit    |                    | \$201,600 |
| NCF.70.E01 | Kitchen                            | Electrical Distribution System-Remove existing distribution equipment.  | Existing disconnect switches are not dead-front.                    | 6 Units   |                    | \$50,400  |
| NCF.72.M02 | Health Care, Deputy Suite, Unit 11 | Air handling unit heating only.   | Ventilation standards not up to date.                               | 15,000 SF |                    | \$180,200 |
| NCF.72.M01 | Health Care, Deputy Suite, Unit 11 | Couple the existing pneumatic control system with DDC.  | Provide better temperature control.                                 | 36,000 SF |                    | \$99,800  |
| NCF.98.A01 | Storage                            | Provide pre-engineered building. Replace existing building with new structure.                                | Request of Facilities Maintenance.                                  | 3,000 SF  |                    | \$162,000 |
| NCF.99.A01 | Lumber & Maintenance Storage       | Building demolition.  | To Eliminate High Maintenance Condition.                            | 5,335 SF  |                    | \$50,400  |
| NCF.00.E06 | Site                               | Interior Lighting-Replace interior light fixture(s), Industrial.  | Increase lighting levels.   | 500 SF    |                    | \$2,700   |
| NCF.00.E08 | Site                               | Electrical Distribution System-Miscellaneous.   | Service reliability.  | 3 units   |                    | \$13,500  |
| NCF.00.S01 | Site                               | Add new pan & tilt color cameras outside.   | Request of facilities maintenance.                                  | 2 Units   |                    | \$25,200  |
| NCF.00.S04 | Site                               | Add new equipment. Add intercom from Sally Port to Control Center.  | Add capacity to existing system. None presently installed.          | 1 unit    |                    | \$2,900   |
| NCF.70.A05 | Kitchen                            | Equipment - New and Replacement. Replace food mixer.  | To Eliminate High Maintenance Condition.                            | 1 unit    |                    | \$10,100  |
| NCF.70.A06 | Kitchen                            | Equipment - New and Replacement. Replace ovens.   | To Eliminate High Maintenance Condition.                            | 4 units   |                    | \$60,000  |
| NCF.00.E03 | Site                               | Interior Lighting-Replace interior light fixture(s), Industrial.  | Increase lighting levels. Service reliability.                      | 2,500 SF  |                    | \$16,800  |
| NCF.70.M02 | Kitchen                            | Miscellaneous. To provide ventilation to tunnel/basement areas.   | Ventilation standards not up to date.                               | 1 unit    |                    | \$8,900   |
| NCF.00.E05 | Site                               | Exterior Lighting-Install Pole with Fixture.  | Increase lighting levels.   | 15 Units  |                    | \$36,500  |
| NCF.00.E02 | Site                               | Exterior Lighting-Miscellaneous.  | Existing equipment has become a high maintenance.                   | 55 units  |                    | \$25,200  |
| NCF.00.C20 | Site                               | Pipe, Storm, Remove & Replace.  | Long-term/high maintenance issue.                                   | 30 LF     |                    | \$2,000   |
| NCF.00.C22 | Site                               | Pavement Areas/Driveways/Roadways, Concrete, New Full Depth.  | Long-term/high maintenance issue. Service reliability.              | 550 SF    |                    | \$4,600   |
| NCF.00.E04 | Site                               | Exterior Lighting-Miscellaneous.controlled panel(s).  | Increase equipment efficiency. Security light. Service reliability. | 48 units  |                    | \$16,800  |
| NCF.00.C33 | Site                               | Fire Hydrant & Valve Box, Remove & Backfill.  | To improve domestic water flow. Long-term/high maintenance issue.   | 17 Units  | replaced as needed | \$45,900  |
| NCF.00.C04 | Site                               | Distribution Pipe, Water, New.  | To improve fire water flow. Long-term/high maintenance issue.       | 225 LF    |                    | \$10,600  |
| NCF.00.C07 | Site                               | Distribution Pipe, Water, New.  | To improve domestic water flow. Long-term/high maintenance issue.   | 400 LF    |                    | \$23,500  |
| NCF.00.C09 | Site                               | Distribution Pipe, Water, New.  | To improve domestic water flow.                                     | 500 LF    |                    | \$23,600  |
| NCF.00.C16 | Site                               | Structures I, Manhole, Remove & Backfill.   | Long-term/high maintenance issue.                                   | 25 Units  |                    | \$33,800  |
| NCF.00.C17 | Site                               | Pipe, Sanitary, New.  | Long-term/high maintenance issue.                                   | 700 LF    |                    | \$37,800  |
| NCF.00.C19 | Site                               | Storm Drainage System, Parking Lot, New.  | Long-term/high maintenance issue.                                   | 1 Unit    |                    | \$20,300  |

|            |                       |   |  |           |  |          |
|------------|-----------------------|---|--|-----------|--|----------|
| NCF.00.C32 | Site                  | Pavement Areas/Driveways/Roadways, Bituminous, Remove & Reseed.           | Long-term/high maintenance issue.  | 7,500 SF  |  | \$22,300 |
| NCF.00.C23 | Site                  | Pavement Areas/Driveways/Roadways, Concrete, Remove & Reseed.             | Long-term/high maintenance issue.  | 10,000 SF |  | \$25,700 |
| NCF.00.C25 | Site                  | Pavement Areas/Driveways/Roadways, Gravel, Add Gravel.                    | Long-term/high maintenance issue.  | 5,000 SF  |  | \$10,100 |
| NCF.00.C27 | Site                  | Pavement Areas/Driveways/Roadways, Bituminous, New Full Depth.            | Long-term/high maintenance issue. Due to frequent use by heavy/large trucks.                     | 8,000 SF  |  | \$24,300 |
| NCF.00.C29 | Site                  | Sidewalk, Concrete, Remove & Reseed.                                      | Long-term/high maintenance issue.  | 25,000 SF |  | \$40,500 |
| NCF.33.M01 | Maintenance shop      | Couple the existing pneumatic control system with DDC.                    | Provide better temperature control.  | 7,500 SF  |  | \$16,700 |
| NCF.33.M02 | Maintenance shop      | Main control panel and front-end direct digital controls (DDC) equipment. | Provide monitoring of each building.   | 1 Unit    |  | \$46,200 |
| NCF.35.A01 | Nurses Residence      | Building demolition.  | Request of Facilities Maintenance.   | 1,800 SF  |  | \$17,000 |
| NCF.39.A01 | Paint Shop            | Building demolition.  | Request of Facilities Maintenance.   | 1,630 SF  |  | \$15,400 |
| NCF.42.E03 | Power House           | Electrical Distribution System-Replace distribution panel.                | Replacement parts are either hard to find or no longer available. Increase equipment efficiency. | 2 Units   |  | \$32,400 |
| NCF.47.A01 | Storm Windows Storage | Building demolition.  | Request of Facilities Maintenance.   | 1,560 SF  |  | \$14,700 |
| NCF.49.A01 | Electrical Shop       | Building demolition.  | To Eliminate High Maintenance Condition.   | 759 SF    |  | \$10,800 |
| NCF.51.A01 | Maintenance Storage   | Building demolition.  | Request of Facilities Maintenance.   | 420 SF    |  | \$4,000  |
| NCF.52.A01 | Pump House #2         | Building demolition.  | Request of Facilities Maintenance.   | 290 SF    |  | \$2,700  |
| NCF.56.A01 | Fire Station          | Building demolition.  | To Eliminate High Maintenance Condition.   | 770 SF    |  | \$10,900 |
| NCF.61.A01 | Housing Unit 10       | Replace ceramic tile. With monolithic polymer floor.                      | To Eliminate High Maintenance Condition.   | 600 SF    |  | \$14,100 |
| NCF.61.E01 | Housing Unit 10       | Electrical Distribution System-Miscellaneous.                             | Service reliability.   | 1 unit    |  | \$8,400  |
| NCF.61.M02 | Housing Unit 10       | Couple the existing pneumatic control system with DDC.                    | Provide better temperature control.  | 6,000 SF  |  | \$16,600 |
| NCF.62.A01 | Housing Unit 9        | Replace ceramic tile. With monolithic polymer floor.                      | To Eliminate High Maintenance Condition.   | 600 SF    |  | \$14,100 |
| NCF.62.E01 | Housing Unit 9        | Electrical Distribution System-Miscellaneous.                             | Service reliability.   | 1 unit    |  | \$8,400  |
| NCF.62.M02 | Housing Unit 9        | Couple the existing pneumatic control system with DDC.                    | Provide better temperature control.  | 6,000 SF  |  | \$16,600 |
| NCF.64.E01 | Housing Unit 6,7,8    | Electrical Distribution System-Miscellaneous.                             | Service reliability.   | 3 units   |  | \$16,800 |
| NCF.65.A01 | Housing Unit 3,4,5    | Replace ceramic tile.   | To Eliminate High Maintenance Condition.   | 1,600 SF  |  | \$37,600 |
| NCF.65.E01 | Housing Unit 3,4,5    | Electrical Distribution System-Miscellaneous.                             | Service reliability.   | 3 units   |  | \$16,800 |
| NCF.67.A01 | Housing Unit 2        | Replace ceramic tile. With monolithic polymer floor.                      | To Eliminate High Maintenance Condition.   | 600 SF    |  | \$14,100 |
| NCF.67.E01 | Housing Unit 2        | Electrical Distribution System-Miscellaneous.                             | Existing equipment has become a high maintenance problem.  | 1 unit    |  | \$8,400  |
| NCF.67.M01 | Housing Unit 2        | Couple the existing pneumatic control system with DDC.                    | Provide better temperature control.  | 6,000 SF  |  | \$16,600 |
| NCF.68.A02 | Housing Unit 1        | Replace ceramic tile. With monolithic polymer floor.                      | To Eliminate High Maintenance Condition.   | 600 SF    |  | \$14,100 |

|            |                                    |  |   |           |              |                     |
|------------|------------------------------------|--|---|-----------|--------------|---------------------|
| NCF.68.A01 | Housing Unit 1                     | Misc projects. Provide and remodel all entrances to the housing units with double doors. | To Eliminate High Maintenance Condition.                      | 1 unit    |              | \$42,000            |
| NCF.68.E01 | Housing Unit 1                     | Electrical Distribution System-Miscellaneous.  | Existing equipment has become a high maintenance problem.     | 1 unit    |              | \$8,400             |
| NCF.68.M01 | Housing Unit 1                     | Couple the existing pneumatic control system with DDC.                                   | Provide better temperature control.                           | 6,000 SF  |              | \$16,600            |
| NCF.70.A01 | Kitchen                            | Misc projects. Increase size of loading dock and install flip ramp.                      | To Eliminate High Maintenance Condition.                      | 1 unit    |              | \$33,600            |
| NCF.70.M01 | Kitchen                            | Couple the existing pneumatic control system with DDC.                                   | None presently installed. Provide better temperature control. | 14,000 SF |              | \$38,800            |
| NCF.72.A02 | Health Care, Deputy Suite, Unit 11 | Replace ceramic tile. With monolithic polymer floors in all toilet and shower rooms.     | To Eliminate High Maintenance Condition.                      | 2,000 SF  |              | \$47,000            |
| NCF.72.E01 | Health Care, Deputy Suite, Unit 11 | Electrical Distribution System-Miscellaneous.  | Existing equipment has become a high maintenance problem.     | 3 units   |              | \$25,200            |
| NCF.72.S01 | Health Care, Deputy Suite, Unit 11 | Add new fixed color cameras inside.  | Add capacity to existing system.                              | 4 Units   |              | \$8,100             |
| NCF.73.A01 | School, Shop & Recreation          | Replace double exterior doors/frame/hardware.  | To Eliminate High Maintenance Condition.                      | 1 Unit    |              | \$4,700             |
| NCF.73.S01 | School, Shop & Recreation          | Add new fixed color cameras inside.  | Add capacity to existing system.                              | 4 Units   |              | \$8,100             |
| NCF.73.S02 | School, Shop & Recreation          | Add new pan & tilt color cameras inside.   | Add capacity to existing system.                              | 2 Units   |              | \$11,900            |
| NCF.91.A01 | Medical Superintendent Residence   | Building demolition.   | Request of Facilities Maintenance.                            | 4,400 SF  |              | \$41,600            |
| NCF.96.A01 | Administrative Office Residence    | Building demolition.   | Request of Facilities Maintenance.                            | 3,300 SF  |              | \$31,200            |
| NCF.98.A02 | Storage                            | Building demolition.   | Request of Facilities Maintenance.                            | 2,880 SF  |              | \$27,200            |
|            |                                    |  |   |           | <b>Total</b> | <b>\$17,322,201</b> |

# MICHIGAN DEPARTMENT OF CORRECTIONS

*“Help Make Things Right”*

## MEMORANDUM

**DATE:** July 11, 2014

**TO:** Gary Keiffer

**FROM:** Donald Dine, Physical Plant Superintendent  
Oaks Correctional Facility

**SUBJECT:** Annual Physical Plant Report 2014

### Facility Overview

Asphalt driveways and parking lots are in poor condition. Some pothole patching, and overband crack seal was performed in 2013, but additional maintenance is needed. Failure to act on needed repairs will result in more costly future repairs. Sidewalks are generally in fair to good condition except for the areas surrounding 6 and 7 blocks. Roofs have reached the end of their useful life cycle and are in need of replacement. Leaks are common. Repairs are handled on an as-needed basis and are becoming more frequent. 500 building had roof recoated with White Knight roof coating in 10/2009. 1 blk and 7 blk roofs were coated in the June-September of 2011. 6 blk was coated in fall of 2012.

Entrance doors and frames through out the facility are in fair condition and in need of lower frame repair.

Porosity of the brick used to construct the facility has been a problem since the beginning. Heavy rains cause many building leaks. All buildings should be water-sealed with a commercial brick sealant.

The Fire Alarm System is in good working condition.

The Duress System (PPD) is in good condition.

### Building 100: Administration

The roof problems were covered in the overview. The HVAC system is generally in good condition. Precise temperature control in some areas can be problematic. Plumbing is in good condition. The electrical system is in good condition. The security system is in good condition. Several entry doors are showing signs of deterioration.

### Building 200: Support Services

The roof problems were covered in the overview. The HVAC system is generally in good condition.

Plumbing is generally in good condition. The electrical system is in good condition. Food Service is generally in good condition. Health Care area is in good condition.

#### Building 300: Education

The roof problems were covered in the overview. The HVAC system is generally in good condition. The plumbing system is in good condition. The electrical system is in good condition. Several entry doors are showing signs of deterioration.

#### Building: 500: Maintenance, Warehouse and Electrical Generator Room

The HVAC system is generally in good condition. The plumbing system is generally in good condition. The electrical system is in good condition. The building is in a general good state.

#### Units 1-7

The roof problems were covered in the overview. The HVAC systems are generally in good condition. The plumbing systems are generally in good condition; Icon water regulating systems are functioning well. The electrical systems are in good condition. Several entry doors are showing signs of deterioration. Units 6 and 7 all cell doors are showing signs of wear and repairs /welding are problematic with constant repairs needed. 1 and 3 blk has had new boilers installed in 2013/2014.

#### Water Tower

Water tower is in good condition. Paint bubbling/fading/peeling/rust on exterior and interior where paint has peeled is evident. Physical Plant in Lansing has been made aware of this. All mechanical equipment is in good condition.

#### Pole Building

Pole building is in good condition. New floor installed in 2014.

**OAKS CORRECTIONAL FACILITY**  
**5-Year Plan**                      **FY2016**

| Project No.      | Building        | Project Description                         | Reason Description   | Quantity & Units | Project Priority | Facility Priority | Cost Estimate      |
|------------------|-----------------|---|--|------------------|------------------|-------------------|--------------------|
| ECF:00:C.4.02PC  | 4,5             | Replace exercise module fencing.            | Current fencing not adequate for use.  | 32 modules       | 2                | 1                 | \$101,000          |
| ECF:00:A03.02    | 2,3,4,5,200,300 | Apply roof coating to current membrane.     | Extend current roof life expectancy.   | 6 roofs          | 3                | 1                 | \$300,000          |
| ECF:07:M02.06    | 7               | Boiler/Water heater replacement.            | Current equipment beyond useful life.  | 1 Set            | 3                | 1                 | \$32,000           |
| ECF:05:M02.06    | 5               | Boiler/Water heater replacement.            | Current equipment beyond useful life.  | 1 Set            | 3                | 1                 | \$32,000           |
| ECF:00:A01.11    | Facility        | Side walk repair.                           | Current walkways are deteriorating.  | N/A              | 3                | 1                 | \$35,000           |
| ECF:200:C04.08MB | 200             | Dock modification.                          | Does not allow for proper transfer of supplies from vehicle to building due to height discrepancies. | 1                | 2                | 2                 | \$51,000           |
| ECF:200:A20.01   | 200             | Wall repair.                                | Encapsulate current chipped wall with stainless panels.  | 1lot             | 3                | 2                 | \$25,000           |
| ECF:200:A06.01S  | 200             | Exterior doors/frames/hardware replacement. | Current doors/frames/hardware past useful life.  | 4                | 3                | 2                 | \$23,000           |
| ECF:300:A06.01S  | 300             | Exterior doors/frames/hardware replacement. | Current doors/frames/hardware past useful life.  | 2                | 3                | 2                 | \$15,000           |
| ECF:100:M02.06   | 100             | Boiler replacement.                         | Equipment past useful life.  | 3                | 3                | 3                 | \$39,000           |
| ECF:00:M03.05    | Facility        | Pneumatic control upgrade.                  | General upgrade of system to more energy efficient controllers.                                      | 10               | 3                | 3                 | \$185,000          |
| ECF:500:E06.03M  | 500             | Generator replacement.                      | Current generator undersized.  | 1                | 2                | 3                 | \$550,000          |
| ECF:00:E01.02D   | Facility        | Interior lighting upgrade.                  | Current system non energy efficient/obsolete.  | 1 lot            | 3                | 3                 | \$450,000          |
| ECF:500:M02.14   | 500             | Condensing unit replacement.                | Current system past useful life.   | 1                | 3                | 4                 | \$50,000           |
| ECF:300:M02.41   | 300             | Heat/cooling installation.                  | Current systems supplies inadequate heating/cooling.   | 1                | 2                | 4                 | \$13,000           |
| ECF:500:M02.41   | 500             | Heat/cooling installation.                  | Current systems supplies inadequate heating/cooling.   | 1                | 2                | 4                 | \$5,500            |
| ECF:00:C03.03BS  | Facility        | Drive way repairs.                          | Current drives deteriorating.  | 1                | 3                | 4                 | \$45,000           |
| ECF:500:M06.02   | 200             | Dish machine replacement.                   | Current machine past life expectancy.  | 1                | 3                | 4                 | \$98,000           |
|                  |                 |   |  |                  |                  | <b>Total</b>      | <b>\$2,049,500</b> |

# MICHIGAN DEPARTMENT OF CORRECTIONS

*“Help Make Things Right”*

## MEMORANDUM

**DATE:** April 7, 2014

**TO:** Linda Tribley, Warden  
Ojibway Correctional Facility

**FROM:** Robert Kleimola, Physical Plant Supervisor  
Ojibway Correctional Facility

**SUBJECT: OCF ANNUAL FACILITY ASSESSMENT**

The Ojibway Correctional Facility assessment report pursuant to PD 04.03.100 “Preventive and Emergency Maintenance for Correctional Facilities” is below. This Assessment took place during the month of April, 2014. Please note that this report outlines the condition of each area inspected as well as the specific areas that need improvement.

### **Administration (Bldg. 100)**

*Building Structure:* Very good condition

*Roof:* Fair to poor condition

*Windows, Doors:* Very good condition

*Electrical:* Good condition

*Plumbing:* Good condition

*Mechanical, Heating and Cooling:* Good condition

*Specific Areas of Improvement:* Digital heating and cooling controls need to be upgraded, this upgrade is scheduled for spring 2014, and this upgrade will take place in buildings 500, 600, 700, and 800. The roofing (three tab shingles), in the valleys over the Deputy Suite and Control Center are in poor condition due to damage from ice buildup. All electrical panels are full to capacity, no room for additional circuits.

### **Housing Units A, B, & C (Bldg. 200, 300, 400)**

*Building Structure:* Very good condition

*Roof:* Fair condition

*Windows, Doors:* Good condition

*Electrical:* Good condition

*Plumbing:* Needs upgrading

*Mechanical, Heating and Cooling:* Good condition

*Specific Areas of Improvement:* Entrance, bathroom, and porter closet doors and frames are rusting and should be replaced. The entrance doors are scheduled to be replaced in the summer

of 2014. The plumbing should be upgraded. There is a mix of 1.6 gallon per flush and 3.5 gallon per flush tank-type toilets. 3.5 gallon flush toilets are being replaced with flush-valve toilets. The water supply lines to the toilets would have to be increased to supply flush valves. Some of the cast iron drain lines need to be replaced due to deterioration. Work on the drain lines is ongoing.

#### **Housing Units D, E, F & G (Bldg. 500 & 600)**

*Building Structure:* Good condition

*Roof:* Fair condition

*Windows, Doors:* Good condition

*Electrical:* Good condition

*Plumbing:* Good condition

*Mechanical, Heating and Cooling:* Good condition

*Specific Areas of Improvement:* Digital heating controls and program will be upgraded in the spring of 2014

#### **Food Service (Bldg. 700)**

*Building Structure:* Good condition

*Roof:* Fair condition

*Windows, Doors:* Good condition

*Electrical:* Good condition

*Plumbing:* Good condition

*Mechanical, Heating and Cooling:* Good condition

*Exhaust and make up air:* Good condition

*Specific Areas of Improvement:* Digital heating controls will be upgraded in the spring of 2014.

Food service equipment is all fourteen years old and is being maintained by OCF staff.

#### **School (Bldg. 800)**

*Building Structure:* Good condition

*Roof:* Fair condition

*Windows, Doors:* Good condition

*Electrical:* Good condition

*Plumbing:* Good condition

*Mechanical, Heating and Cooling:* Good condition

*Specific Areas of Improvement:* Digital heating controls will be upgraded in the spring of 2014

#### **Gym/Property (Bldg. 900)**

*Building Structure:* Good condition

*Roof:* Good condition

*Windows, Doors:* Poor condition

*Electrical:* Fair condition

*Plumbing:* Fair condition

*Mechanical, Heating and Cooling:* Fair condition

*Specific Areas of Improvement:* Doors are in poor condition and need to be replaced. Windows in the classrooms are a mix of single pane glass and plexi-glass and need to be replaced. Lower level of the lobby and property room insulation is not adequate. Property room is being

insulated at this time. A fire alarm system should be installed in the gym and property room and should be tied in to the control center.

**Maintenance/Warehouse (Bldg. 1000)**

*Building Structure:* Good condition  
*Roof:* Fair condition  
*Windows, Doors:* Good condition  
*Electrical:* Very good condition  
*Plumbing:* Very good condition  
*Mechanical, Heating and Cooling:* Very good condition  
*Specific Areas of Improvement:* None noted

**Training (Bldg. 1100)**

*Building Structure:* Good condition  
*Roof:* Fair condition  
*Windows, Doors:* Fair to poor condition  
*Electrical:* Fair condition  
*Plumbing:* Good condition  
*Mechanical, Heating and Cooling:* Good condition  
*Specific Areas of Improvement:* The sheet metal on the walls is in poor condition due to age as well as the patching of the area of the old overhead door and window openings. The single-pane glass on the steel frame awning windows are in poor condition. Doors are in fair condition with some deterioration noted at the bottom of the doors and frames. Building insulation is not adequate.

**Note:** Training has moved to the Administration Building. This building houses the employee emergency shower and bathroom and the ERT equipment. Heat is maintained at a minimum in these areas.

**Maintenance/Storage (Bldg. 1200)**

*Building Structure:* Good condition  
*Roof:* Fair condition  
*Windows, doors:* Fair to poor condition  
*Electrical:* Fair condition  
*Plumbing:* N/A  
*Mechanical, Heating, and cooling:* N/A  
*Specific Areas of Improvement:* Sheet metal roof and exterior walls are in poor condition due to age and patching of old window and door openings. The windows and doors are in fair condition.

**Note:** This building is not heated. It is used for records retention, storage of maintenance equipment as well as maintenance, food service and excess warehouse supplies.

**Auto/Carpenter Shop (Bldg. 1300)**

*Building Structure:* Good condition  
*Roof:* Fair condition

*Windows, Doors:* Poor condition

*Electrical:* Fair condition

*Plumbing:* Fair condition

*Mechanical, Heating and Cooling:* Poor condition

*Specific Areas of Improvement:* Exterior walls are in poor condition due to age and patching of old window and door openings. Windows are steel frame, single-pane glass and should be replaced. Exterior service doors and frames are rusting near the floor. Heating consists of one gas unit heater, one radiant heater, and one furnace. The furnace and the radiant heater are both long past their useful life.

**Prisoner Store – vacant (Bldg. 1400)**

*Building Structure:* Good condition

*Roof:* Fair condition

*Windows, Doors:* Poor condition

*Electrical:* Fair condition

*Plumbing:* N/A

*Mechanical, Heating and Cooling:* Poor condition

*Specific Areas of Improvement:* Metal roof, exterior walls, and patched window and door openings are in poor condition due to age. Exterior doors and frames are in fair condition. Insulation in the ceiling and walls are not adequate. Lighting needs to be upgraded.

**Note:** Building is vacant and not heated.

**Old Maintenance Shop (Bldg. 1500)**

*Building Structure:* Good condition

*Roof:* Fair condition

*Windows, doors:* Poor condition

*Electrical:* Fair condition

*Plumbing:* N/A

*Mechanical, Heating, and Cooling:* N/A

*Specific Areas of Improvement:* Lighting is in poor condition.

**Note:** Building is used for cold storage.

**Water Treatment (Bldg. 1600)**

*Building Structure:* Excellent condition

*Roof:* Very good condition

*Windows, Doors:* Excellent condition

*Electrical:* Excellent condition

*Plumbing:* Excellent condition

*Mechanical, Heating:* Very good condition

*Specific Areas of Improvement:* None noted

**Wastewater Treatment (Bldg. 1700)**

*Building Structure:* Excellent condition

*Roof:* Very good condition

*Windows, Doors:* Excellent condition

*Electrical:* Excellent condition

*Plumbing:* Excellent condition

*Mechanical, Heating:* Very good condition

*Specific Areas of Improvement:* Gas treatment room finishes are deteriorated due to the highly caustic chemicals used to clean aeration lines.

### **Sallyport (Bldg. 2000)**

*Building Structure:* N/A

*Roof:* N/A

*Windows, Doors:* N/A

*Electrical:* Good condition

*Plumbing:* N/A

*Mechanical, Heating and Cooling:* N/A

*Specific Areas of Improvement:* None noted

### **Water Tower (2100)**

*Building Structure:* Excellent condition

*Roof:* N/A

*Windows, Doors:* N/A

*Electrical:* Good condition

*Plumbing:* Good condition

*Mechanical, Heating and Cooling:* N/A

*Specific Areas of Improvement:* None noted. The tank was last inspected by Nelson Tank Engineering on August 11, 2011. At that time it was recommended to modify the mud valve to allow full removal of sediments. It was suggested that this be done in conjunction with painting of the tank. The epoxy coating was 99.99% intact at the time of inspection.

### **Alternate Fuel System (2200)**

*Building Structure:* N/A

*Roof:* N/A

*Windows, Doors:* N/A

*Electrical:* Good condition

*Plumbing:* Good condition

*Mechanical, Heating and Cooling:* N/A

*Specific Areas of Improvement:* None noted. The tank and all piping were repainted in the summer of 2013. The system was last inspected on September 23, 2013 by Industrial Propane Service and no issues were noted. The system was run on line to the facility for twenty-four (24) hours on September 23, 2013 and again on March 26, 2014.

### **Security**

- Perimeter fence and razor wire is in very good condition. No signs of rust or corrosion.
- Sally port is in good condition. Gates are in good operating condition. Knuckled over selvage edges of fence fabric on the man gates have been covered by iron to enhance

security.

- PPD system is in good condition. Computer and software were upgraded on 3/27/2014 by Chris Pegeusse of SenStar.
- Fence alarm system is in working condition. A replacement computer for the fence/fire alarm system has been ordered and will be replaced. All shaker wire on the fence is 14 years old and should be replaced.
- Fire alarm system is in good condition.
- Perimeter and yard lighting is in good condition. A portion of the parking lot lighting will be replaced with LED lights. This is a matching funds project.
- Camera system is in good working condition.

### **Grounds**

- Asphalt perimeter road, entrance roads, and parking lots are in fair condition. There are some cracks throughout the asphalt. There are areas around a couple of light poles where asphalt was removed to fill in sunken areas. Asphalt between the Training building, Maintenance building, and old Store building is in poor condition.
- Concrete sidewalks are in good condition. There are some areas with cracked slabs which are not misaligned.
- Grounds inside the facility are in fair condition. Some areas, i.e. walking track and baseball field are prone to water and wind erosion.

### **Utilities**

- Electrical distribution system is in good condition.
- Natural gas distribution system is in good condition.
- Potable water wells #3 and #4 were evaluated by Kleiman well drilling on February 5, 2014. Kleiman suggested replacing the pumps and hard ware on both wells #3 and #4 based on studies done by pump manufactures that show the average life of a pump and motor is 15 years. Pump #3 is operating at a reduced capacity of 150 gpm @ 41 psi. Pump #4 is operating at 240 gpm @ 44 psi, very close to what it was pumping originally when installed in 1999.
- Sanitary sewer system is in good condition. Sewage lagoons five, six, and seven have a sludge buildup. The Department is under a contract with U. P. Engineers and Architects to remove sludge from these lagoons. Work on the sludge removal from these lagoons started in the fall of 2013. Sludge was removed from lagoon #5. Surveying and repair of damage to the aeration piping caused by the sludge removal equipment needs to be

completed in lagoon #5. Removal of sludge in lagoons #6 and #7 has not been completed. Work on sludge removal will start in the spring of 2014 after lagoon discharge and when weather permits.

- Storm sewer is in good condition.

Facility assessment completed by Robert Kleimola, Physical Plant Supervisor.

cc: Kristine LaCount, Facility Business Manager  
Dave Flack  
Jeff Niemi  
Daniel Smith  
File

**OJIBWAY CORRECTIONAL FACILITY**  
**5-Year Plan FY2016**

| Project No.     | Building                                | Project Description   | Reason Description   | Quantity & Units  | Facility Priority | Cost Estimate      |
|-----------------|---|---|--|-------------------|-------------------|--------------------|
| OCF.00.A01      | Site                                    | 1st year Roofing repairs.   | Recommended several repairs in order for the existing roofs to last five years before replacing.   | 152300 SF         | 7                 | \$170,100          |
| OCF.00.A01      | Site                                    | 2nd year Roofing repairs.   | Recommended several repairs in order for the existing roofs to last five years before replacing.   | 105200 SF         | 8                 | \$46,800           |
| OCF.00.A01      | Site                                    | 3rd year Roofing repairs.   | Recommended several repairs in order for the existing roofs to last five years before replacing.   | 59000 SF          | 9                 | \$34,700           |
| OCF.00.A01.02   | Site                                    | Like system replacement of entire facility's roofs.   | Evaluated all the buildings' roofs and recommended replacing existing roofs in five years.   | 177,500 SF        | 10                | \$1,852,000        |
| OCF.900.M03     | Gymnasium/<br>Property - 900            | Miscellaneous. Insulate hot water heating piping.   | Provide better temperature control.  | 7500 Allowance    | 11                | \$12,600           |
| OCF.1100.E02    | Training - 1100                         | Interior Lighting-Replace interior light fixture(s), Troffer.   | Increase equipment efficiency. Increase lighting levels. Provides a cost and energy savings.   | 1827 SF           | 4                 | \$8,000            |
| OCF.1100.A02    | Training - 1100                         | Refurbish current 4,000 SF building.  | Save energy, leaks, mold issues.   | 1200000 Allowance | 4                 | \$52,500           |
| OCF.900.A03     | Gymnasium/<br>Property - 900            | Misc projects. Remove existing wood gymnasium flooring. Infill slab to be 1/2" below current finish floor. Install new rubberized gymnasium flooring. | Request of Facilities Maintenance.   | 130000 Allowance  | 15                | \$218,400          |
| OCF.00.C02.11R  | Lagoon 1                                | Replace Rubber Membrane in Lagoon #1.   | Facility to Utilize #1 on North West of Property as additional Lagoon for increase of population and operational needs due to new in-house laundry system. | 330000 Allowance  | 14                | \$200,142          |
| OCF.00.C01.01P  | Well #3 Pump                            | Replace Well #3 Pump. The replacement of Well #3 would include pump hardware, a new pump and motor, and well rehabilitation.                          | Energy waste, and high maintenance condition.  |                   | 1                 | \$15,537           |
| OCF.00.C01.01P  | Well #4 Pump                            | Vendor's recommendation is to replace Well #4 Pump.   | Energy waste, and high maintenance condition.  |                   | 2                 | \$15,537           |
| OCF.900.S105    | Gymnasium/<br>Property - 900            | Upgrade Fire Alarm System in the Gym/Property Building.   | High maintenance condition.  |                   | 6                 | \$12,000           |
| OCF.00.C02.05BN | Sewer System                            | Sanitary Pre-treatment Mechanism Bar Screen.  | Remove, replace, and upgrade Bar Screen Sanitary Treatment System for OCF Site.  |                   | 16                | \$215,000          |
| OCF.700.C01.09P | Food Service<br>/Quartermaster -<br>700 | Remove 500 gallon hot water tank and replace with (2) efficient 250 gallon tanks.   | Energy waste, and high maintenance condition.  | 7500 Allowance    | 5                 | \$20,000           |
| OCF.100.E05.16  | Administration<br>Building - 100        | Move Facility's Camera/DVR System.  | There is a possibility of water damage.  |                   | 17                | \$10,715           |
| OCF.00.S105     | Site                                    | Upgrade Smoke Detectors throughout facility.  | Superiorland Electronics did a sensitivity testing evaluation.   |                   | 3                 | \$13,520           |
| OCF.00.C03.07BS | Site                                    | Parking Lot seal cost/crack seal.   | Existing Parking lot in need of repair.  |                   | 12                | \$25,000           |
| OCF.00.C03.04M  | Site                                    | Gravel added to Prisoner Walking Track.   | Adding 3" of gravel to the 10' wide 1/5 mile track to prevent erosion.   |                   | 13                | \$11,880           |
|                 |   |   |  |                   | <b>Total</b>      | <b>\$2,934,432</b> |

# MICHIGAN DEPARTMENT OF CORRECTIONS

*“Help Make Things Right”*

## MEMORANDUM

**DATE:** September 17, 2014

**TO:** Marilyn Ruben, Facility Manager  
Parnall Correctional Facility

**FROM:** Rey Patino, Physical Plant Superintendent  
Parnall Correctional Facility

**SUBJECT:** Annual Facility Report 2013-2014

Below is the annual facility inspection report per Policy Directive 04.03.100.

**92-Administration Building – Observations:** This building is in fair condition. An arsenal needs to be constructed. The Physical Plant Change is forthcoming.

**Accomplishments:** The Control Center and Monitor Room received a complete cosmetic upgrade. Deputies Suite, Gates, Bubble, Hallways repainted. A new Security Monitoring System was purchased and installed. Numerous panes of broken glass have been replaced in the Bubble and Control Center. 5 new computer drops installed in Control Center for computer upgrades. Time clock moved to lobby. Razor Ribbon added to roof for security. Magnetic Lock installed at yard entry. Intake operation moved to inside secure perimeter.

**57-Warden Suite and Physical Training Center – Observations:** This building is in very good condition. AC Unit and Heating Boiler needs to be replacement.

**Accomplishments:** Building Transformer replaced. Painting in various offices completed. New Fiber Optics installed.

**80-Healthcare, Creamery, Q-Master, Property – Observations:** Healthcare needs the floors finished, currently they are concrete. The Creamery has been closed. Property and Quartermaster areas are in good condition but need to be cosmetically upgraded. The exterior of the building is in need of serious upgrades including paint and exterior doors.

**Accomplishments:** Emergency Lighting added to Med Room and Med Line.

**61-Old Traffic Building** - This building structurally is in sound shape but it has not been maintained. Paint peeling, no ceilings, windows need replacement, and demo needs to be done in various areas.

**91-Levin School** – This building is in fair condition. Carpet needs replacing and minor cosmetic repairs are needed.

**200-Modular Annex** – This building is in fair condition considering its age. The heat system needs replacement.

**201-Modular School Offices** - This building is in fair condition considering its age. New carpet is needed.

**219-Gym** - This building is in good condition and well maintained. Concrete areas needs replacing. Basketball court floor covering needs replacement.

**198-Programs** - This building is in very good condition. AC Unit needs to be installed.

**74-Maintenance** - This building is in good condition.

**213-Maintenance Storage** - This Pole barn structure building is in very good condition.

**79-Food Services** - This building is in good shape for its age. Roof needs replacement. Floors need resurfacing. Windows need energy efficient upgrade.

**56-Storage Room** -This building is in very poor shape and has not been maintained. Needs complete make-over if it is to be utilized in the future.

**8-Block-Housing** -This building is in good shape considering its age. This Unit is currently used as a mechanical room, supplying water and heat to other Housing Units.

**9-Block-Housing** - This building is in good shape considering its age. New locking system will be needed in the near future. The showers in this Housing Unit are in need of complete replacements. A security camera system needs to be installed.

**10-Block-Housing** -This building is in good shape considering its age. New locking system will be needed in the near future. The showers in this Housing Unit are in need of complete replacements. A security camera system needs to be installed.

**16-Block-Housing** - This building is in very good shape. Showers need replacement.

**196-A-Unit-Housing** - This building is in good shape considering its age. The drywall coverings are constantly being repaired. Roofs need to be replaced due to many leaks. Showers are in need of replacement. A security camera system needs to be installed.

**197-B-Unit-Housing** - This building is in good shape considering its age. The drywall coverings are constantly being repaired. Roofs need to be replaced due to many leaks. Showers are in need of replacement. A security camera system needs to be installed.

**32-Factory** - Currently this building is empty. Elevators need serious repairs as they are utilized.

**31-Regional Store, Trades Class** - This building is in fair condition. Windows need replacing throughout. General maintenance concerns throughout building need addressing.

**94-Meat Processing** - This building is in fair condition. All heating and domestic water lines are in need of replacement before it is to be used. Various doors need replacement.

**124-204-Horticulture** -These buildings are currently used for a Horticulture class. The roof is in serious need of replacement due to weather damage. Minor general repairs are needed.

**53-Chapel** - This building is in good condition considering its age.

**Sallyport** - This area is in need of serious upgrading. The building is in need of paint, wall repairs, AC replacement, and a roof.

**In Conclusion** - The facility is in good condition considering the temporary units are well over twenty five years old. The grounds are well maintained. The facility is in the process of replacing the perimeter fence around Factories 31 and 32.

Areas of concern include:

1. Asphalt/Concrete Repair/Replacements throughout complex.
2. Security Camera System installation and upgrade throughout complex.
3. Facility Security Shaker System needs replacement due to age.
4. Additional Motion Sensors need installation to provide proper security coverage.
5. Perimeter and Internal lighting needs upgrading and replacement.

**PARNALL CORRECTIONAL FACILITY**  
**5-Year Plan FY2016**

| Project No. | Building                            | Project Description  | Reason Description  | Quantity & Units | Facility Priority | Cost Estimate      |
|-------------|-------------------------------------|--|---|------------------|-------------------|--------------------|
| SMT.79.M17  | FOOD SERVICE                        | Roof replacement   | Physical plant upgrade  | 26,000 SQ FT     | 1                 | \$150,000          |
| SMT.AB.M18  | A & B HOUSING HOUSING UNITS         | Roof replacement   | Physical plant upgrade  | 60,000 SQ FT     | 2                 | \$300,000          |
| SMT         | 192-CONTROL CENTER                  | Replace security gates   | Physical plant upgrade and security enhancement                                 | 3 DOORS          | 3                 | \$350,000          |
| SMT.00.S05  | A,B,9,10,16, ALL BUILDINGS AND SITE | Camera installation  | Add capacity to existing system   | 75 CAMERAS       | 4                 | \$350,000          |
| SMT         | SITE                                | Perimeter shaker system replacement  | Security system upgrade   | 5,000 FT         | 5                 | \$125,000          |
| SMT.00-E    | SITE                                | Lighting levels-C24-Convert from high pressure sodium to a white type of light T | Increase lighting levels and a security enhancement                             | 200 FIXTURES     | 6                 | \$110,000          |
| SMT.00.P    | A,B,9,10,HOUSING UNITS              | Prisoners showers  | Physical plant upgrade  | 12 SHOWER AREAS  | 7                 | \$70,000           |
| SMT.57.M    | WARDENS BLD                         | Hot water heating boilers  | To eliminate a high maintenance condition and to increase service reliability   | 1 UNIT           | 8                 | \$7,000            |
| SMT.        | FOOD SERVICE                        | Dock and ramp-Replace assisting docking ramp                                     | To eliminate a high maintenance condition and to increase service reliability   | 1 UNIT           | 9                 | \$20,000           |
| SMT.79.C    | FOOD SERVICE                        | Food Service Windows   | To eliminate a high maintenance condition and as an energy/cost savings measure | 20 WINDOWS       | 10                | \$25,000           |
| SMT.00.C36  | SITE                                | Seal coat/crack seal pavement/driveway/perimeter road, bituminous                | To eliminate a high maintenance condition and to improve appearance             | 62,900 SQ FT     | 11                | \$132,100          |
|             |                                     |  |   |                  | <b>Total</b>      | <b>\$1,639,100</b> |

# MICHIGAN DEPARTMENT OF CORRECTIONS

*“Help Make Things Right”*

## MEMORANDUM

**DATE:** June 5, 2014

**TO:** Shirlee Harry, Warden

**FROM:** Jeff Zenner, Physical Plant Supervisor  
Pugsley Correctional Facility

**SUBJECT:** 2014 Annual Physical Plant Inspection

### Energy Savings

We are in the process of installing 26 motion sensor solar operated faucets in housing unit 2. This will complete all faucets for housing unit 2, 26 this year and 8 in 2013. We have also order a bubbler system to take the place of 4 aerators in our waste water ponds. This project will eliminate 4-3.5 horse power motors used to aerate the waste water ponds.

### Administration Building

This building is in very good condition overall. However there are some issues which need to be addressed now and some in the future. The plywood on the roof buckles occasionally in limited areas and lifts the shingles requiring us to make repairs. In the winter we continue to have ice build up. Need to look into more insulation around heating equipment in attic or try to increase the amount of ventilation in the attic.

### Programs

The building is in good condition overall. There are some minor cracks in the block on the northwest corner which could indicate some settling. No change from last year. The entrance doors to the programs building need to be replaced they have rusted through from all of the salt that is used. The expansion joints need to be caulk and drywall repaired in the boiler room.

### Training Building

This building is an old trailer which was installed at Camp Pugsley in 1975. The siding is showing its age. We would like to add foam board insulation and new siding. There is no fire detection system in this building.

### Parking Lot / Paved Roads

There are some cracks in the parking lot and some of the roadways that need to be filled. We repainted the stripping 2012 year.

### Chapel

This building is in good condition overall due to previous renovations. This building does not

have any type of fire detection system. We have requested adding fire alarm system to the chapel. The Chapel does not have its own heating system. The heat is transferred 180 feet underground from the Housing Unit 4 boilers.

#### Quartermaster

The building is in fair condition considering its age. There are some minor cracks in the block walls. The shingles are showing signs of wear and may need to be replaced in a few years. The doors and frames have some minor rust. The paint on the outside of the building is faded. Doors and frames need painting. We have requested adding a fire alarm system. The heat is transferred about 60 feet underground from the Gym boiler.

#### Salt Storage Shed

The building is in poor condition overall. The roof was replaced in 2011. The sliding door is in poor condition. The exterior wood is also in poor condition and needs to be replaced with vinyl or other maintenance free material. The blocks for the foundation have some cracks in the joints.

#### Maintenance/Warehouse

The building is in good condition overall. Doors and frames need some paint. The awnings need shingles replaced this will be completed summer of 2014.

#### Maintenance Storage Building

The building is in fair condition overall. The siding is in poor condition and needs to be replaced with vinyl or other maintenance free material. We need to install some type of soffit to keep birds, bats, etc. out. The sliding doors are old and should be replaced with overhead doors.

#### Public Works/Lockshop/Employee Weight Room

This building has had new window install in the employee weight room area along with new drywall. The exterior of the building has new vented soffits and pole barn steel along with new doors this was all completed in 2013.

#### Shakedown Trailer

This is an old single wide trailer that was used as a latrine until 2001 when it was moved outside the secure perimeter and converted to the Shakedown Trailer. Exterior siding has been repaired and painted and is in good shape. The roof membrane is in excellent shape. The interior walls and benches were painted in 2012.

#### Housing Unit 1

The building is in good condition overall. The plywood on the roof buckles occasionally in limited areas and lifts the shingles requiring us to make repairs. Currently we do not have reliable/adequate controls to regulate heat. New controls are needed and would help reduce fuel costs and make it easier to control the heat and meet ACA standards. The doors and frames were painted in 2013. We are in the process of updating the fire alarm system in this housing unit.

#### Housing Unit 2

The building is in good condition overall. The plywood on the roof buckles occasionally in limited areas and lifts the shingles requiring us to make repairs. Currently we do not have

reliable/adequate controls to regulate heat. New controls are needed and would help reduce fuel costs and make it easier to control the heat and meet ACA standards. The doors and frames were all painted in 2013. We are in the process of updating the fire alarm system in this housing unit.

### Housing Unit 3

The building is in good condition overall. The plywood on the roof buckles occasionally in limited areas and lifts the shingles requiring us to make repairs. We currently have a stain on the front of the building that looks to be caused by a roof leak. While doing inspection of the attic no signs of leak were visible. There is a crack on A wing halfway down the building. Currently we do not have reliable/adequate controls to regulate heat. New controls are needed and would help reduce fuel costs and make it easier to control the heat and meet ACA standards. We are in the process of updating the fire alarm system in this housing unit.

### Housing Unit 4

The building is in fair condition considering its age. However there are some small cracks in the blocks and joints in various locations. Most of the ceiling in this building is plywood and is bowed and has water stains due to the previous roof leaking. Currently funds are not available for this upgrade. The outside of the building has paint peeling in various areas. We plan to install insulation board and some type of maintenance free siding. The wood around some of the windows has been replaced and repainted when siding is installed we plan to rap all window frames with maintenance free material. There is some rust on door frames and doors. The door on the east side of B wing going to the court yard needs to be replaced. We are in the process of updating the fire alarm system in this housing unit.

### Food Service

The building is in good condition overall. The plywood on the roof buckles occasionally in limited areas and lifts the shingles requiring us to make repairs. The domestic boiler was replaced in 2013 with the same type of boiler. We have requested adding a fire alarm system. The exterior of the building needs the expansion joints caulked and the fascia needs repaired on the back of the building. There are tiles that need to be replaced and some of the interior needs to be painted. FRP by cooler needs to be repaired and the drywall behind the water softener needs replaced.

### Gym

The building is in fair condition considering its age. The doors have some minor rust. A bathroom is needed to provide toilet facilities for prisoners. Currently they return to their housing unit to use toilet facilities. The bathroom would reduce prisoner movement. The shingled roof over the mechanical room has been replaced in 2011. There are some minor cracks in the concrete blocks. The ceiling heating units are showing their age and may need to be replaced in the near future. The roof on the gym leaks during heavy driving rains. McDonald roofing did a facility roof evaluation in fall of 2013 it was there recommendation that this roof be replaced.

### Old Pump House

The building is in fair condition considering its age. This building contains some electrical panels which feed the Gym and Chapel. There is some concrete missing where the rafters set on the wall.

### Auto Shop

The building is in fair condition considering its age. The main two service doors were replaced in 2012 along with new steel siding. The roof over the storage room was found to be leaking. We removed all of the rotted material rebuilt the exterior wall repaired roof. Building should be in good shape for several years.

### Grounds Building

The building is in fair condition considering its age. The wood siding and soffit are in poor condition and need to be replaced with vinyl or other maintenance free material.

### Pole Barn

The building is in good condition overall. Some of the overhead doors need repair.

### Pump House / Water Tower

The pump house building is in good condition. The water tower was inspected in August, 2013. There was a hole in the over flow pipe and they need to install a check valve on to the condensate drain. The estimated cost of these repairs is \$3200.00. The next suggested inspection is due in 2018. The base of the bowl needs cleaning.

### Building Trades Pole Building

Some rust on metal roof.

### Vehicle Maintenance Storage Shed

The overall condition of this building is poor. The roof was replaced in 2010. The siding is in poor condition and needs to be replaced with vinyl or other maintenance free material. The sliding door is old and difficult to use. An overhead door would be a better alternative. Part of the ceiling is in poor condition and needs to be removed. There is no electrical power to this building.

### Sallyport

The sally port shack received some extensive remodeling in 2012. The bottom of this unit was rusted away we cut out all of the rotted material and completely rebuilt it. The entire pit was sandblasted and repainted along with the post.

### Security Camera System

The camera system is in good condition overall with the few cameras that we have. We have purchased a 42" monitor and having a multi plex unit installed to allow viewing of 4 cameras at 1 time.

### Security Fence System

The fence system is in good condition overall. We have had Mid State service techs here occasionally to repair the system (software or transponder issues). This is due to the lack of training available for Maintenance staff on this system. Some of the cable and sensors will need to be replaced in the future. We do have additional fence, cable and razor wire in the event that repairs are necessary.

### Fire Protection System

The fire protection system is in good condition overall. Siemens will be here in July to do our annual inspection. We are in the process of having engineers look at replacing the fire alarm system.

### Personal Protection Device System

Senstar has completed a hardware and software up date to the system in 2014. We have one hub out in the maintenance building at this point everything else is working great. I have sent this hub in for repair should be back mid-June.

### Propane System

The propane system is in good operating condition. We brought the propane tank farm up to current regulation replace vents and stand pipes. We replaced fill valves and added emergency shut off valves in August 2011.

### Wastewater Lagoon System

The overall condition is good. The pond liner is in good condition (20 year warranty). The solar powered aerators which were added in July/05 continue to help keep odor issues from becoming a problem. They are supposed to be designed to be in the ponds year around. However, we had some damage occur one winter due to snow and ice. To avoid this, we remove the aerators prior to ice forming on the ponds and then place them back in after the ice melts. We had the discharge field trees all harvested and new seedling replanted between fall of 2010 and spring of 2011.our permit is good until 2015. We had sludge remove from ponds 1and 2 completely pond 4 around 2/3 of the pond was cleaned and nothing removed from pond 3. This was all completed in 2013.

### Grounds

The overall condition is good. We added a temporary sidewalk from the main parking lot out to the maintenance /warehouse area made of roof blocks. This allows staff to walk between these areas and not be on the perimeter road.

### Other

The basketball court adjacent to HU 4 is in very poor condition.

### Roofs

McDonald roofing did a facility roof inspection in 2013. They have compiled a list of areas and the life span of each roof at the facility. We have started looking into making the repairs off of their recommendations.

cc: Dave Flack, Manager, Physical Plant Division  
Joe Sattler, Administrative Officer  
File

**PUGSLEY CORRECTIONAL FACILITY**  
**5-Year Plan FY2016**

| Project No.   | Building                           | Project Description  | Reason Description   | Quantity & Units | Facility Priority | Cost Estimate |
|---------------|------------------------------------|--|--|------------------|-------------------|---------------|
| MPF.700.A046  | Housing Unit 1                     | Housing unit cube enclosure.                               | Install lockable cube enclosures.  | 47 units         | 1                 | \$89,102      |
| MPF.002.S002  | Chapel                             | Install fire alarm/detection system.                       | Recommend that a fire alarm/detection system be installed in this building.                              | 1 Unit           | 2                 | \$20,075      |
| MPF.007.S003  | Gym                                | Install fire alarm/detection system.                       | Recommend that a fire alarm/detection system be installed in this building.                              | 1 Unit           | 3                 | \$22,545      |
| MPF.003.S004  | Quartermaster Building             | Install fire alarm/detection system.                       | Recommend that a fire alarm/detection system be installed in this building.                              | 1 Unit           | 4                 | \$20,075      |
| MPF.006.S014  | Human Resources/ Training Building | Install fire alarm/detection system.                       | Recommend that a fire alarm/detection system be installed in this building.                              | 1 Unit           | 5                 | \$25,600      |
| MPF.400.A049  | Programs Building                  | Construct 6 offices in programs suite area.                | Construct 6 individual offices in program's suite for Outpatient Mental Health.                          | 6 units          | 6                 | \$15,514      |
| MPF.000.M040  | Site                               | Replace Grease Trap.                                       | Replace grease trap.   | 1 Unit           | 7                 | \$8,725       |
| MPF.000.S0016 | Site                               | Replace zone shacker wire.                                 | Replace shaker wire on fence zones. This wire was installed 2000 and is close to meeting its life cycle. | 18               | 8                 | \$68,880      |
| MPF.001.A044  | Housing Unit 4                     | Split OPMHT office into two offices.                       | Construct an office for Outpatient Mental Health by splitting a current office into two offices.         | 220 SF           | 9                 | \$9,330       |
| MPF.000.C011  | Waste Water Ponds                  | Replace aerators.  | The current aerators are outdated and require more frequent repairs.                                     | 4                | 10                | \$2,900       |
| MPF.000.C012  | Waste Water Ponds                  | Replace aerators with floating aeration system.            | The current aerators are outdated and require more frequent repairs.                                     | 4                | 11                | \$2,900       |
| MPF.700.M032  | Housing Unit 1                     | Install air conditioning in Housing Unit 1 C/D CPC office. | Installing air conditioning will allow staff to spend more time in the office.                           | 1 unit           | 12                | \$3,450       |
| MPF.600.M013  | Housing Unit 2                     | Install air conditioning in Housing Unit 2 C/D CPC office. | Installing air conditioning will allow staff to spend more time in the office.                           | 1 unit           | 13                | \$3,450       |

|              |                         |   |  |           |    |            |
|--------------|-------------------------|---|--|-----------|----|------------|
| MPF.400.A045 | Programs Building       | Construct Library Office.                                       | Construct office in Library so Librarian can have secure work area while monitoring prisoner activity.   | 170 SF    | 14 | \$9,540    |
| MPF.500.M014 | Housing Unit 3          | Install air conditioning in Housing Unit 3 C/D CPC office.      | Installing air conditioning will allow staff to spend more time in the office.   | 1 unit    | 15 | \$3,450    |
| MPF.700.M036 | Housing Unit 1          | Replace heating boiler with energy efficient boiler.            | Installation of an energy efficient boiler will reduce utility and repair costs and provide a more reliable heating source for the housing unit.   | 1 unit    | 16 | \$20,000   |
| MPF.600.M037 | Housing Unit 2          | Replace heating boiler with energy efficient boiler.            | Installation of an energy efficient boiler will reduce utility and repair costs and provide a more reliable heating source for the housing unit.   | 1 unit    | 17 | \$20,000   |
| MPF.100.E001 | Administration Building | Add heat tape to roof.  | Install heat tape on roof to stop Ice build up.  | 1000 sqft | 18 | \$7,500.00 |
| MPF.700.A038 | Housing Unit 1          | Install expanded metal screens over windows.                    | To provide a secure barrier.   | 52 units  | 19 | \$2,940    |
| MPF.600.A039 | Housing Unit 2          | Install expanded metal screens over windows.                    | To provide a secure barrier so that prisoners cannot move contraband out of the housing unit via the windows.  | 52 units  | 20 | \$2,940    |
| MPF.500.A040 | Housing Unit 3          | Install expanded metal screens over windows.                    | To provide a secure barrier so that prisoners cannot move contraband out of the housing unit via the windows.  | 52 units  | 21 | \$2,940    |
| MPF.500.M038 | Housing Unit 3          | Replace heating boiler with energy efficient boiler.            | Installed during construction in 2000, the current heating boilers are outdated and require more frequent repairs. Installation of an energy efficient boiler will reduce utility and repair costs and provide a more reliable heating source for the housing unit.  | 1 unit    | 22 | \$20,000   |
| MPF.001.M039 | Housing Unit 4          | Replace heating boiler with energy efficient boiler.            | Installed during construction in 2000, the current heating boilers are outdated and require more frequent repairs. Installation of an energy efficient boiler will reduce utility and repair costs and provide a more reliable heating source for the housing unit.  | 1 unit    | 23 | \$20,000   |
| MPF.600.M034 | Housing Unit 2          | Replace domestic hot water boiler with energy efficient boiler. | Installed during construction in 2000, the current boilers are outdated and require more frequent repairs. Installation of an energy efficient boiler will reduce utility and repair costs and provide a more reliable hot water supply for the prisoners housed in this unit.                                     | 1 unit    | 24 | \$37,352   |
| MPF.500.M035 | Housing Unit 3          | Replace domestic hot water boiler with energy efficient boiler. | Installed during construction in 2000, the current boilers are outdated and require more frequent repairs. Installation of an energy efficient boiler will reduce utility and repair costs and provide a more reliable hot water supply for the prisoners housed in this unit.                                     | 1 unit    | 25 | \$37,352   |
| MPF.100.A032 | Administration Building | Replace Administration Building roof.                           | The new heating system installed in the Administration Building in 2009 generates excessive heat in the attic. The resulting ice dams have damaged the roof and shingles.  | 15,000 SF | 26 | \$202,400  |
| MPF.700.M019 | Housing Unit 1          | Install motion activated faucets on prisoner sinks.             | Replace existing prisoner bathroom sink faucets with motion activated faucets to reduce water usage, save electricity (pumping fresh and waste water) and natural gas (heating water). Reduce the quantity of water going into waste water ponds, helping to ensure that we stay within our DEQ wastewater permit. | 36 units  | 27 | \$11,880   |

|              |                         |   |   |            |    |           |
|--------------|-------------------------|---|---|------------|----|-----------|
| MPF.500.M021 | Housing Unit 3          | Install motion activated faucets on prisoner sinks.   | Replace existing prisoner bathroom sink faucets with motion activated faucets to reduce water usage, save electricity (pumping fresh and waste water) and natural gas (heating water). Reduce the quantity of water going into waste water ponds, helping to ensure that we stay within our DEQ wastewater permit.  | 36 units   | 28 | \$11,880  |
| MPF.001.M022 | Housing Unit 4          | Install motion activated faucets on prisoner sinks.   | Replace existing prisoner bathroom sink faucets with motion activated faucets to reduce water usage, save electricity (pumping fresh and waste water) and natural gas (heating water). Reduce the quantity of water going into waste water ponds, helping to ensure that we stay within our DEQ wastewater permit.  | 20 units   | 29 | \$6,600   |
| MPF.001.A035 | Housing Unit 4          | Add insulation and metal siding.  | Constructed in 1956, the block building has no insulation on the exterior or interior walls. The exterior paint is peeling and there are layers of old paint that need to be removed. Installing insulation would make the building more comfortable for the occupants and more energy efficient. Installing metal siding would eliminate the need to remove old paint and would reduce maintenance on the building.  | 16,000 SF  | 30 | \$40,000  |
| MPF.600.A047 | Housing Unit 2          | Housing unit cube enclosure.  | Install lockable cube enclosures so that prisoners have a more secure area to stay and to keep their property.  | 48 units   | 31 | \$90,998  |
| MPF.500.A048 | Housing Unit 3          | Housing unit cube enclosure.  | Install lockable cube enclosures so that prisoners have a more secure area to stay and to keep their property.  | 48 units   | 32 | \$90,998  |
| MPF.000.C002 | Site                    | Repair, seal and stripe parking lots, drives and perimeter road.  | Repair cracks, seal pavement, and repaint faded stripes in all parking lots, drives and roads.  | 225,030 SF | 33 | \$15,410  |
| MPF.100.A051 | Administration Building | Install a door and metal frame with side lite in Deputy Suite hallway.  | Installation of this door will stop prisoners and staff from interrupting meetings and other business in the Deputy's Suite.  | 1 unit     | 34 | \$2,500   |
| MPF.100.S016 | Administration Building | Electronic Door Lock in Administration Lobby.   | Install electric strick to control the door leading to the business office and warden suite   | 1 unit     | 35 | \$2,500   |
| MPF.001.A013 | Housing Unit 4          | Remove and replace plywood ceiling, and relocate old ceiling conduit.   | Constructed in 1956, the plywood ceiling is bowed and has water damage in some locations. Ceiling conduit would also be removed or relocated.   | 9,000 SF   | 36 | \$138,965 |
| MPF.300.A016 | Food Service Building   | Expand building - Add twenty feet to west end of building, relocating Property Room and expanding Food Service dining room and increasing food storage area. (see Project # MPF.003.A017 for alternative) | Due to increases in our prisoner population (1,342 from 954), the dining room needs to be expanded to increase seating for the additional prisoners. Additional storage space is also needed to adequately handle the increase in food and supplies needed as a result of the population increase.  | 1,400 SF   | 37 | \$187,605 |
| MPF.100.A024 | Administration Building | Expand building to add three offices for Health Care. (see Project # MPF.100.A031 for alternative)  | Health Care does not have adequate space to provide health care treatment to prisoners. The physician uses the optometry room and the eye exam chair to conduct his examinations. There is no private area for procedures and the treatment room is not adequate to provide confidential patient care. The medication area is also insufficient to meet the needs of the facility. These issues were compounded with increases in our prisoner population (1,342 from 954). | 1,400 SF   | 38 | \$109,410 |
| MPF.001.M001 | Housing Unit 4          | Heat system upgrade - Replace convectors and install heating controls.  | Old convectors and piping does not provide adequate heat. Replacing convectors that are not working and adding new controls would make it easier to maintain heat in building, meet ACA standards and reduce fuel usage/costs.  | 1 unit     | 39 | \$89,635  |
| MPF.003.A037 | Quartermaster Building  | Replace roof.   | The age of the current roof is unknown but the shingles are worn and curling and need to be replaced.   | 1,780 SF   | 40 | \$3,000   |

|              |                                  |  |   |          |    |          |
|--------------|----------------------------------|--|---|----------|----|----------|
| MPF.010.A007 | Carpenter Shop                   | Add vinyl siding and soffit.   | Constructed in 1972, the wood siding on this building has deteriorated. Replacing it with metal would extend the life of the building and significantly reduce the need for maintenance to paint/stain or replace rotted boards. The soffit is also deteriorating and needs to be replaced.   | 1,600 SF | 41 | \$1,920  |
| MPF.100.A034 | Administration Building          | Replace doors on temporary holding cells.  | Current doors have food slots. Officers must enter the temporary holding cell to apply leg restraints. Replacing current doors with doors that have slots at bottom and mid-door will allow officers to apply handcuffs and leg restraints prior to opening door.   | 2 units  | 42 | \$4,780  |
| MPF.012.A011 | Vehicle Maintenance Storage Shed | Repair walls; add vinyl siding and soffit; and replace doors, windows and roof.  | Constructed in 1972, the wood siding on this building has deteriorated. Replacing it with metal would extend the life of the building and reduce the need for maintenance staff to paint/stain and replace rotted boards. Due to age and condition, the plank roof needs to be repaired. The walls are water damaged and need to be replaced. The windows are in poor condition and need replacing. The sliding door is old and difficult to use and would be replaced with an overhead door. | 1,500 SF | 43 | \$3,200  |
| MPF.014.A003 | Salt Storage Shed                | Repair existing building - Remove rear door and replace with solid wall, repair walls as needed and install overhead door. | Constructed in 1972, this old building has extensive damage. The walls are bowed and door is in poor condition. It has deteriorated to a point where it has become a safety concern. Need a structurally sound building.  | 850 SF   | 44 | \$13,635 |
| MPF.013.A006 | Maintenance Storage Building     | Add vinyl siding and soffit, and overhead and entrance doors.  | Constructed in 1972, the wood siding on this building has deteriorated. Replacing it with metal would extend the life of the building and significantly reduce the need for maintenance staff to paint/stain or replace rotted boards. There is no soffit. The sliding doors are old and difficult to use and would be replaced with overhead doors.  | 2,800 SF | 45 | \$11,535 |
| MPF.003.A036 | Quartermaster Building           | Add insulation and metal siding.   | Constructed in 1956, the block building has no insulation on the exterior or interior walls. The exterior paint is peeling and there are layers of old paint that need to be removed. Installing insulation would make the building more energy efficient. Installing metal siding would eliminate the need to remove old paint and would reduce maintenance on the building.   | 1,500 SF | 46 | \$3,850  |
| MPF.200.M010 | Maintenance / Warehouse          | Construct prisoner bathroom.   | Warehouse/Maintenance building was constructed with one bathroom in each area. Per MIOSHA and State Plumbing codes, prisoners cannot share bathrooms with staff. Currently renting a porta-john for prisoner use. Adding this bathroom would bring us into compliance with MIOSHA and State Plumbing codes and eliminate the ongoing expense for the porta-john rental.   | 90 SF    | 47 | \$18,965 |
| MPF.007.M005 | Gym                              | Construct prisoner bathroom.   | A bathroom is necessary to provide toilet facilities to prisoners using the gym. Currently, prisoners must return to their housing unit to use toilet facilities, creating additional prisoner movement.  | 200 SF   | 48 | \$45,810 |
| MPF.001.A014 | Housing Unit 4                   | Level floor and replace tile.  | Constructed in 1956, the floors are uneven and there are numerous crack lines in the floor tile. The cracks in the concrete floor need to be repaired before we can repair the damaged tile.  | 5,000 SF | 49 | \$6,190  |
| MPF.000.C010 | Site                             | Install cement pad for Building Trades.  | Currently Building Trades completes construction projects outdoors on a stone and grass covered area. Installing a 55' x 60' x 4" concrete pad will improve facility safety and security by making it easier to find nails and other materials lost during construction.  | 3,300 SF | 50 | \$4,110  |
| MPF.000.C004 | Site                             | Replace concrete basketball court adjacent to HU 4.  | The concrete needs to be replaced. It is cracked / damaged and uneven and cannot be fully utilized for its intended purpose.  | 4,200 SF | 51 | \$13,045 |
| MPF.000.M006 | Waste Water Lift Station         | Install outdoor faucet at Waste Water Treatment Plant.   | Water supply is needed for general clean up when waste water system pumps are pulled for maintenance.   | 1 unit   | 52 | \$3,720  |

|              |  |  |  |          |              |                    |
|--------------|--|--|--|----------|--------------|--------------------|
| MPF.003.A017 | Quartermaster Building                 | Expand building - Construct an addition on QM building and relocate Property Room from Food Service Building. (see Project # MPF.300.A016 for alternative) | Due to increases in our prisoner population (1,342 from 954), the dining room needs to be expanded to increase seating for the additional prisoners. Additional storage space is also needed to adequately handle the increase in food and supplies needed as a result of the population increase. Relocating the Property Room from the Food Service Building to this addition would allow us to renovate the existing Property Room into the additional dining and storage space needed. | 880 SF   | 53           | \$41,870           |
| MPF.000.A015 | Maintenance Equipment Storage Building | Construct a pole barn for maintenance equipment.   | Currently, maintenance equipment (tractor, plow, blower, etc) is stored outside and subjected to the weather. Equipment is depreciating at a more rapid than normal rate. Construction of a storage building would allow this equipment to be stored in a dry location when not in use.  | 2,400 SF | 54           | \$18,810           |
| MPF.007.M029 | Gym                                    | Replace hot water heater with on demand water heater.  | Replace existing hot water heater (10 years old and operates at 70.9% efficiency) with an on-demand water heater (95% efficiency) to reduce natural gas costs.   | 1 unit   | 55           | \$2,105            |
| MPF.400.M030 | Programs Building                      | Replace hot water heater with on demand water heater.  | Replace existing hot water heater (15 years old and operates at 83.5% efficiency) with an on-demand water heater (95% efficiency) to reduce natural gas costs.   | 1 unit   | 56           | \$2,670            |
| MPF.007.M031 | Gym                                    | Install energy recovery ventilator.  | Currently, the heating units are mounted on the ceiling with exhaust fans located nearby. As a result, the heat is being exhausted out of the building. Installing an energy recovery ventilator will capture the heated air at the exhaust point and return it to the Gym.  | 1 unit   | 57           | \$16,245           |
| MPF.700.M003 | Housing Unit 1                         | Heat system upgrade - Install heating controls.  | Currently we do not have reliable/adequate controls to regulate heat. New controls would help reduce fuel usage/costs and make it easier to control the heat and meet ACA standards.   | 1 unit   | 58           | \$12,865           |
| MPF.600.M002 | Housing Unit 2                         | Heat system upgrade - Install heating controls.  | Currently we do not have reliable/adequate controls to regulate heat. New controls would help reduce fuel usage/costs and make it easier to control the heat and meet ACA standards.   | 1 unit   | 59           | \$12,865           |
| MPF.500.M004 | Housing Unit 3                         | Heat system upgrade - Install heating controls.  | Currently we do not have reliable/adequate controls to regulate heat. New controls would help reduce fuel usage/costs and make it easier to control the heat and meet ACA standards.   | 1 unit   | 60           | \$12,865           |
| MPF.000.S005 | Site                                   | Replace facility siren.  | Replace the existing facility siren with a new siren with a built in heater. This would prevent the siren from freezing in cold, wet conditions.   | 1 unit   | 61           | \$6,980            |
| MPF.000.A50  | Site                                   | Construct Gun Range shooting platform.   | Construct an elevated platform so that staff will be able to practice fire from a tower or off a housing unit roof.  | 1unit    | 62           | \$1,500            |
| MPF.000.A053 | Site                                   | Construct a 3rd waste water storage pond.  | This pond would help relieve pressure from the increased prisoner population from 954 to 1342. Each year we need to be very careful about the amount of water we use. This would help us in the future to possibly do our own laundry.   | 1        | 63           | \$500,000          |
|              |  |  |  |          | <b>Total</b> | <b>\$2,239,876</b> |

# MICHIGAN DEPARTMENT OF CORRECTIONS

*“Help Make Things Right”*

## MEMORANDUM

**DATE:** June 18, 2014

**TO:** Daniel Smith

**FROM:** Ed LaPlant, Physical Plant Superintendent  
Saginaw Correctional Facility

**SUBJECT:** Annual Physical Plant Report 2014

### Facility Overview:

Asphalt driveways and parking lots are in fair to poor condition. They are in need of milling and resurfacing or complete replacement. Sidewalks are generally in poor condition this past hard winter has left many cracked and heaved.

Entrance doors and frames through out the facility are in poor condition and in need of replacement.

Porosity of the brick used to construct the facility has been a problem since the beginning. Heavy rains cause many building leaks. All buildings should be water-sealed with a commercial brick sealant.

Water proofing on the lower levels of the medium security housing unit walls has failed. Heavy rains cause leaks into the lower level cells in certain areas.

The roofs on all buildings with the exception of the 600 building have exceeded their life expectancy. We experience many leaks throughout the facility even light rain events. Many patches and repairs have been made, but problems still often arise. An MOP has been issued last year but work has yet to begin. Central office and DTMB are facilitating the process and projections are that the contract will be awarded this August.

The Fire Alarm System needs updating or replacement. Some parts are no longer available. An MOP has been issued and a new system is scheduled to be installed in the next fiscal year

The Duress System (PPD) replacement has begun this year.

### Building 100: Administration

The roof and porous brick problems were covered in the overview. The HVAC system is generally in good condition. Precise temperature control in some areas can be problematic. Plumbing is in good

condition. The electrical system is in good condition. The security system is in good condition. Brick is in need of tuck pointing and windows should be caulked.

#### Building 200: Support Services

The roof and porous brick problems were covered in the overview. The HVAC system is generally in good condition. Precise temperature control in some areas can be problematic. Plumbing is generally in good condition. The electrical system is in good condition. Food Service is generally in good condition. Health Care is in good condition. Segregation is generally in good condition. The brick is in need of tuck pointing and windows should be caulked.

#### Building 300: Education

The roof and porous brick problems were covered in the overview. The HVAC system is generally in good condition. Precise temperature control can be problematic in some areas. The plumbing system is in good condition. The electrical system is in good condition. The brick is in need of tuck pointing and the windows should be caulked.

#### Building 400: Level I Housing

The roof and brick problems were covered in the overview. The HVAC system is generally in good condition. The plumbing system is generally in good condition. The water heater failed this year and has been replaced with two higher efficiency units. The electrical system is in good condition. The brick is in need of tuck pointing and the windows should be caulked.

#### Buildings 700, 800, 900: Level II Housing

The roof and brick problems were covered in the overview. The HVAC systems are generally in good condition with exception on the air compressors which are in need of replacement. The plumbing systems are generally in good condition. The electrical systems are in good condition. The brick is in need of tuck pointing and the windows should be caulked.

#### Buildings 500, 1200: Level IV Housing

The roof and brick problems were covered in the overview. The HVAC systems are generally in good condition with exception on the air compressors which are in need of replacement. The plumbing systems are generally in good condition. The electrical systems are in good condition. The sliding cell door systems are generally in good condition with worn track assemblies replaced on an as needed basis. The brick is in need of tuck pointing and the windows should be caulked.

#### Building 600: Level IV Housing

This housing unit was built in 2001 and is in generally good condition. The plumbing system is in good condition. The electrical system is in good condition. The HVAC systems are in good condition. We have been having an issue keeping the boiler treatment chemicals in balance allowing some scale to develop in the system. It was found that a bad check valve was causing dilution of the system. The corrections have been made and we will be monitoring the results.

#### Building 1100: Maintenance, Warehouse and Electrical Substation

The roof and brick problems were covered in the overview. The HVAC systems are in good condition. The plumbing system is in good condition. The electrical system is in good condition. The

substation switch gear, back up generator and propane backup system is in good condition. Warehouse freezer doors are in poor condition and need replacement.

Building 1600: Grounds, Wood Shop and Transportation

This building is of post frame construction and in good condition. HVAC system is in good condition. Plumbing is in good condition. Electrical system is in good condition.

**SAGINAW CORRECTIONAL FACILITY**  
**5-Year Plan FY2016**

| Project No. | Building | Project Description  | Reason Description   | Quantity & Units | Facility Priority | Cost Estimate |
|-------------|----------|--|--|------------------|-------------------|---------------|
| SRF.A01.03  | Site     | Replace all roofs.   | Damaged; leading to more serious problems.   |                  | 1                 | \$1,380,000   |
| SRF.00.C01  | Site     | Recreation Field/Court, Resurface/Renovate, Basketball. Basketball court located westerly of Building 10.                                    | Due to age of system. To prevent failure. To fix deteriorated, damaged, failure area.  | 3,000 SF         |                   | \$10,100      |
| SRF.00.C03  | Site     | Recreation Field/Court, Resurface/Renovate, Basketball. Basketball court located westerly of Building 11.                                    | Due to age of system. To prevent failure. To fix deteriorated, damaged, failure area.  | 3,000 SF         |                   | \$10,100      |
| SRF.00.C04  | Site     | Recreation Field/Court, Resurface/Renovate, Basketball. Basketball court located westerly of Building 12.                                    | Due to age of system. To prevent failure. To fix deteriorated, damaged, failure area.  | 3,000 SF         |                   | \$10,100      |
| SRF.00.C05  | Site     | Sidewalk, Concrete, New. Sidewalk running southwesterly adjacent to basketball court for Building 12.  | Due to facility growth. Due to facility request. To fix deteriorated, damaged, failure area. To improve appearance. Inmate activity in this area does not allow lawn growth.   | 1,625 SF         |                   | \$15,000      |
| SRF.00.C06  | Site     | Sidewalk, Concrete, Remove & Replace. Sidewalks at northeast corner of Building 2.   | Due to age of system. Due to facility request. To prevent failure. To fix deteriorated, damaged, failure area.   | 5,250 SF         | 11                | \$56,900      |
| SRF.00.C07  | Site     | Sidewalk, Concrete, Seal Coat/Crack Seal. Sidewalk intersection/plaza between Buildings 2 and 4.   | Due to age of system. To improve drainage. To prevent failure. To extend life. Joints are opening and walks are beginning to float.  | 2,500 SF         |                   | \$5,300       |
| SRF.00.C10  | Site     | Recreation Field/Court, Resurface/Renovate, Basketball. Basketball courts located at north end of the Activity Yard.                         | Due to age of system. Due to facility request. To prevent failure. To prevent personal injury. To improve appearance. Due to site/soil characteristics. To extend life.        | 12,000 SF        |                   | \$40,300      |
| SRF.00.C11  | Site     | Recreation Field/Court, Remove & Replace, Running Track. Running track within the Activity Yard located at the northwest corner.             | Due to age of system. Due to facility growth. To prevent failure. To fix deteriorated, damaged, failure area.  | 150 SF           |                   | \$880         |
| SRF.00.C12  | Site     | Recreation Field/Court, Resurface/Renovate, Running Track. Running track within the Activity Yard.   | Due to age of system. Due to facility request. To prevent failure. To fix deteriorated, damaged, failure area.   | 14,200 SF        |                   | \$59,600      |
| SRF.00.C14  | Site     | Site Improvements III, Remodel/Repair, Ball Field Backstop. Backstop at ball field within Activity Yard.                                     | Due to age of system. To prevent failure. To fix deteriorated, damaged, failure area. To improve appearance. To extend life.   | 1 Unit           |                   | \$2,700       |
| SRF.00.C15  | Site     | Site Improvements III, Remodel/Repair, Sallyport.  | To prevent failure. Service reliability. Prevent winter freezing hazard. Due to site/soil characteristics. Due to freeze-thaw cycles. Upper gate rollers freeze in the winter. | 1 Unit           | 13                | \$134,400     |
| SRF.00.C16  | Site     | Sidewalk, Concrete, Remove & Replace. Interior walkways/sidewalks - miscellaneous areas.   | Due to age of system. To fix deteriorated, damaged, failure area. To prevent personal injury. To improve appearance.   | 1,200 SF         |                   | \$13,000      |
| SRF.00.C17  | Site     | Sidewalk, Concrete, Remove & Replace. Concrete walk under overhang at front entrance to Building 1.  | To prevent failure. To fix deteriorated, damaged, failure area. Due to freeze-thaw cycles. To extend life.   | 900 SF           |                   | \$6,300       |
| SRF.00.C18  | Site     | Sidewalk, Concrete, Remove & Replace. Sidewalks located at front entrance to Building 1 adjacent to curb.                                    | Due to age of system. Due to facility request. To improve drainage. To prevent failure. To fix deteriorated, damaged, failure area.  | 2,000 SF         |                   | \$13,900      |
| SRF.00.C19  | Site     | Parking Lot, Bituminous, Mill & Resurface. Visitors parking lot.   | Due to age of system. Due to facility request. To prevent failure. To fix deteriorated, damaged, failure area. To extend life.   | 17,160 SF        | 8                 | \$14,800      |
| SRF.00.C21  | Site     | Pavement Areas/Driveways/Roadways, Bituminous, Mill & Resurface. Front traffic circle adjacent to Building 1.                                | Due to age of system. To prevent failure. To fix deteriorated, damaged, failure area.  | 11,580 SF        | 8                 | \$10,000      |
| SRF.00.C22  | Site     | Pavement Areas/Driveways/Roadways, Bituminous, Remove & Replace Full Depth. Entrance drive at radius opposite first drive of traffic circle. | Due to facility request. To fix deteriorated, damaged, failure area.   | 4,000 SF         | 8                 | \$13,000      |
| SRF.00.C26  | Site     | Pavement Areas/Driveways/Roadways, Bituminous, Mill & Resurface. Entrance drive from Pierce Road to traffic circle.                          | Due to age of system. To prevent failure. To fix deteriorated, damaged, failure area.  | 4,320 SF         | 8                 | \$3,700       |
| SRF.00.C31  | Site     | Pavement Areas/Driveways/Roadways, Bituminous, Mill & Resurface. Staff parking lot located southerly of Building 10.                         | Due to age of system. To prevent failure. To fix deteriorated, damaged, failure area.  | 67,100 SF        | 8                 | \$58,000      |
| SRF.00.C33  | Site     | Pavement Areas/Driveways/Roadways, Bituminous, Overlay Existing with Bituminous. Perimeter Road from Building 1 to Sally Port.               | To improve drainage.   | 7,200 SF         | 8                 | \$21,800      |

|            |                      |  |   |           |    |             |
|------------|----------------------|--|---|-----------|----|-------------|
| SRF.00.C37 | Site                 | Pavement Areas/Driveways/Roadways, Bituminous, Mill & Resurface. Perimeter Road northeasterly of Building 1 and northwesterly corner of Building 10.             | Due to age of system. To fix deteriorated, damaged, failure area.   | 2,520 SF  | 8  | \$2,200     |
| SRF.00.C42 | Site                 | Soil Stabilization/Grading, Add/Regrade Drainage Swale/Lawn Area. Ditch outside of perimeter fence running southeast from the northeast corner of the site.      | Due to age of system. To fix deteriorated, damaged, failure area.   | 7,500 SF  |    | \$50,400    |
| SRF.00.C45 | Site                 | Driveway Entrance, Bituminous, Overlay Existing with Bituminous. Perimeter Road turn pads at northeast, southeast and southwest corners of site.                 | Due to age of system. To prevent failure. To extend life.   | 10,500 SF | 8  | \$31,800    |
| SRF.00.C46 | Site                 | Storm Detention Pond, Re-grade & Increase Size. Detention pond located easterly of site.   | Due to age of system. To improve drainage. To fix deteriorated, damaged, failure area. Service reliability.               | Lump Sum  |    | \$32,400    |
| SRF.00.C47 | Site                 | Pavement Areas/Driveways/Roadways, Bituminous, New Full Depth. South drive to new addition to Building 4.  | To prevent failure. To improve appearance. To improve vehicle traffic flow. Due to facility construction. To extend life. | 1,000 SF  | 8  | \$3,000     |
| SRF.00.C48 | Site                 | Pavement Areas/Driveways/Roadways, Bituminous, Mill & Resurface. Front drive at Building 4 (Maintenance Building).   | Due to age of system. To fix deteriorated, damaged, failure area.   | 16,560 SF | 8  | \$14,300    |
| SRF.00.C50 | Site                 | Miscellaneous Site Improvement Project, New. Propane tank adjacent to Building 4.  | Due to age of system. To fix deteriorated, damaged, failure area. Tank requires painting.                                 | Lump Sum  |    | \$2,500     |
| SRF.00.S01 | Site                 | Upgrade fire alarm system. Replace all smoke detectors.  | Due to age of system.   | Lump Sum  | 2  | \$20,200    |
| SRF.00.S03 | Site                 | Replace horns with horn strobes. Add strobes to all buildings with handicap rooms. 18 per unit.  | System upgrade.   | 36 Units  |    | \$11,500    |
| SRF.00.S04 | Site                 | Upgrade fence sensors.   | More cost effective to replace soon.  | 8,200 LF  | 12 | \$323,700   |
| SRF.00.S05 | Site                 | Replace personal protection system.  | System upgrade.   | 87 Units  | 1  | \$1,169,300 |
| SRF.1.A02  | Admin 100            | Misc projects. Seal exterior brick with commercial sealant.  | Worn out. Damaged. Leading to More Serious Problems.  | Lump Sum  | 10 | \$25,200    |
| SRF.1.E01  | Admin 100            | INTERIOR LIGHTING-Relamp/reballast interior light fixture(s), Troffer. Remove T12 lamps and magnetic ballasts and replace with T8 lamps and electronic ballasts. | Provides a cost and energy savings.   | 27,315 SF |    | \$73,800    |
| SRF.1.M01  | Admin 100            | Modular boilers. Replace (2) PK-1200 heating boilers.  | Worn out. Future major expense.   | 2 Units   |    | \$35,300    |
| SRF.1.M02  | Admin 100            | Replace/new water heater - 250 gallon.   | Worn out. Future major expense.   | 2 Units   |    | \$22,700    |
| SRF.1.M03  | Admin 100            | Miscellaneous. Replace smoke detectors throughout facility.  | Worn out. Future major expense.   | Lump Sum  |    | \$26,900    |
| SRF.1.S01  | Admin 100            | Add new camera headend equipment.  | For officer safety. Add capacity to existing system.  | 1 Unit    |    | \$44,100    |
| SRF.1.S02  | Admin 100            | Add new pan & tilt color cameras inside.   | Add capacity to existing system.  | 1 Unit    |    | \$6,000     |
| SRF.1.S04  | Admin 100            | Replace monitoring system.   | More cost effective to replace soon. To eliminate high maintenance condition.   | Lump Sum  | 4  | \$69,200    |
| SRF.2.A01  | Support Services 200 | Replace single exterior door/frame/hardware.   | Worn out. Damaged.  | 4 Units   | 7  | \$10,100    |
| SRF.2.A03  | Support Services 200 | Equipment - New and Replacement. Replace (3) dental chair control arms.  | Damaged. Request of Facilities Maintenance.   | Lump Sum  |    | \$4,200     |
| SRF.2.A04  | Support Services 200 | Equipment - New and Replacement. Replace dental x-ray processor.   | Worn out. Damaged. Request of Facilities Maintenance.   | Lump Sum  |    | \$5,000     |
| SRF.2.A06  | Support Services 200 | Misc projects. Seal exterior brick with commercial sealant.  | Worn out. Damaged. Leading to More Serious Problems.  | Lump Sum  | 10 | \$25,200    |
| SRF.2.M01  | Support Services 200 | Modular boilers.   | Worn out. Future major expense.   | 2 Units   |    | \$35,300    |

|            |                       |  |   |           |    |           |
|------------|-----------------------|--|---|-----------|----|-----------|
| SRF.2.M02  | Support Services 200  | Replace pneumatic with direct digital controls (DDC).  | Not functioning or broken.  | 29,740 SF |    | \$12,500  |
| SRF.2.M03  | Support Services 200  | Miscellaneous. Replace faucets with motion sensor type faucets.                                | Code compliance. Personal comfort.  | Lump Sum  |    | \$8,100   |
| SRF.2.S01  | Support Services 200  | Add new pan & tilt color cameras inside.   | To watch areas where critical tools are used.   | 4 Units   | 9  | \$23,900  |
| SRF.2.S02  | Support Services 200  | Add new equipment. Replace door control panel.   | Obsolete, no longer manufactured, parts unavailable. To eliminate potential for future damage. To eliminate high maintenance condition. | Lump Sum  |    | \$13,600  |
| SRF.3.A01  | Education 300         | Replace double exterior doors/frame/hardware.  | Worn out. Damaged. To Eliminate High Maintenance Condition. To Cover up Water Damage.   | 2 Units   | 7  | \$9,400   |
| SRF.3.A04  | Education 300         | Equipment - New and Replacement. Replace convection oven/range.                                | Worn out. Damaged. To Eliminate High Maintenance Condition.   | Lump Sum  |    | \$13,400  |
| SRF.3.M01  | Education 300         | Replace/new water heater - 250 gallon.   | Worn out. Future major expense.   | 2 Units   |    | \$22,700  |
| SRF.3.S01  | Education 300         | Add new pan & tilt color cameras inside.   | For officer safety. To watch hidden areas and trouble spots. Add capacity to existing system. None presently installed.                 | 4 Units   |    | \$23,900  |
| SRF.4.A01  | Warehouse 1100        | Replace existing roof.   | Damaged. Leading to More Serious Problems.  | 17,855 SF |    | \$135,000 |
| SRF.4.A02  | Warehouse 1100        | Tuckpoint brick.   | Leading to More Serious Problems. To Cover up Water Damage.   | 500 SF    |    | \$4,200   |
| SRF.4.A03  | Warehouse 1100        | Equipment - New and Replacement. Add extra sound absorptive blankets around compressors 30 LF. | Request of Facilities Maintenance.  | Lump Sum  |    | \$4,000   |
| SRF.4.A04  | Warehouse 1100        | Misc projects. Addition of 500 sq. ft. for extra storage.                                      | Remove storage above freezer/coolers.   | Lump Sum  |    | \$168,000 |
| SRF.4.M02  | Warehouse 1100        | Miscellaneous. Move condensing units for freezers to outside.                                  | Impairs building operation.   | Lump Sum  |    | \$4,000   |
| SRF.7.A01  | Carport               | Building demolition.   | Damaged. Leading to More Serious Problems. To Eliminate High Maintenance Condition.   | 352 SF    |    | \$4,100   |
| SRF.10.A01 | Housing Unit 700 - L2 | Recaulk/Reseal window system.  | Worn out. Leading to More Serious Problems.   | 1,500 SF  |    | \$12,600  |
| SRF.10.A02 | Housing Unit 700 - L2 | Replace double exterior doors/frame/hardware.  | Worn out. Damaged. To Eliminate High Maintenance Condition. To Cover up Water Damage.   | 4 Units   | 7  | \$18,800  |
| SRF.10.A04 | Housing Unit 700 - L2 | Misc projects. Seal exterior brick with commercial sealant.                                    | Worn out. Damaged. Leading to More Serious Problems.  | Lump Sum  | 10 | \$25,200  |
| SRF.10.S01 | Housing Unit 700 - L2 | Add new pan & tilt color cameras inside.   | Add capacity to existing system.  | 1 Unit    | 9  | \$6,000   |
| SRF.11.A01 | Housing Unit 800 - L2 | Recaulk/Reseal window system.  | Worn out. Leading to More Serious Problems.   | 1,500 SF  |    | \$12,600  |
| SRF.11.A02 | Housing Unit 800 - L2 | Replace double exterior doors/frame/hardware.  | Worn out. Damaged. To Eliminate High Maintenance Condition.   | 4 Units   | 7  | \$18,800  |
| SRF.11.A04 | Housing Unit 800 - L2 | Misc projects. Seal exterior brick with commercial sealant.                                    | Worn out. Damaged. Leading to More Serious Problems. To Cover up Water Damage.  | Lump Sum  | 10 | \$25,200  |
| SRF.11.M01 | Housing Unit 800 - L2 | Modular boilers.   | Worn out. Future major expense.   | 1 Unit    |    | \$17,600  |
| SRF.11.S01 | Housing Unit 800 - L2 | Add new pan & tilt color cameras inside.   | Add capacity to existing system.  | 1 Unit    | 8  | \$6,000   |
| SRF.12.A01 | Housing Unit 900 - L2 | Recaulk/Reseal window system.  | Worn out. Leading to More Serious Problems.   | 1,500 SF  |    | \$12,600  |
| SRF.12.A02 | Housing Unit 900 - L2 | Replace double exterior doors/frame/hardware.  | Worn out. Damaged. To Eliminate High Maintenance Condition. To Cover up Water Damage.   | 4 Units   | 7  | \$18,800  |

|            |                        |   |   |          |    |          |
|------------|------------------------|---|---|----------|----|----------|
| SRF.12.A04 | Housing Unit 900 - L2  | Misc projects. Seal exterior brick with commercial sealant. | Worn out. Damaged. Leading to More Serious Problems. To Cover up Water Damage.        | Lump Sum | 10 | \$25,200 |
| SRF.12.M01 | Housing Unit 900 - L2  | Replace/new water heater - 250 gallon.                      | Worn out. Future major expense.   | 1 Unit   |    | \$11,300 |
| SRF.12.M02 | Housing Unit 900 - L2  | Modular boilers.  | Worn out. Future major expense.   | 1 Unit   |    | \$29,400 |
| SRF.12.M03 | Housing Unit 900 - L2  | Miscellaneous. Replace faucets in cells.                    | Not functioning or broken. Code compliance.   | Lump Sum |    | \$30,200 |
| SRF.12.M04 | Housing Unit 900 - L2  | Miscellaneous. Replace expansion joints.                    | Worn out.   | Lump Sum |    | \$2,700  |
| SRF.12.S01 | Housing Unit 900 - L2  | Add new pan & tilt color cameras inside.                    | Add capacity to existing system.  | 1 Unit   | 9  | \$6,000  |
| SRF.13.A01 | Housing Unit 500 - L4  | Replace existing window system - w/ insulated system.       | Damaged.  | 120 SF   |    | \$7,700  |
| SRF.13.A02 | Housing Unit 500 - L4  | Recaulk/Reseal window system.                               | Worn out. Leading to More Serious Problems.   | 1,200 SF |    | \$10,100 |
| SRF.13.A03 | Housing Unit 500 - L4  | Replace double exterior doors/frame/hardware.               | Worn out. Damaged. To Eliminate High Maintenance Condition. To Cover up Water Damage. | 4 Units  | 7  | \$18,800 |
| SRF.13.A05 | Housing Unit 500 - L4  | Equipment - New and Replacement. Replace 192 faucets.       | Leading to More Serious Problems.   | Lump Sum |    | \$43,700 |
| SRF.13.A06 | Housing Unit 500 - L4  | Misc projects. Replace 96 automatic door tracks.            | Worn out. To Eliminate High Maintenance Condition.                                    | Lump Sum |    | \$40,300 |
| SRF.13.M01 | Housing Unit 500 - L4  | Replace/new water heater - 250 gallon.                      | Worn out. Future major expense.   | 1 Unit   |    | \$11,300 |
| SRF.13.M02 | Housing Unit 500 - L4  | Modular boilers.  | Worn out. Future major expense.   | 1 Unit   |    | \$29,400 |
| SRF.13.M03 | Housing Unit 500 - L4  | Miscellaneous. Replace faucets in cells.                    | Not functioning or broken. Code compliance.   | Lump Sum |    | \$30,200 |
| SRF.13.M04 | Housing Unit 500 - L4  | Miscellaneous. Replace expansion joints.                    | Worn out.   | Lump Sum |    | \$2,700  |
| SRF.13.S01 | Housing Unit 500 - L4  | Add new pan & tilt color cameras inside.                    | Add capacity to existing system.  | 3 Units  | 9  | \$17,900 |
| SRF.13.S02 | Housing Unit 500 - L4  | Add new fixed color cameras inside.                         | Add capacity to existing system.  | 4 Units  |    | \$8,100  |
| SRF.14.A01 | Housing Unit 1200 - L4 | Replace existing window system - w/ insulated system.       | Damaged.  | 120 SF   |    | \$7,700  |
| SRF.14.A02 | Housing Unit 1200 - L4 | Recaulk/Reseal window system.                               | Worn out. Leading to More Serious Problems.   | 1,200 SF |    | \$10,100 |
| SRF.14.A03 | Housing Unit 1200 - L4 | Replace double exterior doors/frame/hardware.               | Worn out. Damaged. To Eliminate High Maintenance Condition. To Cover up Water Damage. | 4 Units  | 7  | \$18,800 |
| SRF.14.A05 | Housing Unit 1200 - L4 | Equipment - New and Replacement. Replace 192 faucets.       | Leading to More Serious Problems. To Eliminate High Maintenance Condition.            | Lump Sum |    | \$43,700 |
| SRF.14.A06 | Housing Unit 1200 - L4 | Misc projects. Replace 96 automatic door tracks.            | Worn out. Damaged. To Eliminate High Maintenance Condition.                           | Lump Sum |    | \$40,300 |
| SRF.14.M01 | Housing Unit 1200 - L4 | Replace/new water heater - 250 gallon.                      | Worn out. Future major expense.   | 1 Unit   |    | \$11,300 |
| SRF.14.M02 | Housing Unit 1200 - L4 | Modular boilers.  | Worn out. Future major expense.   | 1 Unit   |    | \$29,400 |
| SRF.14.M03 | Housing Unit 1200 - L4 | Miscellaneous. Replace (92) faucets.                        | Not functioning or broken.  | Lump Sum |    | \$30,200 |

|               |                           |  |  |               |              |                       |
|---------------|---------------------------|--|--|---------------|--------------|-----------------------|
| SRF.14.M04    | Housing Unit<br>1200 - L4 | Miscellaneous. Replace expansion joints.   | Worn out.  | Lump Sum      |              | \$2,700               |
| SRF.14.S01    | Housing Unit<br>1200 - L4 | Add new pan & tilt color cameras inside.   | Dangerous or potentially life threatening. For officer safety. To watch hidden areas and trouble spots. Add capacity to existing system. | 4 Units       | 9            | \$23,900              |
| SRF.14.S02    | Housing Unit<br>1200 - L4 | Add new fixed color cameras inside.  | For officer safety. To watch hidden areas and trouble spots. Add capacity to existing system. None presently installed.                  | 4 Units       |              | \$8,100               |
| SRF.15.A01    | Housing Unit<br>400 - L1  | Replace double exterior doors/frame/hardware.  | Worn out. Damaged. To Eliminate High Maintenance Condition. To Cover up Water Damage.  | 4 Units       | 7            | \$18,800              |
| SRF.15.A03    | Housing Unit<br>400 - L1  | Equipment - New and Replacement. Replace cooler/freezer.                                 | Worn out. Damaged. Request of Facilities Maintenance.  | Lump Sum      |              | \$26,900              |
| SRF.15.M01    | Housing Unit<br>400 - L1  | Modular boilers.   | Worn out. Future major expense.  | 1 Unit        |              | \$29,400              |
| SRF.15.S01    | Housing Unit<br>400 - L1  | Add new pan & tilt color cameras inside.   | Add capacity to existing system.   | 2 Units       |              | \$11,900              |
| SRF.18.A01    | Weight Pit<br>Bldg        | Replace gutter system.   | Leading to More Serious Problems. To Eliminate High Maintenance Condition.   | 200 LF        |              | \$2,000               |
| SRF.00.A20.01 | Prison Build<br>Pole Barn | Upgrades to existing pole structure. Extend utilites, install insulation, and new doors. | Request of Prison Build program to facilitate increased production needs.  |               |              | \$100,000             |
| SRF.2.M04     | Food Service              | Replace Mista-Fire hood suppression system.  | Current system controls have become obsolete. Need exists to replace controller and water system with a chemical type system.            | 1 system      | 5            | \$25,000              |
| SRF.00.M02    | Facility                  | Replace foot lockers and desks.  | Need to install heavy duty steel foot lockers and writing surfaces.  | 1,100 of each | 6            | \$1,000,000           |
| SRF.00.M01    | Site                      | Repair Propane System.   | Exsiting system has leaks that will require entire tank to be emptied.   | 1             | 3            | \$25,000              |
|               |                           |  |  |               | <b>Total</b> | <b>\$6,335,380.00</b> |

# MICHIGAN DEPARTMENT OF CORRECTIONS

*“Help Make Things Right”*

## MEMORANDUM

**DATE:** June 25, 2014

**TO:** Joe Barrett, Warden  
Cooper Street Correctional Facility  
Cassidy Lake Special Alternative Incarceration

**FROM:** Jeffrey R. Rice, Physical Plant Superintendent  
Cooper Street Correctional Facility/ Cassidy Lake Special Alternative  
Incarceration

**SUBJECT: Cassidy Lake Special Alternative Incarceration/SAI Annual Physical Plant  
Evaluation**

The MicroMain work order program was installed during the last year. All work orders are now created from the MicroMain system. The preventive maintenance portion of the MicroMain system has been created and is currently being finalized.

### Housing Units

The two main housing units are in need of an overhaul of their heat registers and covers. There have been several roof leaks repaired during the year. Temporary repairs have been made in many areas. The roofs need to be replaced. A lot of the window hardware needs replacement.

The five smaller housing units (C Co.) need windows and doors replaced on all units.

### Programs (School) Building

The air conditioning system needs to be replaced; the current system is more than 40 years old and currently is not working. The compressor is seized. We are working on getting cost for repairs. The building HVAC controls need to be replaced. The windows are more than 40 years old, very energy inefficient, and the hardware is broken in many of them. More lighting needs to be upgraded to energy efficient fixtures for enhanced energy efficiency. Some light fixtures have been upgraded during normal maintenance.

### Food Service

The doors and door frames need to be replaced. More lighting needs to be upgraded to energy efficient fixtures for enhanced energy efficiency. The heat registers and covers need to be replaced.

### Administration Building

Many of the heating and AC cabinets need to be overhauled. The utility room telephone system needs to be in a temperature controlled area. The roof will need replacement soon. The air conditioning system is old (about 40 years), and needs to be replaced. The windows and hardware is old and in need of repair or replacement.

### Grounds

The interior road and employee/visitor parking lots need to have cracks repaired and the blacktop sealed, as do several sidewalks in need of repair. The old sewage lagoon needs to be filled in. The fence security system needs to have upgrades, repairs, and enhancements completed to provide better operation of system to provide safety and security to the public. More zone wire has been replaced. The 100 foot umbrella light in front of the maintenance building needs new cables installed in order to be able to lower the light to replace burnt out bulbs. More trees in close proximity of the perimeter fence and buildings need to be removed.

### Maintenance Building

The old maintenance building needs to be upgraded or replaced. The lighting needs to be upgraded to energy efficient fixtures for enhanced energy efficiency.

### Commons Building/Control Center/Medical Area

Ceiling fans need to be installed in the gym area to blow the heat down from the ceiling to the floor. Heat registers need repairing in areas. Lighting needs to be replaced with energy efficient fixtures. The building needs energy efficient windows installed to increase efficiency and reduce heating/cooling costs.

### Recycle Garage

Windows and door needs to be replaced.

### Retention Building (Old Control Center)

Windows and door replacement and repair needed.

### Facility Generator

The main emergency generator is in good working order.

### Pole Barn

Lighting needs to be replaced with energy efficient fixtures.

cc: Dave Flack, Physical Plant Manager  
Mary Jo Pass, Deputy Warden, SAI  
Robert Sullivan, Facility Manager  
Eames Groenleer, Regional Physical Plant Supervisor  
Carol Wilson, Regional Administrative Officer

# MICHIGAN DEPARTMENT OF CORRECTIONS

*“Help Make Things Right”*

## MEMORANDUM

**DATE:** June 17, 2014

**TO:** Steve Rivard, Warden  
St. Louis Correctional Facility

**FROM:** Vic Fisher, Physical Plant Superintendent

**SUBJECT:** Annual Physical Plant Report 2014

### **Overview of Physical Plant Accomplishments**

Washers and dryers have been installed in all the housing units.

Data lines installed in Programs Building for GED testing and Law Library.

Media fillers changed in the carbon tanks for the facility's water filtration system.

Acquiring approval to hire, and getting hired, an Equipment Tech 11 for the facility's electronic upgrades and needs.

Receiving approvals to initiate and complete numerous projects including unit laundry, Quartermaster laundry, and a walking track for the ASRP unit yard.

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

Asphalt driveways and parking lots are in fair to poor condition and need cracks and holes filled and resurfacing. Sidewalks are generally in fair condition.

Roofs are in need of repair and resealing. Build up of water is evident over the common areas in all the buildings. Leaks are common. Review from McDonald Roofing is complete and we are waiting for contracts to be awarded.

Entrance doors and frames throughout the facility are in poor condition and in need of replacement.

The current phone/voicemail system is obsolete and is in need of replacement.

Porosity of the brick used to construct the facility has been a problem since the beginning.

Heavy rains caused many building leaks. All buildings should be water-sealed with a commercial brick sealant.

Perimeter fence and security systems are in good working order but are being upgraded with new e-flex and shaker cable.

### **Building 100 – Administration**

The roof and porous brick problems were covered in the annual review. The HVAC system is generally in good condition. Plumbing is in good condition. The electrical system is in good condition. The security system is in good condition. Brick is in need of tuck pointing and windows should be caulked.

### **Building 200 – Food Service / Health Care**

The roof and porous brick problems were covered in the annual review. The HVAC system is generally in good condition. Plumbing is generally in good condition. The electrical system is in good condition. Food Service is generally in good condition. Health Care is in good condition.

### **Building 300 – Education/Programs**

The roof and porous brick problems were covered in the annual review. The HVAC system is generally in good condition; however, an additional unit needs to be installed to handle air conditioning to the Library Offices and Quartermaster areas. The plumbing system is in good condition. The electrical system is in good condition. The windows should be caulked.

### **Housing Unit #1**

The roof and brick problems were covered in the annual review. The HVAC system is generally in good condition. The plumbing system is generally in good condition. The electrical system is in good condition. We are currently installing a walking track in the unit big yard.

### **Housing Units #2 - #7**

The roof and brick problems were covered in the annual review. The HVAC systems are in generally in good condition. The plumbing systems are generally in good condition. The electrical systems are in good condition.

### **Building 500 – Maintenance, Warehouse and Electrical Substation**

The roof and brick problems were covered in the annual review. The HVAC systems are in good condition. The plumbing system is in good condition. The electrical system is in good condition. The substation switch gear, back-up generator is in good condition.

### **Pole Barn**

This building is a post frame construction building that also needs the roof replaced. Electrical system and lighting in barn needs to be completed.

cc: David Flack, Administrator, Physical Plant Division  
Daniel Smith, Department Analyst, Physical Plant Division  
Jeff Niemi, Northern Region Physical Plant Supervisor

**ST LOUIS CORRECTIONAL FACILITY**  
**5-Year Plan                      FY2016**

| Project No. | Building | Project Description                | Reason Description  | Quantity & Units | Facility Priority | Project Cost        |
|-------------|----------|------------------------------------|---|------------------|-------------------|---------------------|
| SLF.00      | Site     | Unit Entry Doors.                  | Door frames are rusting out and pulling loose from the block walls.   | 17               | 1                 | \$160,000.00        |
| SLF.00      | Site     | Facility Video Security System.    | Additional cameras for security and safety of staff and prisoners.  |                  | 2                 | \$100,000.00        |
| SLF.00      | Site     | LED Lighting.                      | LED lighting would increase visibility at night and allows better camera images and video recall. Lights would save energy and allows instant brightness when needed. | 33               | 3                 | \$60,601.00         |
| SLF.00      | Site     | Asphalt resurfacing.               | Parking Lots, Perimeter Road, Croswell Road, and Walkways need cracks repaired and surface resealed. Re-stripe when finished.   | 1                | 4                 | \$60,000.00         |
| SLF.300     | Programs | Program Building.                  | Install cameras in a room located on the northwest side of the north hallway to be used for prisoner programming.   | 1                | 5                 | \$8,000.00          |
| SLF.00      | Site     | Shower Floor Repair.               | Flooring improvements.  | 28               | 6                 | \$40,000.00         |
| SLF.00      | Site     | Cardboard Baler.                   | The complex is recycling cardboard from the three facilities.   | 1                | 7                 | \$5,000.00          |
| SLF.300     | Programs | Programs Building.                 | Currently there is no air conditioning for the Law Library offices.   | 1                | 8                 | \$45,000.00         |
| SLF.00      | Site     | PVI Atmospheric Gas Water Heaters. | Domestic hot water heaters have deteriorated.   | 7                | 9                 | \$181,000.00        |
| SLF.00      | Towers   | Replace towers B, C, D, and E.     | Replacement or demolition requested.  | 4                | 10                | \$250,000.00        |
| SLF.300     | Programs | Gym Floor.                         | Replace worn capet on gym floor   | 1                | 11                | \$85,000.00         |
|             |          |                                    |   |                  | <b>Total</b>      | <b>\$994,601.00</b> |

# MICHIGAN DEPARTMENT OF CORRECTIONS

*“Help Make Things Right”*

## MEMORANDUM

**DATE:** June 19, 2014

**TO:** Dave Bergh, Warden  
Thumb Correctional Facility

**FROM:** Marty Farnsworth, Physical Plant Superintendent  
Thumb Correctional Facility

**SUBJECT:** Annual Physical Plant Evaluation

Detailed below is the annual assessment of our physical plant as required by PD 04 03.100. We have detailed each building's condition and any repairs/improvements that are recommended or have recently been completed. Many of the items have been previously identified and included on our five (5) year plan.

Most buildings at the Thumb Correctional Facility are in good condition with wear and tear typically found in buildings of this age. This report will detail only the work that is not considered “routine”, it will be items that directly affect the safety and security of the facility as a whole.

### Auburn Unit/Burns Unit (Bldg. 700)

There continues to be the need for new Boilers in this housing unit. The old boilers are still in good working condition, and the continuous preventative maintenance on them will continue to extend their lives.

In order to ensure the highest level of safety and security we need to replace/upgrade/increase the cameras in the housing units throughout the facility. This housing unit has no cameras at this time and additional cameras would greatly assist in the safety of our facility, both staff and inmates.

The overall appearance and structure of building 700 is excellent.

### Cord Unit/Durant Unit (Bldg. 400)

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

Like building 700, building 400 has no security cameras, cameras in this area would help with

the safety and security of both the facility and this housing unit. Additional/upgraded cameras will eliminate hidden and/or trouble spots for staff. There are now additional fibers in this housing unit that would assist with installation of cameras.

The roof of building 400 is still in need of replacement, this is the only remaining roof in the facility that needs to be replaced. This would reduce the continuous and costly repairs we perform on the roof.

#### Essex Unit / Franklin Unit (Building 500 and Building 1000)

As with the other units this unit too needs new entry doors, hardware and continuous hinges. The doors are not worn out due to misuse but because of age and use. There was a new door put on Franklin this past year so we are moving forward with the replacement of needed hardware.

The handicapped lift in building 500 is still working well.

Additional cameras are needed in both housing units. More cameras would help in the policing of these housing units.

Building 1000 roof is in poor condition, it is leaking in several areas and recently Regional Maintenance has come out to inspect roof. Per the conversation with Regional Maintenance the roof in building 1000 (Franklin) is beyond repair and is in need of immediate replacement.

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

The elevator in this building was worked on this past year and has seemed to be working good.

There is still one old Domestic Hot Water heater that needs to be replaced, this is still in the works but will be done through attrition.

There are some doors throughout this building that are still in the need of replacing.

Due to the high traffic area this building could use the installation of several cameras placed strategically through out Food Service and Segregation areas.

#### Programs (Building 300)

To ensure the highest level of safety and security we need to replace/upgrade/increase the cameras in this building similar to those suggested for the housing units. Additional cameras will provide a better quality monitoring system and provide increased ability to monitor more areas that are currently considered trouble areas. There presently are no cameras in this area of our facility.

The entrance doors are in need of replacement in building 300, but for the most part this building is in good shape.

#### Administration (Building 100)

We need to replace the sliding doors (Doors 1, 2, and 3) at the Bubble and Control Center in order to maintain the safety and security of the facility when employees, visitors, and prisoners enter and exit this area. We have seemed to get the work on these doors under control, although

there are still times we need to work on these doors for the most part they have been running well.

The elevator in Building 100 is in good condition, there have been some minor issues with this elevator but nothing that hasn't been able to be fixed quickly and for the most part inexpensively.

We need to replace the entrance doors to the Building 100 to a power assisted door which will make us fully compliant with ADA guidelines and improve building accessibility.

### MSI (Building 600)

This building is in good shape for the most part. The steel roof has several leaks; Regional Maintenance has recently visited the facility and is willing to help us fix these minor leaks.

All the lighting through out this building has been updated and it has made a significant difference.

Due to the constant volume of traffic through MSI cameras are needed to help with the safety and security of building 600.

### Site Needs

We need to repair our parking lots and perimeter roads, even though they do not see the traffic that they once did they still need to be maintained or even upgraded.

The Generator is in good working condition. It recently had its yearly full load test competed with an entire tune up. It would be a great advantage to this facility if the Generator was upgraded; this would allow us to be able to run the entire facility during a power outage. As of right now we can only run certain areas of the facility.

In order to ensure the highest level of security at the facility we need to replace/upgrade/increase the cameras on the outside perimeter of the facility. Additional/upgraded cameras will provide a better quality monitoring system and provide increased ability to monitor more areas that are currently considered trouble spots for staff.

Replacing five security microwave zones that are near the end of their expected operational life is necessary. The microwaves experience malfunctions of various types. We are constantly working and tweaking them to keep them working properly.

The Facility is in need of replacing and upgrading of our zone defense. Maintenance constantly works on these zones but due to their age they need to be replaced. There has been a project request put in for this and we are awaiting Central Office's approval.

The new perimeter and parking lot lights have made a big difference at the facility.

### Gun Range

The gun range is up and running at this time, and seems to be holding up better due to some slight changes made over the past year. The building of the second range is in full motion and as materials come in we should be able to finish and have two fully operational ranges.

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

1. Boiler for heat and domestic hot water
2. Door replacements
3. Roof replacement; on building 400, 600 and 1000
4. Security cameras
5. Perimeter security zones

As indicated above, many of the items reported herein have been identified through previous assessment documents. We will continue to review the facilities needs and update all concerned as our reassessment project is completed. The Thumb Correctional Facility has been selected for a Perimeter Camera upgrade, this project is in full motion, and in addition to that the facility has been selected for \$300,000 for zone upgrades.

**Thumb Correctional Facility  
5-Year Plan FY2016**

| Project No.  | Building        | Project Description  | Reason Description                | Quantity & Units | Facility Priority | Cost Estimate         |
|--------------|-----------------|--|-----------------------------------|------------------|-------------------|-----------------------|
| TCF.100.S01  | Administration  | Add new pan and tilt color cameras   | Add capacity to existing system   | 5 Units          | 1                 | \$30,000.00           |
| TCF.200.S02  | Segregation     | Add new pan and tilt color cameras   | Add capacity to existing system   | 2 Units          | 1                 | \$12,000.00           |
| TCF.300.S02  | Education       | Add new pan and tilt color cameras   | Add capacity to existing system   | 6 Units          | 1                 | \$36,000.00           |
| TCF.700.S02  | Auburn/Burns    | Add new pan and tilt color cameras   | Add capacity to existing system   | 8 Units          | 1                 | \$48,000.00           |
| TCF.600.S02  | MSI             | Add new pan and tilt color cameras   | Add capacity to existing system   | 2 Units          | 1                 | \$12,000.00           |
| TCF.400.S02  | Cord/Durant     | Add new pan and tilt color cameras   | Add capacity to existing system   | 8 Units          | 1                 | \$48,000.00           |
| TCF.00.S03   | Site            | Replace Five microwave zones through out facility                            | Security system upgrade           | 5 Units          | 1                 | \$24,000.00           |
| TCF.100.S08  | Entire Facility | Facility Paging System   | Security system upgrade           | 18 Units         | 2                 | \$126,000.00          |
| TCF.200.A06  | 200             | Replace single exterior door/Frame/Hardware                                  | Hardware upgrade                  | 6 Units          | 2                 | \$98,000.00           |
| TCF.200.S03  | Education       | Replace single exterior door/Frame/Hardware                                  | Hardware upgrade                  | 2 Units          | 2                 | \$5,000.00            |
| TCF.0.A01    | Entire Facility | Repave parking lot   | To fix deteriorated/damages areas | 1 Unit           | 1                 | \$129,000.00          |
| TCF.00.C.05  | Entire Facility | Replace existing sidewalks through out facility                              | To fix deteriorated/damages areas | 8 Units          | 1                 | \$38,000.00           |
| TCF.00.C.06  | Perimeter Road  | Repave Perimeter Road  | To fix deteriorated/damages areas | 1 Unit           | 1                 | \$42,000.00           |
| TCF.00.S01   | Site            | Replace Fence sensors  | Security system upgrade           | 1 Unit           | 1                 | \$170,000.00          |
| TCF.200.M01  | 200 Building    | Firetube Boilers   | Equipment upgrade                 | 1 Unit           | 1                 | \$225,000.00          |
| TCF.300.A16  | Education       | Replace Athletic Floor   | To fix deteriorated/damages areas | 1 Unit           | 2                 | \$146,000.00          |
| TCF.300.A16  | Education       | Replace Gym Divider  | To fix deteriorated/damages areas | 1 Unit           | 2                 | \$35,000.00           |
| TCF.300.M01  | Education       | Replace individual a/c units with new centralized cooling and heating system | System upgrade                    | 1 Unit           | 5                 | \$115,000.00          |
| TCF.600.A01  | MSI             | Replace existing roof  | To fix deteriorated/damages areas | 1 Unit           | 1                 | \$394,000.00          |
| TCF.700.A01  | Cord/Durant     | Replace existing roof  | To fix deteriorated/damages areas | 2 Units          | 1                 | \$275,000.00          |
| TCF.1000.A01 | Franklin        | Replace existing roof  | To fix deteriorated/damages areas | 1 Unit           | 1                 | \$400,000.00          |
|              |                 |  |                                   |                  | <b>Total</b>      | <b>\$2,408,000.00</b> |

# MICHIGAN DEPARTMENT OF CORRECTIONS

*“Help Make Things Right”*

## MEMORANDUM

**DATE:** July 19, 2014  
**TO:** Toni Moore, Business Manager  
**FROM:** Richard Bullard, Physical Plant Superintendent  
**SUBJECT:** Annual Physical Plant Report

### Executive Summary

There are currently several DTMB projects underway.

- The perimeter road was finished last year. Some new work on sidewalks and parking lots has been completed to a point, and then work was halted.
- The Prisoner Services Building renovation is underway with the roof being replaced this fall and the work on the interior to commence this winter. The roof portion is out for bid.
- The Primary Electrical Distribution Study is also underway. The results of this study will lead to one or more projects to replace the emergency generators, primary electrical switchgear and substation in the Powerhouse and secondary electrical switchgear and substations at 5 other locations throughout the facility. The condition of the primary and secondary electrical switchgear is of major concern due to its age, lack of preventive maintenance since 1999 leading to its current unreliable condition and the fact that the majority of it is obsolete and we can no longer find parts to repair it.
- The Fire Alarm Upgrade project will be going out to bid in late July or early August. This project will replace the pull stations, audible alarms and strobe lights in Buildings, C, D, E, F, G, H, J, K, L and M.
- The Personal Protective Device (PPD) project will commence sometime in August.

The project to reroof E, F, and G & H is complete. All building interiors are now ADA compliant.

### Power Plant and Utilities

The #1 boiler was taken out of service the week of July 7<sup>th</sup> in preparation of biennial internal inspection. This is the first opportunity I've had to see the internals of any of the boilers and the #1 boiler shows evidence of significant scale buildup on the waterside heating surfaces (inside the tubes where water circulates). Considering the 3 boilers are rotated on a monthly basis it is

safe to assume that the other two are in the same condition. Plans are to award a blanket purchase order for all water treatment products and services as well as product and a plan to de-scale all 3 Power Plant steam boilers. The scaling of these boilers is resulting in an additional fuel cost of a MINIMUM \$50,000 per year. If we can de-scale these boilers and re-evaluate their overall condition and performance, we may be able to avoid replacing them and justify an upgrade for the combustion controls.

The two air compressors and refrigerated air dryers were replaced this past year. We are now providing the facility with a reliable supply of dry compressed air for HVAC controls and other plant service air requirements.

We are also in the process of replacing the #2 boiler feedwater pump. The cooling water pumps and chilled water pumps are obsolete as no replacement parts are available. All 5 pumps need to be replaced at some point in time. The cooling water pumps are in the worst shape and should be replaced in 2015.

The primary electrical switchgear in the Power Plant is malfunctioning during power sags and surges. The automatic transfer switch does not always transfer over to the emergency generators bus causing a complete loss of power to the Power Plant and to RGC. This Federal Pacific brand of gear is obsolete and replacement parts are no longer available.

The current emergency generation system does not provide power to RGC/Unit-9 or the Intake Trailer and it is included in the current Primary Electrical Distribution Study.

## **West Side**

### *Programs Building*

The building overall is in good shape. The roof is leaking in several areas and needs to be replaced. It is beyond being able to be patch repaired.

### *Administration Building*

The building is overall in good shape. The steam supply and condensate return piping needs to be replaced. The carpet will be replaced with a combination of carpet and floor tile.

### *Food Service Building*

The concrete floor needs to be stripped, etched and sealed as this was never done during construction and it has been noted on two consecutive sanitation inspections.

The cement floor in the dish tank area, and dock area, was never sealed properly by the contractors. This entire area needs to be properly sealed.

### *Housing Unit 1*

Air handlers need to be replaced as well as hot and cold decks. The steam supply and condensate return piping needs to be replaced.

### *Housing Unit 2*

Air handlers need to be replaced as well as hot and cold decks. The steam supply and condensate return piping needs to be replaced.

### *Housing Unit 3*

Air handlers need to be replaced as well as hot and cold decks. The steam supply and condensate return piping needs to be replaced.

### *Housing Unit 4*

Heating system is not on the BASS system like the other the units. Unit needs to be integrated into the BASS system so the unit temperature can be controlled on the system in lieu of manually. The sprinkler system has been added to this building. The steam supply and condensate return piping needs to be replaced. The windows need to be replaced.

### *Housing Unit 5*

Heating system is not on the BASS system like the other the units. Unit needs to be integrated into the BASS system so the unit temperature can be controlled on the system in lieu of manually. The sprinkler system has been added to this building. The steam supply and condensate return piping needs to be replaced. The windows need to be replaced.

### *Housing Unit 6*

This unit is located in the Programs Building. Same as listed above for Programs.

### *Field House*

The roof needs to be replaced. Plans are to paint the gymnasium this year.

### *Old Food Service*

The roof needs to be replaced which needs to be completed before cold weather sets in to assure proper curing of the new roofing material. The roofing project is currently out for bid. The project to renovate the interior of the building is underway. The renovation will include, Laundry Services, Food Tech Program, Quartermaster, and Property Room.

### *Maintenance Buildings*

The floor drain in the main garage needs to be replaced.

### *Health Care*

The countertops in the medication room have been modified due to ergonomic concerns.

### *Grounds/West Side General Issues*

The repaving of the parking lot between the West Administration Building and the Maintenance Building as well as part of the driveway immediately South of this lot has resulted in a problem of water pooling on the pavement during and after rain. The lot and drive, while re-paved are now below the grade of the surrounding land which prevents the water from draining. This will be a major problem this winter when snow and ice accumulates on these surfaces. We are investigating alternatives to using salt for de-icing such as spraying liquid de-icer prior to snow fall and applying sand instead of salt to prevent the anticipated slips, trips and falls.

## **East Side**

### *Calhoun Unit*

The roof needs to be replaced. The T12 lamps and ballasts need to be replaced with T8 to improve lighting and energy savings.

### *Dickinson Unit*

The roof needs to be replaced. There is a problem with water pooling on the floor and sometime running out into the hallway from the 8 single showers that have been modified for ADA compliance. The removal of the threshold for wheelchair access causes this problem. We are working on a solution to the problem. The T12 lamps and ballasts need to be replaced with T8 to improve lighting and energy savings.

### *Emmett Unit*

The roof was replaced this year. The T12 lamps and ballasts need to be replaced with T8 to improve lighting and energy savings. The chilled water air handling unit needs to be replaced as it is beyond its useful life.

### *Filmore Unit*

The roof was replaced this year. The T12 lamps and ballasts need to be replaced with T8 to improve lighting and energy savings. The chilled water air handling unit needs to be replaced as it is beyond its useful life.

### *Gladwin Unit*

The roof was replaced this year. The T12 lamps and ballasts need to be replaced with T8 to improve lighting and energy savings. The chilled water air handling unit needs to be replaced as it is beyond its useful life.

### *Harrison Unit*

The roof was replaced this year. The T12 lamps and ballasts need to be replaced with T8 to improve lighting and energy savings. The chilled water air handling unit needs to be replaced as it is beyond its useful life.

### *Jennings Building/School*

The roof needs to be replaced. The loading dock is in poor condition, and has poor grade for proper drainage. The T12 lamps and ballasts need to be replaced with T8 to improve lighting and energy savings. The chilled water air handling unit needs to be replaced as it is beyond its useful life. The gymnasium is currently not in use and therefore there is no repair or remodeling plans for it, with the exception of replacing the floor in the area that was used for Food service.

### *Kent Building*

The roof needs to be replaced. The chilled water air handling unit needs to be replaced as it is beyond its useful life.

### *L Administration Building*

The carpet will be replaced with a combination of carpet and floor tile.

*RGC/ Unit 9*

To be compliant with the PREA standards for housing under 18 year old felons away from those over 18, We remodeled Unit 9 of RGC to become a totally separate Unit with separate toilet and shower areas, dayroom and grooming room, as well as an isolated yard.

*Warehouse*

Breakers for the dock levelers need to be switched out with ones with disconnects because of moisture seeping into the system and tripping the GFI receptacles.

*Grounds/East Side general Issues*

Parking lot and interconnecting driveway repaving is complete. The front sidewalk and approach to the main entrance still needs to be made ADA compliant. A major roof leak into the main lobby was repaired this summer.

**Women's Huron Valley Correctional Facility**  
**5-Year Plan FY2016**

| Project No.   | Building                   | Project Description   | Reason Description   | Quantity & Units | Facility Priority | Cost Estimate  |
|---------------|----------------------------|---|--|------------------|-------------------|----------------|
| WHV1EM06.10   | Powerhouse                 | Upgrade equipment.  | To add capacity to the existing system.                              | 2 Units          | 1                 | \$4,000,000.00 |
| WHV.3.M3.01   | Prisoner Services Building | Complete building renovation including roof replacement.                                  | Upgrade physical plant.  | 1 unit           | 1                 | \$2,176,000.00 |
| WHV.13.M01    | East Sallyport             | Replace existing gate with crash-resistant gate.  | To enhance security.   | 1 unit           | 1                 | \$200,000.00   |
| WHV.E01.13    | Plant                      | Replacement of 4800V primary underground cable.   | Upgrade equipment.   | 900 lf           | 2                 | \$900,000.00   |
| WHV.1.M05     | Powerhouse                 | Replace industrial watertube boiler (20,000 lb/hr steam).                                 | Beyond useful life.  | 3 Units          | 2                 | \$3,100,000.00 |
| WHV.1.M05.02  | Powerhouse                 | Replace the combustion controls on the existing watertube boilers.                        | Upgrade equipment.   | 3 Units          | 2                 | \$735,000.00   |
| WHVM04        |                            | Alternate Fuel.   | Upgrade existing system.   | 2 Units          | 3                 | \$450,000.00   |
| WHV.1.M02     | Powerhouse                 | Replace cooling water pumps.  | Upgrade equipment.   | 2 Units          | 3                 | \$175,000.00   |
| WHV.1.M03     | Powerhouse                 | Replace chilled water pumps.  | Upgrade equipment.   | 3 units          | 3                 | \$120,000.00   |
| WHV.1.Mo1     | Powerhouse                 | Replace lithium bromide steam absorption chillers.  | Upgrade equipment.   | 2 units          | 3                 | \$1,750,000.00 |
| WHV.B.M3.02   | Warehouse                  | Replace pneumatic controls with DDC.  | To increase energy savings and to eliminate a maintenance condition. | 22, 212 sq ft    | 3                 | \$90,000.00    |
| WHV.5.M3.02   | Unit 5                     | Replace pneumatic controls with DDC.  | To increase energy savings and to eliminate a maintenance condition. | 24,114 sq ft     | 3                 | \$100,000.00   |
| WHV.6.M3.02   | Unit 4                     | Replace pneumatic controls with DDC.  | To increase energy savings and to eliminate a maintenance condition. | 24,114 sq ft     | 3                 | \$100,000.00   |
| WHV.RGC.M3.02 | RGC                        | Replace pneumatic controls with DDC.  | To increase energy savings and to eliminate a maintenance condition. | 34,994 sq ft     | 3                 | \$190,000.00   |
| WHV.11.M3.02  | Unit 6, Programs           | Replace pneumatic controls with DDC.  | To increase energy savings and to eliminate a maintenance condition. | 41,595 sq ft     | 3                 | \$220,000.00   |
| WHV.3.M3.02   | Prisoner Services Building | Replace pneumatic controls with DDC.  | To increase energy savings and to eliminate a maintenance condition. | 21,968 sq ft     | 3                 | 80, 000        |
| WHV.2.M3.02   | Maintenance                | Replace pneumatic controls with DDC.  | To increase energy savings and to eliminate a maintenance condition. | 23,624 sq ft     | 3                 | \$125,000.00   |
| WHV.4.M3.02   | Fieldhouse                 | Replace pneumatic controls with DDC.  | To increase energy savings and to eliminate a maintenance condition. | 16, 799 sq ft    | 3                 | \$60,000.00    |
|               | MSI                        | Replace pneumatic controls with DDC.  | To increase energy savings and to eliminate a maintenance condition. | 25, 490 sq ft    | 3                 | \$70,000.00    |
| WHV.9.M3.02   | Unit 1                     | Replace pneumatic controls with DDC.  | To increase energy savings and to eliminate a maintenance condition. | 24,114 sq ft     | 3                 | \$100,000.00   |
| WHV.8.M3.02   | Unit 2                     | Replace pneumatic controls with DDC.  | To increase energy savings and to eliminate a maintenance condition. | 24,114 sq ft     | 3                 | \$100,000.00   |
| WHV.7.M3.02   | Unit 3                     | Replace pneumatic controls with DDC.  | To increase energy savings and to eliminate a maintenance condition. | 24,114 sq ft     | 3                 | \$100,000.00   |
| WHV.4.M02     | Field House                | Replace/repair steam and condensate piping.   | To eliminate a high maintenance condition.                           | 3,000 SF         | 3                 | \$25,000.00    |
| WHV.3.M04     | Prisoner Services Building | Replace/repair steam and condensate piping.   | To eliminate a high maintenance condition.                           | 4,000 SF         | 3                 | \$28,000.00    |
| WHV.K.M01     | Kent Hall                  | Replace only defective steam, chilled water, compressed air, cold water piping in tunnel. | Upgrade existing system.   | 270,000 SF       | 3                 | \$925,000.00   |
| WHV.B.M01     | Warehouse                  | Replace portion of steam pipe and insulation.   | To eliminate a high maintenance condition.                           | 1,000 SF         | 3                 | \$21,000.00    |
| WHV.10.M02    | Administration/Medical     | Replace piping.   | To eliminate a high maintenance condition.                           | 3,000 SF         | 3                 | \$22,500.00    |
| WHV.3.M03     | Prisoner Services Building | Replace/repair DWV piping.  | To eliminate a high maintenance condition.                           | 2,000 SF         | 3                 | \$25,500.00    |

|            |                      |  |   |           |   |              |
|------------|----------------------|--|---|-----------|---|--------------|
| WHV.11.M02 | Academic/Voc. School | Replace/repair steam and condensate piping.                        | Upgrade equipment.  | 3,000 SF  | 3 | \$25,500.00  |
| WHV.5.M02  | Housing Unit 5       | Replace/repair steam and condensate piping.                        | Upgrade equipment.  | 3,000 SF  | 3 | \$25,500.00  |
| WHV.6.M02  | Housing Unit 4       | Replace/repair steam and condensate piping.                        | Upgrade equipment.  | 3,000 SF  | 3 | \$25,500.00  |
| WHV.7.M02  | Housing Unit 3       | Replace/repair steam and condensate piping.                        | Upgrade equipment.  | 3,000 SF  | 3 | \$25,500.00  |
| WHV.8.M02  | Housing Unit 2       | Replace/repair steam and condensate piping.                        | Upgrade equipment.  | 3,000 SF  | 3 | \$25,500.00  |
| WHV.9.M01  | Housing Unit 1       | Replace/repair steam and condensate piping.                        | Upgrade equipment.  | 3,000 SF  | 3 | \$25,500.00  |
| WHV.6.A02  | Housing Unit 4       | Replace existing window system - w/ insulated system.              | To eliminate a high maintenance condition.                                    | 800 SF    | 7 | \$102,100.00 |
| WHV.7.A04  | Housing Unit 5       | Replace existing window system - w/ insulated system.              | To eliminate a high maintenance condition.                                    | 800 SF    | 7 | \$102,100.00 |
| WHV.8.A04  | Housing Unit 5       | Replace existing window system - w/ insulated system.              | To eliminate a high maintenance condition.                                    | 800 SF    | 7 | \$102,100.00 |
| WHV.9.A04  | Housing Unit 5       | Replace existing window system - w/ insulated system.              | To eliminate a high maintenance condition.                                    | 800 SF    | 7 | \$102,100.00 |
| WHV.F      |                      | Replace existing windows.  | Upgrade equipment, increase service reliability, and increase energy savings. | 14 Units  | 7 | \$17,500.00  |
| WHV.G      |                      | Replace existing windows.  | Upgrade equipment, increase service reliability, and increase energy savings. | 14 Units  | 7 | \$17,500.00  |
| WHV.H      |                      | Replace existing windows.  | Upgrade equipment, increase service reliability, and increase energy savings. | 14 Units  | 7 | \$17,500.00  |
| WHV.K.A06  | Kent Hall            | Replace existing window system - w/ insulated system.              | To eliminate a high maintenance condition.                                    | 130 SF    | 7 | \$8,300.00   |
| WHV.D.E01  |                      | Replace existing windows.  | Upgrade equipment, increase service reliability, and increase energy savings. | 128 units | 7 | \$160,000.00 |
| WHV.J.E01  | Jennings Hall        | Interior lighting-Replace interior light fixture(s), Troffer.      | Increase lighting levels and energy savings.                                  | 750 SF    | 8 | \$4,400.00   |
| WHV.C.E01  | Calhoun Hall         | Interior lighting-Replace interior light fixture(s), Troffer.      | Increase lighting levels and energy savings.                                  | 30,285 SF | 8 | \$101,800.00 |
| WHV.D.E01  | Dickinson Hall       | Interior lighting-Replace interior light fixture(s), Troffer.      | Increase lighting levels and energy savings.                                  | 61,763 SF | 8 | \$207,500.00 |
| WHV.E.E01  | Emmet Hall           | Interior lighting-Replace interior light fixture(s), Troffer.      | Increase lighting levels and energy savings.                                  | 38,055 SF | 8 | \$127,900.00 |
| WHV.F.E01  | Fillmore Hall        | Interior lighting-Replace interior light fixture(s), Troffer.      | Increase lighting levels and energy savings.                                  | 38,055 SF | 8 | \$127,900.00 |
| WHV.G.E01  | Gladwin Hall         | Interior lighting-Replace interior light fixture(s), Troffer.      | Increase lighting levels and energy savings.                                  | 39,220 SF | 8 | \$131,800.00 |
| WHV.H.E01  | Harrison Hall        | Interior lighting-Replace interior light fixture(s), Troffer.      | Increase lighting levels and energy savings.                                  | 39,451 SF | 8 | \$132,600.00 |
| WHV.L.E01  | L Building           | Interior lighting-Replace interior light fixture(s), Troffer.      | Increase lighting levels and energy savings.                                  | 34,584 SF | 8 | \$116,200.00 |
| WHV.B.E02  | Warehouse            | Interior lighting-Replace interior light fixture(s), Troffer.      | Increase lighting levels and energy savings.                                  | 20,365 SF | 8 | \$68,400.00  |
| WHV.4.E01  | Field House          | Interior lighting-Replace interior light fixture(s), Troffer.      | Increase lighting levels and energy savings.                                  | 16,799 SF | 8 | \$45,400.00  |
| WHV.11.A01 | Addition             | Replace Roof of School.  | Upgrade physical plant.   | 35,163 SF |   | \$325,000.00 |
| WHV10.A01  |                      | Administration/Medical bldg - Replace Roof.                        | Upgrade physical plant.   | 17,195 SF |   | \$310,000.00 |
| WHV.J.A02  | Jennings Hall        | Replace roof and insulation.                                       | Upgrade physical plant.   | 26,529 SF |   | \$289,700.00 |
| WHV.B.A01  | Warehouse            | Replace existing roof.   | Upgrade physical plant.   | 21,000 SF |   | \$115,500.00 |
| WHV.4.A01  | Field House          | Replace existing roof.   | Upgrade physical plant.   | 10,000 SF |   | \$101,000.00 |
| WHV.00.C48 | Site                 | Soil stabilization/grading, Add/regrade drainage, swale/lawn area. | To improve drainage.  | 80,000 SF |   | \$572,000.00 |
| WHV.00.C60 | Site                 | Soil stabilization/grading, Add/regrade drainage, swale/lawn area. | To eliminate a ong-term/high maintenance issue.                               | 7,600 SF  |   | \$63,800.00  |

|              |                            |   |   |              |    |              |
|--------------|----------------------------|---|---|--------------|----|--------------|
| WHV.00.C68   | Site                       | Soil stabilization/grading, Add/regrade drainage, swale/lawn area.                  | To improve drainage and soil erosion.                                       | 6,000 SF     |    | \$50,400.00  |
| WHV.00.C12   | Site                       | Soil stabilization/grading, Add/regrade drainage, swale/lawn area.                  | To improve drainage and soil erosion.                                       | 600 SF       |    | \$5,000.00   |
| WHV.00.C60   | Site                       | Soil stabilization/grading, Add/regrade drainage, swale/lawn area.                  | To improve drainage and soil erosion.                                       | 7,600 SF     |    | \$63,800.00  |
| WHV.00.C57   | Site                       | Soil stabilization/grading, Add/regrade drainage, swale/lawn area.                  | To improve drainage and soil erosion.                                       | 40 SF        |    | \$340.00     |
| WHV.00.C62   | Site                       | Soil stabilization/grading, Add/regrade drainage, swale/lawn area.                  | To improve drainage and soil erosion.                                       | 2,400 SF     |    | \$24,200.00  |
| WHV.00.C63   | Site                       | Soil stabilization/grading, Add/regrade drainage, swale/lawn area.                  | To improve drainage and soil erosion.                                       | 1,200 SF     |    | \$10,100.00  |
| WHV.00.C70   | Site                       | Soil stabilization/grading, Add/regrade drainage, swale/lawn area.                  | To improve drainage and soil erosion.                                       | 400 SF       |    | \$3,400.00   |
| WHV.00.C78   | Site                       | Soil stabilization/grading, Add/regrade drainage, swale/lawn area.                  | To improve drainage and soil erosion.                                       | 1,500 SF     |    | \$12,600.00  |
| WHV.00.C65   | Site                       | Soil stabilization/grading, Add/regrade drainage, swale/lawn area.                  | To improve drainage and soil erosion.                                       | 300 SF       |    | \$1,600.00   |
| WHV.00.C03   | Site                       | Soil stabilization/grading, Add/regrade drainage, swale/lawn area.                  | To improve drainage and soil erosion.                                       | 300 SF       |    | \$2,500.00   |
| WHV.00.C67   | Site                       | Soil stabilization/grading, Add/regrade drainage, swale/lawn area.                  | To improve drainage and soil erosion.                                       | 1,000 SF     |    | \$5,400.00   |
| WHV.00.C64   | Site                       | Soil stabilization/grading, Add/regrade drainage, swale/lawn area.                  | To improve drainage and soil erosion.                                       | 1,000 SF     |    | \$6,800.00   |
| WHV.00.C32   | Site                       | Soil stabilization/grading, Add/regrade drainage, swale/lawn area.                  | To improve drainage and soil erosion.                                       | 2,000 SF     |    | \$16,800.00  |
| WHV.L.E02    | L Building                 | Emergency electrical distribution system-Install new generator and transfer switch. | To eliminate a high maintenance condition and increase service reliability. | 1 unit       | 1  | \$110,000.00 |
| WHV.J.A20    | Jennings Hall              | Food Service Floor.   | To fix deteriorated and damaged areas.                                      | 7,313 sq ft  | 6  | \$91,500.00  |
| WHV.E        |                            | Replace fire alarm panel.   | Upgrade existing system.  | 1 Unit       | 4  | \$30,000.00  |
| WHV.F        |                            | Replace fire alarm panel.   | Upgrade existing system.  | 1 Unit       | 4  | \$30,000.00  |
| WHV.L        |                            | Replace fire alarm panel.   | Upgrade existing system.  | 1 Unit       | 4  | \$30,000.00  |
| WHV.G        |                            | Replace fire alarm panel.   | Upgrade existing system.  | 1 Unit       | 4  | \$30,000.00  |
| WHV.H        |                            | Replace fire alarm panel.   | Upgrade existing system.  | 1 Unit       | 4  | \$30,000.00  |
| WHV01.M02    | Power House                | Preplace pneumatic controls on steam station with solid state controls.             | Upgrade existing system.  | 1 Units      | 6  | \$37,000.00  |
| WHV01.M02    | Power House                | Add third boiler feed pump.   | Upgrade equipment.  | 1 Unit       | 6  | \$20,000.00  |
|              | Kent Hall                  | Replace/new steam to hot water converter system.                                    | Upgrade equipment.  | 1 Unit       | 7  | \$117,600.00 |
| WHV.9.M06.03 | Tasers now                 | Install smoke purge system.   | Upgrade emergency security system.  | 24,114 sq ft | 8  | \$120,000.00 |
| WHV.3.E02    | Prisoner Services Building | Electrical distribution system-Replace distribution panel.                          | Upgrade equipment.  | 2 Units      | 9  | \$32,400.00  |
| WHV.5.E02    | Housing Unit 5             | Electrical distribution system-Replace distribution panel.                          | Upgrade equipment.  | 4 Units      | 9  | \$56,400.00  |
| WHV.1.M01    |                            | Replace/new hot water heater-250 gallon steam fired.                                | Upgrade equipment.  | 1 Unit       | 12 | \$61,200.00  |
| WHV1.M02     |                            | Install back-up water source connection for boilers.                                | Upgrade equipment.  | 1 Unit       | 13 | \$7,000.00   |
| WHV.00       |                            | Install HU Fence.   | Enhanced security upgrade.  | 1 Unit       | 14 | \$25,600.00  |

|              |                            |   |  |              |  |              |
|--------------|----------------------------|---|--|--------------|--|--------------|
| WHV.4.A01    |                            | Repair Field House Roof.  | Upgrade physical plant.  | 400 LF       |  | \$14,000.00  |
| WHV.3M004.01 |                            | Install Fire Suppression system.  | Upgrade emergency security system.   | 21,968 sq ft |  | \$120,000.00 |
| WHV.11M04.01 |                            | Install Fire Suppression system.  | Upgrade emergency security system.   | 41,595 sq ft |  | \$200,000.00 |
| WHV.10M04.01 |                            | Install Fire Suppression system.  | Upgrade emergency security system.   | 38,005 sq ft |  | \$220,000.00 |
| WHV.D.A01    | Dickinson Hall             | Replace gutter system. Install industrial gutter/collector/downspout system.  | To eliminate a high maintenance issue and request of Facilities Maintenance. | 1,260 LF     |  | \$25,400.00  |
| WHV.E.A01    | Emmet Hall                 | Replace gutter system. Install industrial gutter/collector/downspout system.  | To eliminate a high maintenance issue and request of Facilities Maintenance. | 900 LF       |  | \$18,100.00  |
| WHV.F.A01    | Fillmore Hall              | Replace gutter system. Install industrial gutter/collector/downspout system.  | To eliminate a high maintenance issue and request of Facilities Maintenance. | 900 LF       |  | \$18,100.00  |
| WHV.G.A01    | Gladwin Hall               | Replace gutter system. Install industrial gutter/collector/downspout system.  | To eliminate a high maintenance issue and request of Facilities Maintenance. | 900 LF       |  | \$18,100.00  |
| WHV.H.A01    | Harrison Hall              | Replace gutter system. Install industrial gutter/collector/downspout system.  | To eliminate a high maintenance issue and request of Facilities Maintenance. | 900 LF       |  | \$18,100.00  |
| WHV.J.A01    | Jennings Hall              | Replace gutter system. Install industrial gutter/collector/downspout system.  | To eliminate a high maintenance issue and request of Facilities Maintenance. | 950 LF       |  | \$19,200.00  |
| WHV.K.A01    | Kent Hall                  | Replace gutter system. Install industrial gutter/collector/downspout system.  | To eliminate a high maintenance issue and request of Facilities Maintenance. | 1,150 LF     |  | \$23,200.00  |
| WHV.L.A01    | L Building                 | Replace gutter system. Install industrial gutter/collector/downspout system.  | To eliminate a high maintenance issue and request of Facilities Maintenance. | 1,025 LF     |  | \$20,700.00  |
| WHV.2.A02    | Maintenance/Warehouse      | Replace gutter system. Install new.   | To eliminate a high maintenance issue and request of Facilities Maintenance. | 600 LF       |  | \$5,800.00   |
| WHV.10.A01   | Administration/Medical     | Replace E.J. material. Reseal/reflash E.J. material.  | To eliminate a high maintenance issue.                                       | 500 LF       |  | \$21,500.00  |
| WHV.13.A01   | 6 Guard Towers             | Replace or add roof drains. Guard tower in SE corner near sallyport.  | To eliminate a high maintenance issue.                                       | 1 Unit       |  | \$840.00     |
| WHV.3.A02    | Prisoner Services Building | Replace or add roof drains.   | To eliminate a high maintenance issue.                                       | 4 Units      |  | \$3,400.00   |
| WHV.4.A02    | Field House                | Replace or add roof drains.   | To eliminate a high maintenance issue.                                       | 6 Units      |  | \$5,000.00   |
| WHV.13.A02   | 6 Guard Towers             | Replace damaged steel. Metal decking has rusted through. Concrete is spalling. Cover decking with form deck and tack weld on 4 sides. | To eliminate a high maintenance issue.                                       | 6 Units      |  | \$25,200.00  |
| WHV.5.A01    | Housing Unit 5             | Replace lintels.  | To eliminate a high maintenance issue.                                       | 12 LF        |  | \$710.00     |
| WHV.10.A02   | Administration/Medical     | Replace lintels.  | To eliminate a high maintenance issue.                                       | 120 LF       |  | \$7,100.00   |
| WHV.5.A02    | Housing Unit 5             | Repair brick - selective areas.   | To eliminate a high maintenance issue.                                       | 40 SF        |  | \$1,000.00   |
| WHV.C.A03    | Calhoun Hall               | Tuckpoint brick.  | To eliminate a high maintenance issue.                                       | 100 SF       |  | \$840.00     |
| WHV.C.A10    | Calhoun Hall               | Tuckpoint brick. Re-caulk CMU.  | To eliminate a high maintenance issue.                                       | 300 SF       |  | \$1,300.00   |
| WHV.D.A02    | Dickinson Hall             | Tuckpoint brick.  | To eliminate a high maintenance issue.                                       | 100 SF       |  | \$840.00     |
| WHV.D.A09    | Dickinson Hall             | Tuckpoint brick. Re-caulk CMU.  | To eliminate a high maintenance issue.                                       | 200 SF       |  | \$840.00     |
| WHV.G.A06    | Gladwin Hall               | Tuckpoint brick.  | To eliminate a high maintenance issue.                                       | 45 SF        |  | \$380.00     |
| WHV.K.A04    | Kent Hall                  | Tuckpoint brick.  | To eliminate a high maintenance issue.                                       | 300 SF       |  | \$2,500.00   |
| WHV.10.A03   | Administration/Medical     | Tuckpoint brick. Interior CMU to be tuckpointed below joist seats for structural integrity as well as exterior.                       | To eliminate a high maintenance issue.                                       | 22 SF        |  | \$190.00     |
| WHV.4.A03    | Field House                | Tuckpoint brick.  | To eliminate a high maintenance issue.                                       | 40 SF        |  | \$340.00     |
| WHV.1.A02    | Power Plant                | Tuckpoint brick. Tuckpoint cmu.   | To eliminate a high maintenance issue.                                       | 160 SF       |  | \$1,100.00   |

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| WHV.C.A02  | Calhoun Hall               | Rebuild masonry wall.  | To eliminate a high maintenance issue.                                | 10 SF    |  | \$130.00    |
| WHV.E.A05  | Emmet Hall                 | Rebuild masonry wall.  | To eliminate a high maintenance issue.                                | 140 SF   |  | \$1,900.00  |
| WHV.F.A05  | Fillmore Hall              | Rebuild masonry wall.  | To eliminate a high maintenance issue.                                | 150 SF   |  | \$2,000.00  |
| WHV.G.A05  | Gladwin Hall               | Rebuild masonry wall.  | To eliminate a high maintenance issue.                                | 80 SF    |  | \$1,100.00  |
| WHV.H.A05  | Harrison Hall              | Rebuild masonry wall.  | To eliminate a high maintenance issue.                                | 10 SF    |  | \$130.00    |
| WHV.J.A03  | Jennings Hall              | Rebuild masonry wall.  | To eliminate a high maintenance issue.                                | 100 SF   |  | \$1,300.00  |
| WHV.K.A03  | Kent Hall                  | Rebuild masonry wall.  | To eliminate a high maintenance issue.                                | 10 SF    |  | \$130.00    |
| WHV.1.A03  | Powerhouse                 | Rebuild masonry wall.  | To eliminate a high maintenance issue.                                | 100 SF   |  | \$1,100.00  |
| WHV.3.A03  | Prisoner Services Building | Rebuild masonry wall.  | To eliminate a high maintenance issue.                                | 100 SF   |  | \$1,300.00  |
| WHV.5.A03  | Housing Unit 5             | Rebuild masonry wall.  | To eliminate a high maintenance issue.                                | 100 SF   |  | \$1,300.00  |
| WHV.6.A01  | Housing Unit 4             | Rebuild masonry wall.  | To eliminate a high maintenance issue.                                | 100 SF   |  | \$1,300.00  |
| WHV.7.A01  | Housing Unit 3             | Rebuild masonry wall.  | To eliminate a high maintenance issue.                                | 100 SF   |  | \$1,300.00  |
| WHV.8.A01  | Housing Unit 2             | Rebuild masonry wall.  | To eliminate a high maintenance issue.                                | 100 SF   |  | \$1,300.00  |
| WHV.9.A01  | Housing Unit 1             | Rebuild masonry wall.  | To eliminate a high maintenance issue.                                | 100 SF   |  | \$1,300.00  |
| WHV.8.A02  | Housing Unit 2             | Rebuild masonry wall.  | To eliminate a high maintenance issue.                                | 120 SF   |  | \$1,600.00  |
| WHV.H.A09  | Harrison Hall              | Repair/Replace plaster. Rebuild gypsum drywall wall.           | To eliminate a high maintenance issue.                                | 20 SF    |  | \$540.00    |
| WHV.J.A12  | Jennings Hall              | Repair/Replace plaster. Rebuild gypsum drywall wall.           | To eliminate a high maintenance issue.                                | 20 SF    |  | \$540.00    |
| WHV.J.A04  | Jennings Hall              | Replace metal panels.  | To eliminate a high maintenance issue.                                | 50 SF    |  | \$2,300.00  |
| WHV.2.A03  | Maintenance/Warehouse      | Replace metal panels.  | To eliminate a high maintenance issue.                                | 80 SF    |  | \$2,900.00  |
| WHV.1.A04  | Power Plant                | Replace metal panels.  | To eliminate a high maintenance issue.                                | 280 SF   |  | \$10,200.00 |
| WHV.K.A05  | Kent Hall                  | Replace flashing.  | To eliminate a high maintenance issue.                                | 20 LF    |  | \$660.00    |
| WHV.G.A07  | Gladwin Hall               | Recaulk/Reseal building joints.                                | To eliminate a high maintenance issue.                                | 50 LF    |  | \$150.00    |
| WHV.10.A04 | Administration/Medical     | Recaulk/Reseal building joints.                                | To eliminate a high maintenance issue.                                | 20 LF    |  | \$60.00     |
| WHV.9.A02  | Housing Unit 1             | Recaulk/Reseal building joints.                                | To eliminate a high maintenance issue.                                | 20 LF    |  | \$60.00     |
| WHV.11.A01 | Academic/Voc. School       | Recaulk/Reseal building joints.                                | To eliminate a high maintenance issue.                                | 50 LF    |  | \$150.00    |
| WHV.8.A03  | Housing Unit 2             | Recaulk/Reseal building joints. Replace backer rod and reseal. | To eliminate a high maintenance issue.                                | 40 LF    |  | \$150.00    |
| WHV.2.A04  | Maintenance/Warehouse      | Recoat stucco. Concrete patching selective areas as well.      | To eliminate a high maintenance issue.                                | 2,000 SF |  | \$5,100.00  |
| WHV.C      |                            | Replace existing windows.                                      | To eliminate a high maintenance issue and increase to energy savings. | 60 units |  | \$75,000.00 |
| WHV.E      |                            | Replace existing windows.                                      | To eliminate a high maintenance issue and increase to energy savings. | 14 Units |  | \$17,500.00 |
| WHV.11.A03 | Academic/Voc. School       | Replace existing window system - w/ insulated system.          | To eliminate a high maintenance issue and increase to energy savings. | 20 SF    |  | \$1,300.00  |
| WHV.13.A03 | 6 Guard Towers             | Replace existing window system - w/ insulated system.          | To eliminate a high maintenance issue and increase to energy savings. | 600 SF   |  | \$46,000.00 |
| WHV.E.A06  | Emmet Hall                 | Recaulk/Reseal window system.                                  | To eliminate a high maintenance issue and increase to energy savings. | 1,000 SF |  | \$8,400.00  |

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| WHV.F.A06  | Fillmore Hall          | Recaulk/Reseal window system.                  | To eliminate a high maintenance issue and increase to energy savings. | 800 SF    |  | \$8,400.00   |
| WHV.G.A08  | Gladwin Hall           | Recaulk/Reseal window system.                  | To eliminate a high maintenance issue and increase to energy savings. | 1,000 SF  |  | \$8,400.00   |
| WHV.H.A06  | Harrison Hall          | Recaulk/Reseal window system.                  | To eliminate a high maintenance issue and increase to energy savings. | 1,000 SF  |  | \$8,400.00   |
| WHV.J.A05  | Jennings Hall          | Recaulk/Reseal window system.                  | To eliminate a high maintenance issue and increase to energy savings. | 500 SF    |  | \$4,200.00   |
| WHV.K.A07  | Kent Hall              | Recaulk/Reseal window system.                  | To eliminate a high maintenance issue and increase to energy savings. | 1,500 SF  |  | \$12,600.00  |
| WHV.10.A05 | Administration/Medical | Recaulk/Reseal window system.                  | To eliminate a high maintenance issue and increase to energy savings. | 150 SF    |  | \$1,300.00   |
| WHV.4.A04  | Field House            | Recaulk/Reseal window system.                  | To eliminate a high maintenance issue and increase to energy savings. | 340 SF    |  | \$2,900.00   |
| WHV.E.A07  | Emmet Hall             | Replace insulated glazing.                     | To eliminate a high maintenance issue and increase to energy savings. | 420 SF    |  | \$17,600.00  |
| WHV.F.A07  | Fillmore Hall          | Replace insulated glazing. Moisture in window. | To eliminate a high maintenance issue and increase to energy savings. | 400 SF    |  | \$16,800.00  |
| WHV.G.A09  | Gladwin Hall           | Replace insulated glazing.                     | To eliminate a high maintenance issue and increase to energy savings. | 140 SF    |  | \$5,900.00   |
| WHV.H.A07  | Harrison Hall          | Replace insulated glazing.                     | To eliminate a high maintenance issue and increase to energy savings. | 180 SF    |  | \$7,600.00   |
| WHV.11.A02 | Academic/Voc. School   | Replace insulated glazing.                     | To eliminate a high maintenance issue and increase to energy savings. | 100 SF    |  | \$4,200.00   |
| WHV.E.A09  | Emmet Hall             | Replace interior doors/frame/hardware.         | To eliminate a high maintenance issue and increase to energy savings. | 2 Units   |  | \$5,000.00   |
| WHV.K.A09  | Kent Hall              | Replace interior doors/frame/hardware.         | To eliminate a high maintenance issue and increase to energy savings. | 8 Units   |  | \$20,200.00  |
| WHV.10.A07 | Administration/Medical | Replace interior doors/frame/hardware.         | To eliminate a high maintenance issue and increase to energy savings. | 5 Units   |  | \$12,600.00  |
| WHV.4.A06  | Field House            | Replace interior doors/frame/hardware.         | To eliminate a high maintenance issue and increase to energy savings. | 5 Units   |  | \$12,600.00  |
| WHV.11.A05 | Academic/Voc. School   | Replace interior doors/frame/hardware.         | To fix damaged area of hardware and to eliminate a maintenance issue. | 13 Units  |  | \$32,800.00  |
| WHV.7.A03  | Housing Unit 3         | Replace interior doors/frame/hardware.         | To fix damaged area of hardware and to eliminate a maintenance issue. | 22 Units  |  | \$55,400.00  |
| WHV.8.A06  | Housing Unit 2         | Replace interior doors/frame/hardware.         | To fix damaged area of hardware and to eliminate a maintenance issue. | 22 Units  |  | \$55,400.00  |
| WHV.5.A06  | Housing Unit 5         | Replace interior doors/frame/hardware.         | To fix damaged area of hardware and to eliminate a maintenance issue. | 23 Units  |  | \$58,000.00  |
| WHV.6.A03  | Housing Unit 4         | Replace interior doors/frame/hardware.         | To fix damaged area of hardware and to eliminate a maintenance issue. | 25 Units  |  | \$63,000.00  |
| WHV.9.A05  | Housing Unit 1         | Replace interior doors/frame/hardware.         | To fix damaged area of hardware and to eliminate a maintenance issue. | 25 Units  |  | \$63,000.00  |
| WHV.1.A06  | Powerhouase            | Replace overhead doors.                        | To fix damaged area of hardware and to eliminate a maintenance issue. | 300 SF    |  | \$12,200.00  |
| WHV.2.A06  | Maintenance/Warehouse  | Replace overhead doors.                        | To fix damaged area of hardware and to eliminate a maintenance issue. | 400 SF    |  | \$16,200.00  |
| WHV.C.A05  | Calhoun Hall           | Replace plaster ceilings.                      | To fix deteriorated and damaged areas.                                | 200 SF    |  | \$3,400.00   |
| WHV.D.A06  | Dickinson Hall         | Replace plaster ceilings.                      | To fix deteriorated and damaged areas.                                | 90 SF     |  | \$1,500.00   |
| WHV.6.A07  | Housing Unit 4         | Replace plaster ceilings. Gypsum drywall.      | To fix deteriorated and damaged areas.                                | 40 SF     |  | \$540.00     |
| WHV.4.A09  | Field House            | Replace plaster ceilings. Gypsum drywall.      | To fix deteriorated and damaged areas.                                | 300 SF    |  | \$5,000.00   |
| WHV.10.A08 | Administration/Medical | Replace acoustic ceiling system.               | To fix deteriorated and damaged areas.                                | 15,775 SF |  | \$106,000.00 |
| WHV.B.A05  | Warehouse              | Replace acoustic ceiling system.               | To fix deteriorated and damaged areas.                                | 1,100 SF  |  | \$5,900.00   |
| WHV.J.A08  | Jennings Hall          | Replace acoustic ceiling system.               | To fix deteriorated and damaged areas.                                | 7,050 SF  |  | \$47,400.00  |
| WHV.K.A10  | Kent Hall              | Replace acoustic ceiling system.               | To fix deteriorated and damaged areas.                                | 770 SF    |  | \$5,200.00   |

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| WHV.L.A04  | L Building             | Replace acoustic ceiling system.  | To fix deteriorated and damaged areas. | 320 SF   | \$2,200.00  |
| WHV.5.A09  | Housing Unit 5         | Replace acoustic ceiling system.  | To fix deteriorated and damaged areas. | 60 SF    | \$400.00    |
| WHV.1.A07  | Powerhouse             | Replace acoustic ceiling system.  | To fix deteriorated and damaged areas. | 220 SF   | \$1,200.00  |
| WHV.2.A07  | Maintenance/Warehouse  | Replace acoustic ceiling system.  | To fix deteriorated and damaged areas. | 240 SF   | \$1,300.00  |
| WHV.9.A09  | Housing Unit 1         | Replace acoustic ceiling system.  | To fix deteriorated and damaged areas. | 210 SF   | \$1,400.00  |
| WHV.4.A07  | Field House            | Replace acoustic ceiling system.  | To fix deteriorated and damaged areas. | 3,290 SF | \$22,100.00 |
| WHV.11.A06 | Academic/Voc. School   | Replace acoustic ceiling system.  | To fix deteriorated and damaged areas. | 7,400 SF | \$49,700.00 |
| WHV.C.A07  | Calhoun Hall           | Replace metal ceiling.  | To fix deteriorated and damaged areas. | 100 SF   | \$1,700.00  |
| WHV.D.A04  | Dickinson Hall         | Replace metal ceiling.  | To fix deteriorated and damaged areas. | 20 SF    | \$340.00    |
| WHV.F.A09  | Fillmore Hall          | Replace metal ceiling. Rusted.  | To fix deteriorated and damaged areas. | 880 SF   | \$14,800.00 |
| WHV.C.A08  | Calhoun Hall           | Replace carpet.   | To fix deteriorated and damaged areas. | 400 SF   | \$2,700.00  |
| WHV.D.A08  | Dickinson Hall         | Replace carpet.   | To fix deteriorated and damaged areas. | 50 SF    | \$340.00    |
| WHV.L.A05  | L Building             | Replace carpet.   | To fix deteriorated and damaged areas. | 500 SF   | \$3,400.00  |
| WHV.10.A10 | Administration/Medical | Replace carpet.   | To fix deteriorated and damaged areas. | 5,575 SF | \$37,500.00 |
| WHV.11.A07 | Academic/Voc. School   | Replace carpet.   | To fix deteriorated and damaged areas. | 8,300 SF | \$55,800.00 |
| WHV.10.A11 | Administration/Medical | Replace ceramic tile.   | To fix deteriorated and damaged areas. | 850 SF   | \$20,000.00 |
| WHV.4.A08  | Field House            | Replace ceramic tile.   | To fix deteriorated and damaged areas. | 1,480 SF | \$34,800.00 |
| WHV.K.A14  | Kent Hall              | Clean and patch terrazzo. Exterior concrete stairs spalling off and creating a dangerous situation. | To fix deteriorated and damaged areas. | 40 SF    | \$1,000.00  |
| WHV.C.A09  | Calhoun Hall           | Replace VCT.  | To fix deteriorated and damaged areas. | 150 SF   | \$1,000.00  |
| WHV.J.A09  | Jennings Hall          | Replace VCT.  | To fix deteriorated and damaged areas. | 720 SF   | \$4,800.00  |
| WHV.K.A11  | Kent Hall              | Replace VCT.  | To fix deteriorated and damaged areas. | 180 SF   | \$1,200.00  |
| WHV.4.A10  | Field House            | Replace VCT.  | To fix deteriorated and damaged areas. | 2,880 SF | \$19,400.00 |
| WHV.10.A09 | Administration/Medical | Replace VCT.  | To fix deteriorated and damaged areas. | 3,960 SF | \$26,600.00 |
| WHV.7.A07  | Housing Unit 3         | Replace VCT.  | To fix deteriorated and damaged areas. | 4,000 SF | \$26,900.00 |
| WHV.9.A10  | Housing Unit 1         | Replace VCT.  | To fix deteriorated and damaged areas. | 4,000 SF | \$26,900.00 |
| WHV.6.A08  | Housing Unit 4         | Replace VCT.  | To fix deteriorated and damaged areas. | 4,100 SF | \$27,600.00 |
| WHV.8.A11  | Housing Unit 2         | Replace VCT.  | To fix deteriorated and damaged areas. | 4,100 SF | \$27,600.00 |
| WHV.5.A10  | Housing Unit 5         | Replace VCT.  | To fix deteriorated and damaged areas. | 4,200 SF | \$28,200.00 |
| WHV.K.A12  | Kent Hall              | Replace recessed mat.   | To fix deteriorated and damaged areas. | 25 SF    | \$1,300.00  |
| WHV.E.A12  | Emmet Hall             | Replace 280 SF of exterior pipe enclosure.  | Upgrade equipment.                     | 280 SF   | \$1,500.00  |
| WHV.F.A11  | Fillmore Hall          | Replace 280 SF of exterior pipe enclosure.  | Upgrade equipment.                     | 280 SF   | \$1,500.00  |
| WHV.G.A13  | Gladwin Hall           | Replace 280 SF of exterior pipe enclosure.  | Upgrade equipment.                     | 280 SF   | \$1,500.00  |

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| WHV.J.A13    | Jennings Hall | Replace 280 SF of exterior pipe enclosure.   | Upgrade equipment.  | 280 SF     |  | \$1,500.00  |
| WHV.K.A16    | Kent Hall     | Replace 650 SF fabric wall covering.   | Upgrade equipment.  | 280 SF     |  | \$1,700.00  |
| WHV.L        |               | Replace carpet in L Building open areas.   | To fix deteriorated and damaged areas.  |            |  | \$30,000.00 |
| WHV12.A21.01 |               | Demolish Farmhouse.  | Public Safety.  | 2,000 SF   |  | \$10,000.00 |
| WHV.00.C11   | Site          | Fire Hydrant & Valve Box, Provide Hydrant Extension.                                     | Upgrade emergency security system and enhance code guidelines.  | 1 Unit     |  | \$920.00    |
| WHV.00.C34   | Site          | Fire Hydrant & Valve Box, Provide Hydrant Extension.                                     | Upgrade emergency security system and enhance code guidelines.  | 1 Unit     |  | \$920.00    |
| WHV.00.C47   | Site          | Valve Box, Water, Adjust to Grade.   | To eliminate a long-term/high maintenance issue.  | 1 Unit     |  | \$500.00    |
| WHV.00.C48   | Site          | Valve Box, Water, Adjust to Grade.   | To eliminate a long-term/high maintenance issue.  | 1 Unit     |  | \$500.00    |
| WHV.00.C49   | Site          | New storm pipe.  | To improve drainage and to eliminate a long-term/high maintenance issue.  | 85 LF      |  | \$6,000.00  |
| WHV.00.C52   | Site          | New storm pipe.  | To improve drainage, to eliminate a long-term/high maintenance issue and to prevent soil erosion.                   | 1          |  | \$4,500.00  |
| WHV.00.C85   | Site          | New storm pipe.  | To improve drainage, to eliminate a long-term/high maintenance issue and to prevent soil erosion.                   | 40 LF      |  | \$2,000.00  |
| WHV.00.C39   | Site          | New storm pipe.  | To improve drainage, to eliminate a long-term/high maintenance issue and to prevent soil erosion.                   | 180 LF     |  | \$12,700.00 |
| WHV.00.C63   | Site          | Structures I, End Section, Remove & Reset detention pond.                                | To improve drainage, to eliminate a long-term/high maintenance issue and to prevent soil erosion.                   | 1 Unit     |  | \$680.00    |
| WHV.00.C66   | Site          | Structures I, End Section, remove & reset storm sewer outlet.                            | To improve drainage.  | 1 Unit     |  | \$680.00    |
| WHV.00.C69   | Site          | Structures I, End Section, Remove & reset existing storm end section.                    | To improve drainage.  | 1 Unit     |  | \$680.00    |
| WHV.00.C42   | Site          | Structures I, End Section, Remove & reset end sections on storm sewer system.            | Due to facility growth.   | 3 Units    |  | \$2,000.00  |
| WHV.00.C50   | Site          | Frame & cover/grate, catch basin, adjust existing to grade & re-grout.                   | To improve drainage and eliminate a high maintenance issue.   | 1 Unit     |  | \$400.00    |
| WHV.00.C53   | Site          | Frame & cover/grate, catch basin, adjust existing to grade & re-grout.                   | To improve drainage and eliminate a high maintenance issue.   | 1 Unit     |  | \$500.00    |
| WHV.00.C54   | Site          | Frame & cover/grate, catch basin, adjust existing to grade & re-grout.                   | To improve drainage and eliminate a high maintenance issue.   | 1 Unit     |  | \$500.00    |
| WHV.00.C51   | Site          | Frame & cover/grate, catch basin, adjust existing to grade & re-grout.                   | To improve drainage and eliminate a high maintenance issue.   | 1 Unit     |  | \$840.00    |
| WHV.00.C56   | Site          | Frame & cover/grate, catch basin, adjust existing to grade & re-grout.                   | To improve drainage and eliminate a high maintenance issue.   | 1 Unit     |  | \$840.00    |
| WHV.00.C05   | Site          | Frame & cover/grate, catch basin, adjust existing to grade & re-grout.                   | To improve drainage and eliminate a high maintenance issue.   | 1 Unit     |  | \$810.00    |
| WHV.00.C36   | Site          | Remove and replace concrete stairway cast-in-place.                                      | To fix deteriorated, damaged, failure area and to eliminate a long-term/high maintenance issue.                     | 24 LF Nose |  | \$2,100.00  |
| WHV.00.C37   | Site          | Remove and replace concrete stairway cast-in-place.                                      | To fix deteriorated, damaged, failure area and to eliminate a long-term/high maintenance issue.                     | 24 LF Nose |  | \$2,100.00  |
| WHV.00.C39   | Site          | Remove and replace concrete stairway cast-in-place.                                      | To fix deteriorated, damaged, failure area and to eliminate a long-term/high maintenance issue.                     | 24 LF Nose |  | \$2,100.00  |
| WHV.00.C38   | Site          | Remove and replace concrete stairway cast-in-place.                                      | To fix deteriorated, damaged, failure area and to eliminate a long-term/high maintenance issue.                     | 24 LF Nose |  | \$2,100.00  |
| WHV00.C26    | Site          | Add Erosion Control Blanket for soil stabilization and grading.                          | To improve drainage and to prevent soil erosion.  | 5,000 SF   |  | \$8,400.00  |
| WHV.00.C58   | Site          | Soil Stabilization/Grading, Add Rip Rap & Geotextile for soil stabilization and grading. | To fix deteriorated and damaged areas, to eliminate long term high maintenance issues, and to prevent soil erosion. | 1,230 SF   |  | \$23,800.00 |
| WHV.00.C59   | Site          | Soil Stabilization/Grading, Add Rip Rap & Geotextile for soil stabilization and grading. | To fix deteriorated and damaged areas, to eliminate long term high maintenance issues, and to prevent soil erosion. | 200 SF     |  | \$3,900.00  |

|            |                       |  |   |           |  |             |
|------------|-----------------------|--|---|-----------|--|-------------|
| WHV.00.C61 | Site                  | Soil Stabilization/Grading, Add Rip Rap & Geotextile for soil stabilization and grading. | To fix deteriorated and damaged areas, to eliminate long term high maintenance issues, and to prevent soil erosion. | 1,500 SF  |  | \$34,800.00 |
| WHV.00.C64 | Site                  | Soil Stabilization/Grading, Add Rip Rap & Geotextile for soil stabilization and grading. | To fix deteriorated and damaged areas, to eliminate long term high maintenance issues, and to prevent soil erosion. | 75 SF     |  | \$1,400.00  |
| WHV.00.C65 | Site                  | Soil Stabilization/Grading, Add Rip Rap & Geotextile for soil stabilization and grading. | To fix deteriorated and damaged areas, to eliminate long term high maintenance issues, and to prevent soil erosion. | 1,200 SF  |  | \$27,800.00 |
| WHV.00.C66 | Site                  | Soil Stabilization/Grading, Add Rip Rap & Geotextile for soil stabilization and grading. | To fix deteriorated and damaged areas, to eliminate long term high maintenance issues, and to prevent soil erosion. | 100 SF    |  | \$1,900.00  |
| WHV.00.C71 | Site                  | Soil Stabilization/Grading, Add Rip Rap & Geotextile for soil stabilization and grading. | To fix deteriorated and damaged areas, to eliminate long term high maintenance issues, and to prevent soil erosion. | 120 SF    |  | \$2,300.00  |
| WHV.00.C72 | Site                  | Soil Stabilization/Grading, Add Rip Rap & Geotextile for soil stabilization and grading. | To fix deteriorated and damaged areas, to eliminate long term high maintenance issues, and to prevent soil erosion. | 360 SF    |  | \$7,000.00  |
| WHV.00.C73 | Site                  | Soil Stabilization/Grading, Add Rip Rap & Geotextile for soil stabilization and grading. | To fix deteriorated and damaged areas, to eliminate long term high maintenance issues, and to prevent soil erosion. | 600 SF    |  | \$13,900.00 |
| WHV.00.C74 | Site                  | Soil Stabilization/Grading, Add Rip Rap & Geotextile for soil stabilization and grading. | To fix deteriorated and damaged areas, to eliminate long term high maintenance issues, and to prevent soil erosion. | 600 SF    |  | \$13,900.00 |
| WHV.00.C75 | Site                  | Soil Stabilization/Grading, Add Rip Rap & Geotextile for soil stabilization and grading. | To fix deteriorated and damaged areas, to eliminate long term high maintenance issues, and to prevent soil erosion. | 600 SF    |  | \$13,900.00 |
| WHV.00.C76 | Site                  | Soil Stabilization/Grading, Add Rip Rap & Geotextile for soil stabilization and grading. | To fix deteriorated and damaged areas, to eliminate long term high maintenance issues, and to prevent soil erosion. | 600 SF    |  | \$13,900.00 |
| WHV.00.C77 | Site                  | Soil Stabilization/Grading, Add Rip Rap & Geotextile for soil stabilization and grading. | To fix deteriorated and damaged areas, to eliminate long term high maintenance issues, and to prevent soil erosion. | 600 SF    |  | \$11,600.00 |
| WHV.00.C44 | Site                  | Soil Stabilization/Grading, Add Rip Rap & Geotextile for soil stabilization and grading. | To fix deteriorated and damaged areas, to eliminate long term high maintenance issues, and to prevent soil erosion. | 600 SF    |  | \$9,300.00  |
| WHV.00.C30 | Site                  | Soil Stabilization/Grading, Add Rip Rap & Geotextile for soil stabilization and grading. | To fix deteriorated and damaged areas, to eliminate long term high maintenance issues, and to prevent soil erosion. | 600 SF    |  | \$13,900.00 |
| WHV.00.C36 | Site                  | Remove and replace recreation field/court, basketball.                                   | To fix deteriorated and damaged areas.  | 3,600 SF  |  | \$14,500.00 |
| WHV.00.C51 | Site                  | Site Improvements II, Install new, Concrete Slab/Pad.                                    | Due to age of system.   | 1,040 SF  |  | \$7,700.00  |
| WHV.J.E02  | Jennings Hall         | Interior lighting-Replace interior light fixture(s), High Bay.                           | To eliminate a high maintenance area and increase cost/energy savings.  | 4,000 SF  |  | \$37,000.00 |
| WHV.1.E01  | Powerhouse            | Interior lighting-Relamp/reballast interior light fixture(s), Industrial.                | To eliminate a high maintenance area and increase cost/energy savings.  | 20,985 SF |  | \$56,700.00 |
| WHV.2.E01  | Maintenance/Warehouse | Interior lighting-Relamp/reballast interior light fixture(s), Industrial.                | To eliminate a high maintenance area and increase cost/energy savings.  | 23,624 SF |  | \$63,800.00 |
| WHV.1.E02  | Powerhouse            | Electrical distribution system-Clean & inspect distribution equipment.                   | Preventive maintenance.   | 1 Unit    |  | \$16,200.00 |
| WHV.C.M02  | Calhoun Hall          | Replace/new tempering valve.   | To provide improved temperature controls.   | 10 Units  |  | \$13,400.00 |
| WHV.E.M01  | Emmet Hall            | Replace/new tempering valve.   | To provide improved temperature controls.   | 14 Units  |  | \$18,800.00 |
| WHV.F.M01  | Fillmore Hall         | Replace/new tempering valve.   | To provide improved temperature controls.   | 14 Units  |  | \$18,800.00 |
| WHV.G.M01  | Gladwin Hall          | Replace/new tempering valve.   | To provide improved temperature controls.   | 14 Units  |  | \$18,800.00 |
| WHV.H.M01  | Harrison Hall         | Replace/new tempering valve.   | To provide improved temperature controls.   | 14 Units  |  | \$18,800.00 |
| WHV.K.M02  | Kent Hall             | Replace/new tempering valve.   | To provide improved temperature controls.   | 6 Units   |  | \$8,100.00  |
| WHV.4.M02  | Field House           | Air handling unit heating only.  | Upgrade equipment.  | 16,799 SF |  | \$91,700.00 |
| WHV.5.M06  | Housing Unit 5        | Fintube radiation.   | Upgrade equipment.  | 24,114 SF |  | \$91,200.00 |
| WHV.6.M06  | Housing Unit 4        | Fintube radiation.   | Upgrade equipment.  | 24,114 SF |  | \$91,200.00 |
| WHV.7.M06  | Housing Unit 3        | Fintube radiation.   | Upgrade equipment.  | 24,114 SF |  | \$91,200.00 |

|            |                |   |  |           |              |                        |
|------------|----------------|---|--|-----------|--------------|------------------------|
| WHV.8.M06  | Housing Unit 2 | Fintube radiation.  | Upgrade equipment.                     | 24,114 SF |              | \$91,200.00            |
| WHV.9.M05  | Housing Unit 1 | Fintube radiation.  | Upgrade equipment.                     | 24,114 SF |              | \$91,200.00            |
| WHV.1.M04  | Powerhouse     | Replace cooling tower (1000 tons).  | Upgrade equipment.                     | 4 Units   |              | \$243,000.00           |
| WHV.1.M07  | Powerhouse     | Main control panel and front-end direct digital controls (DDC) equipment. | Upgrade equipment.                     | 1 Unit    |              | \$40,500.00            |
| WHV.K      |                | Insulate pipes, fittings, valves, heat exchangers.                        | To fix deteriorated and damaged areas. | 160 units |              | \$27,100.00            |
| WHV.10.M06 | Admin/Medical  | Insulate ductwork/piping in basement.                                     | Upgrade equipment.                     | 20 Units  |              | \$6,800.00             |
| WHV.4.M05  | Field House    | Replace/repair unit ventilators.  | Upgrade equipment.                     | 8 Units   |              | \$8,400.00             |
|            |                |   |  |           | <b>Total</b> | <b>\$24,126,410.00</b> |

# MICHIGAN DEPARTMENT OF CORRECTIONS

*“Help Make Things Right”*

## MEMORANDUM

**DATE:** September 4, 2014  
**TO:** Warden Joan Roggenbuck, WCC  
**FROM:** Joel Thompson, Maintenance Supervisor, WCC  
**SUBJECT:** Annual Physical Plant Report

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

### **Overview of Physical Plant Accomplishments**

#### **Huron Admin Building**

Several office changes in the Business/Records area, new staff acquired.

Facility Managers office moved to the Food Service building.

Installed new keypad locking system in the Wardens area.

#### **Huron Housing Unit**

Double bunked the remainder of housing unit.

Replaced numerous L.E.D yard lights.

Replaced burnt compressor on unit A/C.

Started Washer/Dryer installation in kitchen area of unit.

Installed handles on inside of cell doors.

Repair lighting control system.

#### **Maintenance Building**

Received two new zero turn mowers.

#### **Power Plant**

Annual CSD-1 completed.

Annual boiler inspections completed.

Assumed control of Emergency Generator located at Maxey Boys.

### **Infirmary and Med Clinic**

Installed Washer and Dryer in converted porters closet.

Finished Quarter Master area.

### **Woodland Building**

Continued L.E.D. lighting upgrades.

Installed three (3) rebuilt compressors into main A/C units.

Split Captains office and incorporated a new hallway relating to the new arsenal.

Started security enhancement changes.

Removed carpet and installed tile in Pod 5 interview room.

### **Lift Station**

Repaired damaged discharge line from lift station to treatment plant.

### **Well House**

Obtained permit for new chlorine injection system.

Changed well pump one metering valve.

## **Annual Review of Physical Plant**

### **Huron Admin Building**

Carpet needs to be replaced in several areas/offices.

Trees in the office area need to be removed.

*Overall area is in good condition.*

### **Huron Housing Unit**

Laundry needs plumbing and electrical for new washers and dryers; dining room service area to be converted for this purpose.

Recreation yard needs grading for proper drainage.

### **Woodland Housing Pods**

All units need painting.

Ice machine needs updating.

PPD system needs more receivers for better coverage.

Hallway windows need to be re-caulked after rust is removed from frames.

Pods 6-10 yards needs to have a gate installed inside secured perimeter for access to machine room and mowing.

Pods 1-5 need to have trees removed in secured area (behind pods 4 & 5).

### **Woodland Sub Kitchen**

Dock area needs painting.

Access doors need to have mag locks installed.

*Over all area is in good condition.*

### **Woodland Treatment Mall**

PPD system needs to have receivers installed.

Painting needs to be started.

*Over all area is in good condition.*

### **Woodland Control Center**

Sliding doors need to be installed to establish proper bubble/search area at entrance.

Area inside C/C needs to be constructed for bubble gate operation once doors are installed or near completion.

C/C needs to be painted.

*Over all area is in good condition.*

### **Warehouse/Food Service**

Food Service equipment needs updating.

Roof will need replacing.

Office A/C (roof top) needs upgrading.

Freezer/cooler (2 total) compressors need upgrading.

Parking lot and drive need repair and resurfacing.

### **Infirmery & Med Clinic**

*Over all area is in good condition.*

## **Woodland Mechanical**

A/C unit 1 will need 3 compressors removed and rebuilt.

All systems have reached 10 year period. Issues related to this bench marks are appearing.

Plumbing: toilets, and fittings are starting to fail.

Heating: valves, pumps, seals are starting to fail.

*Extensive attention/repair will be needed this fiscal year.*

## **Maintenance Building**

*Over all area is in good condition.*

## **Power Plant**

Seals need replacing in several pumps.

*Over all area is in good condition.*

## **Water Tower/Well House**

Well pump in pump house # 2 needs to be pulled, point cleaned, and replaced if needed.

*Over all area is in good condition.*

## **Grounds**

Clean-up to continue; several trees need to be cut down.

Perimeter Road needs to be paved.

Parking lot needs cracks to be filled and sealed.

Olympic and Summit buildings need to be demolished.

**WOODLAND CORRECTIONAL FACILITY**  
**5-Year Plan FY2016**

| Project No. | Building               | Project Description   | Reason Description  | Quantity & Units | Facility Priority | Cost Estimate      |
|-------------|------------------------|---|---|------------------|-------------------|--------------------|
| WCC.03C     | Site                   | Install second perimeter fence to include additional perimeter LED lighting and cameras for added coverage. | Facility was not designed to accommodate multi-level prisoners. Adding a second perimeter fence will greatly enhance the security of the facility.  | 1                | 1                 | \$5,000,000        |
| WCC         | Control Center         | Relocate/upgrade bubble/install new security gates.   | Bubble gates were not designed to require staff to manually open.   | 1                | 2                 | \$120,000          |
|             | Sallyport              | Replace main sallyport gates.   | The main sallyport gates are not designed to interlock. Replacing will greatly enhance security.  | 1                | 3                 | \$40,000           |
|             | Near main sallyport    | Install building in direct view of sallyport for Non MDOC weapons storage.                                  | This will provide a secure area in direct view of the sally port officer with an approved gun box.  | 1                | 4                 | \$8,000            |
| WCC.03.E    | All Buildings          | Replace PPD system.   | Current PPD system was relocated from a closed facility. Although the system is operational parts are hard to locate.   | 1                | 5                 | \$250,000          |
| WCC.02.C    | Site                   | Expand stun fencing.  | Facility currently only has one perimeter fence with no razor ribbon.   | 1                | 6                 | \$100,000          |
|             | Parking Lot            | Build a car port for the ARV's.   | The car port shall aid with keeping the ARV's operation ready during inclement weather such as snow, ice and during the cold winter months when frost is present.   | 1                | 7                 | \$10,000           |
|             | Site                   | Camera System Upgrade.  | The camera system is outdated and in need of upgrading.   | 1                | 8                 | \$60,000           |
|             | Control Center         | Electronic Monitoring Work Station upgrade.   | The electronic monitoring work station in control center is outdated and is in need of upgrading to provide expanded coverage of cameras.   | 1                | 9                 | \$65,000           |
| WCC.04.C    | Perimeter Road         | Perimeter road paving and parking lot expansion/repair.   | The perimeter road is new and is gravel. Paving will ensure longevity of the road.  | 1                | 10                | \$500,000          |
|             | All Buildings          | Expand the use of motion detection sensors, razor wire around perimeter.                                    | Adding these security features will greatly enhance the security of the facility.   | 1                | 11                | \$1,000,000        |
|             | All Buildings          | Recondition 3 ea existing R & R air conditioning compressors to all buildings.                              | The existing compressors are original equipment and are worn out and are in constant need of repair.  | 3                | 12                | \$26,000           |
| WCC.02.P    | Site                   | Install water meter.  | WCC provides water to the Green Oaks building. Currently Green Oaks has to supply meter readings from multiple meters for water usage fo MDOC to bill DHS.  | 1                | 13                | \$15,000           |
| WCC.02.A    | Sallyport              | Replace sallyport guard shack.  | Current guard shack is too small.   | 1                | 14                | \$12,000           |
| WCC.07.A    | Warehouse/Food Service | Replace roof membrane.  | Roof membrane has exceeded its expected life. Replacement will prevent further damage to roofing stucture and leaks into the building.  | 1                | 15                | \$150,000          |
|             | All Buildings          | Replace backflow preventors.  | Back flow preventors through out the facility are old and in need of constant repair.   | Multiple         | 16                | \$32,000           |
| WCC.03.A    | Sequoia                | Replace roof membrane.  | Roof membrane is beyond its useful life and needs to be replaced. Not replacing will cause further damage to the interior of the building rendering it useless.   | 1                | 17                | \$300,000          |
| WCC.04.A    | Summit                 | Demolish Building.  | Building has deteriorated beyond repair.  | 1                | 18                | \$275,000          |
| WCC.05.A    | Olympic                | Demolish Building.  | Building has deteriorated beyond repair. Building should be demolished to eliminate the health and safety hazard.   | 1                | 19                | \$275,000          |
|             | Maxey                  | Install a second generator.   | The current emergency power for the Woodland Facility is comprised of two generation systems. The Green Oaks generator should be upgraded with an additional generator installed so that WCC can function under full emergency power. | 1                | 20                | \$300,000          |
|             |                        |   |   |                  | <b>Total:</b>     | <b>\$8,538,000</b> |