

# MICHIGAN DEPARTMENT OF CORRECTIONS

*“Committed to Protect, Dedicated to Success”*

## FY2026 FIVE YEAR ASSESSMENT PLAN SUMMARY

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

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

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

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

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

Sec. 108. CORRECTIONAL FACILITIES

NORTHERN REGION

Alger Correctional Facility.....	Page 3
Baraga Correctional Facility.....	Page 8
Carson City Correctional Facility.....	Page 12
Central Michigan Correctional Facility.....	Page 19
Chippewa Correctional Facility.....	Page 25
Earnest C Brooks Correctional Facility.....	Page 30
Kinross Correctional Facility.....	Page 35
Marquette Branch Prison.....	Page 40
Muskegon Correctional Facility.....	Page 46
Newberry Correctional Facility.....	Page 50
Oaks Correctional Facility.....	Page 59
Saginaw Correctional Facility.....	Page 62
St. Louis Correctional Facility.....	Page 67
Northern Regional Administration.....	Page 74

SOUTHERN REGION

Bellamy Creek Correctional Facility.....	Page 79
Cooper Street/Special Alternative Institution.....	Page 84
G Robert Cotton Correctional Facility.....	Page 87
Detroit Detention Center.....	Page 92
Charles Egeler Correctional Facility.....	Page 97
Richard Handlon Correctional Facility.....	Page 100
Gus Harrison Correctional Facility.....	Page 109
Ionia Correctional Facility.....	Page 117
Lakeland Correctional Facility.....	Page 123
Macomb Correctional Facility.....	Page 132
Parnall Correctional Facility.....	Page 140
Thumb Correctional Facility.....	Page 146
Woodland Correctional Facility.....	Page 151
Huron Valley Women's Correctional Facility.....	Page 155
Southern Regional Administration.....	Page 165
Green Oaks Training Academy.....	Page 171

# MICHIGAN DEPARTMENT OF CORRECTIONS

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## MEMORANDUM

**DATE:** June 3, 2024  
**TO:** Warden Catherine Bauman  
**FROM:** Michael J Bone Physical Plant Supervisor  
**SUBJECT:** Annual Physical Plant Inspection  
Alger Correctional Facility

### Accomplishments

1. The facility emergency unit duct cleaning was completed.
2. Facility smoke purge Aspen and Birch 95% completed.
3. Facility video upgrade 80% completed.
4. Facility exterior doors and windows are in the bidding process.
5. Facility unit shower project is in the bidding process.
6. Facility front desk and entry control upgrade will start in August.

### **LMF**

#### **Housing Unit Aspen Segregation**

The unit is in overall good condition. The brick and mortar have deterioration and the caulking around the windows is in poor condition and are number four on the five-year plan. The exterior doors are in poor condition and are in the bidding process for replacement. The showers have been temporarily repaired and are in the bidding process for their upgrade.

The roof has been replaced 11 years ago and is in good condition. The floors are in fair condition and are being replaced as needed.

### **Housing unit Birch Segregation**

The unit is in overall good condition. The brick and mortar have deterioration and the caulking around the windows is in poor condition and are number four on the five-year plan. The exterior doors are in poor condition and are in the bidding process for replacement. The showers have been temporarily repaired and are in the bidding process for their upgrade.

The roof has been replaced 11 years ago and is in good condition. The floors are in fair condition and are being replaced as needed.

### **Housing unit Cedar General Population**

The unit is in overall good condition. The brick and mortar have deterioration and the caulking around the windows is in poor condition and are number four on the five-year plan. The exterior doors are in poor condition and are in the bidding process for replacement. The showers have been temporarily repaired and are in the bidding process for their upgrade. The unit small yard fence is scheduled to have razor ribbon added to the top of the fencing.

The roof has been replaced 11 years ago and is in good condition. The floors are in fair condition and are being replaced as needed.

### **Housing unit Maple General Population**

The unit is in overall good condition. The brick and mortar have deterioration and the caulking around the windows is in poor condition and are number four on the five-year plan. The exterior doors are in poor condition and are in the bidding process for replacement. The showers have been temporarily repaired and are in the bidding process for their upgrade. The unit small yard fence is scheduled to have razor ribbon added to the top of the fencing.

The roof has been replaced 11 years ago and is in good condition. The floors are in fair condition and are being replaced as needed.

### **Housing unit Pine General Population**

The unit is in overall good condition. The brick and mortar have deterioration and the caulking around the windows is in poor condition and are number four on the five-year plan. The exterior doors are in poor condition and are in the bidding process for replacement. The showers have been temporarily repaired and are in the bidding process for their upgrade. The unit small yard fence is scheduled to have razor ribbon added to the top of the fencing.

The roof has been replaced 11 years ago and is in good condition. The floors are in fair condition and are being replaced as needed.

### **Housing unit Spruce General Population Level II**

The unit is in overall good condition. The brick and mortar have deterioration and the caulking around the windows is in poor condition and are number four on the five-year plan. The exterior doors are in poor condition and are in the bidding process for replacement. The showers have been temporarily repaired and are in the bidding process for their upgrade. The Spruce weight pit cement pad is in bad condition and a PBF approved ACR was submitted for replacement along with pavers to go over the pad.

The roof has been replaced 11 years ago and is in good condition. The floors are in fair condition and are being replaced as needed.

### **100 Building Administration**

The unit is in overall good condition. The brick and mortar have deterioration and the caulking around the windows is in poor condition and are number four on the five-year plan. The exterior doors are in poor condition and are in the bidding process for replacement. The front desk and entry control is scheduled to be upgraded in August.

The roof has been replaced 11 years ago and is in good condition. The floors are in fair condition and are being replaced as needed.

### **200 Building Food Service/Health Service**

The overall condition is good. All the exterior dining hall windows and exterior doors are in poor condition and are in the bidding process for replacement. The windows in the kitchen area need to be replaced. The brick and mortar have some deterioration and are number four on the five-year plan.

### **300 Building Education and Recreation**

The overall condition is good. There are some stress cracks in the outside walls and interior floors. The gym interior is in good condition. The interior doors and windows are in fair condition. The exterior doors are in poor condition and are in the bidding process for replacement.

### **500 Building Warehouse and Maintenance**

The overall condition of this building is good. The warehouse floor has some cracking, but nothing serious. Exterior doors are in poor condition and are in the bidding process for replacement.

### **600 Building paint and tank storage area**

The building is good condition.  
Exterior doors need to be replaced and are in the bidding process for replacement.

### **Pole Barn**

#### **The building is in good condition**

### **Propane Plant**

The propane plant was updated three years ago and is in good operation condition.

### **Fences, gun towers and grounds**

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

### **Concrete and Asphalt**

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

### **Recreation Yards**

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

# ALGER CORRECTIONAL FACILITY (LMF)

5-Year Plan FY2026

Building	Project Description	Reason Description	Quantity & Units	Facility Priority	Cost Estimate
Warehouse	Warehouse Freezer/Cooler Upgrade (LMF.NEW.15)	The refrigeration system in the warehouse is original and needs an upgrade.	1	1-MOP	\$290,000
Facility	Brick and Mortar Reconditioning (LMF.NEW.12)	To recondition brick & mortar. Facility Funded.	8	2-MOP	\$200,000
Facility	Refurbish Gun Towers (LMF.NEW.11)	The towers were built in 1990. The windows and doors are worn out and don't seal properly. The towers will need to be sandblasted and painted. New windows and doors will need to be installed. Facility Funded.	5	3-MOP	\$215,000
Facility	Perimeter Road Addition/Pads (LMF.NEW.24)	The additional road needs to be added around the perimeter for the security of the facility.	1	4-MOP	\$200,000
Facility	Asphalt for Facility (LMF.NEW.23)	Facility asphalt is aging and needs to be replaced.	1	5-MOP	\$200,000
Facility	Parking Lot Sealing and Re-stripping (LMF.NEW.16)	The parking lot needs to be sealed and re-stripped. Facility Funded.	1	6-MOP	\$40,000
Kitchen	Kitchen Floor (LMF.NEW.25)	The kitchen floor is deteriorating and will need to be replaced. Facility Funded.	1	7-MOP	\$250,000
300 Building and Spruce Unit	School and Spruce Roof Replacement (LMF. NEW.26)	The school and Spruce leak and will need to be replaced. Facility Funded.	2	8-MOP	\$300,000
Warehouse	Warehouse Ceiling (LMF.NEW.17)	The ceiling of the warehouse needs to be stripped and refinished. Facility Funded	1	9-MOP	\$45,000
Facility	Underground Fuel Tank Replacement (LMF.NEW.18)	Alger has one diesel and one gasoline storage tank underground. Facility Funded.	2	10-MOP	\$100,000
				<b>Total</b>	<b>\$1,840,000</b>

# Michigan Department of Corrections

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## Memorandum

**Date:** 5-30-24

**To:** Catherine Bauman, Warden  
Baraga Correctional Facility

**From:** Mark Mattila, Physical Plant Supervisor  
Baraga Correctional Facility

**Subject:** Annual Facility Report

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

### Baraga Correctional Facility

#### Administration - 100 BLDG

- The roof system is in very good condition having been replaced in 2011, showing no signs of damage.
- The electrical/security system continues to function properly and is tested daily.
- Building exterior wall packs have been replaced with LED fixtures.
- The heating/cooling systems are functional and regularly maintained.
- The A/C in control center needs to be updated.
- The plumbing system operates properly, and normal wear is maintained on a regular basis.
- Approved project to update LED lighting in the 100 building is 95% complete.

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

- Roof systems was replaced in 2017 and have no issues to report.
- Exterior of the bldg is in over all good condition.
- Electrical/security systems function properly and are regularly maintained.
- LED Lighting upgrades are 100% complete
- Kitchen equipment is a constant repair/maintenance item.
- HVAC systems are regularly maintained, and function properly.
- Air handlers and A/C unit (health care) are 30 years old and will need to be updated within the next 5 years.
- The cooler and freezer doors, walls and condensing equipment will be replaced in the future. Approved project currently underway.
- Approved project to update LED lighting is complete.
- New serving line steam table is on sight and being upgrade with tamper proof screws to replace an existing steam table.



### **Programs - 300 BLDG**

- Roof systems was replaced 2017 and have no issues to report.
- Electrical/ security systems function properly and are regularly maintained.
- Plumbing system operates properly, and normal wear is maintained on a regular basis.
- HVAC systems are regularly maintained, and function properly. New Heating boiler install May 2023.
- Air handlers and A/C unit (no A/C in gym) are 30 years old and will need to be updated within the next 5 years.
- Approved project to update LED lighting in the 300 building is 95% complete.

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

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

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

- Roof systems for HU 1-5 was replaced in 2017 and have no issues to report.
- Roof systems for Housing unit 6 & 7 will need to be replaced within the next 5 years.
- Electrical/security systems function properly and are regularly maintained.
- A/C in unit Bubbles 2,5,7 need to be updated. Approved ACR.
- Plumbing system operate properly. Icon electronic valves were added in Housing Units 1-5; Units 1, 2 & 3 are completed. Unit 4 & 5 are 90% complete.
- The water heaters in all the HUs are function properly.
- The recirculation lines are constantly leaking. We have replaced the bad areas.
- HVAC systems are regularly maintained.
- All housing units have a laundry room with gas dryers and commercial washers that are routinely monitored and maintained.
- The ceiling tiles on various wings are falling. High humidity and no exhaust systems due to showers may have an impact. Replacing bad tiles as time permits.
- Shower area tile need repair and replacement. Approved stainless steel shower inserts project under way.
- All cameras function properly.
- The exterior of the HUs is in good condition.
- Front doors and yard doors to units were all replaced in 2022.
- Installed new LED lighting in all areas except inside cells in units 2-7.
  - Led lights in unit 1 cells completed. Working on unit 3.

### **Housing Unit 8**

- Roof system is showing signs of wear any leaking is repaired timely. Physical plant is working on metal roof project for unit 8,
- Electrical/security systems function properly and are regularly maintained.
- Plumbing systems operate properly, normal wear and maintained on a regular basis.

- The recirculation lines were constantly leaking. We have replaced the bad areas.
- The domestic hot water system was replaced with high efficiency boilers/water makers.
- HVAC systems are regularly maintained and function well.

#### **Sewage Lift Station**

- The pumps are daily monitored and serviced as needed.

#### **Propane Backup System**

- New System is monitored and serviced as needed.

#### **Facility Grounds**

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

#### **Security/Safety Systems**

- All systems are tested with the start of each shift and any issues are addressed timely.
- The stun fence operates well.
- Approved project currently underway to update camera systems.
- The electronic monitoring system in control functions properly.
- All fire safety systems are tested as required and function properly.
- The PPD system is tested with each shift and operates properly.

cc: Wes Pietila, Facility Business Manager  
Jeff Niemi, – Physical Plant  
Daniel T Smith-Physical Plant Division-Dept. Analyst

# BARAGA CORRECTIONAL FACILITY (AMF)

5-Year Plan      FY2026

Building	Project Description	Reason Description	Quantity & Units	Facility Priority	Cost Estimate
Administration	Control Center Renovations	The control center must be renovated to adequately view and operate the new security systems.	1	1	\$100,000
Administration	Replace front desk in administration building lobby	Current front desk is in poor condition		4	\$80,000
Administration	Upgrade elevator controls	The current system is 30 years old and requires constant repair	1	8	\$531,000
Education and Healthcare	Replace A/C unit for 200 and 300 Building	The current system is 30 years old and requires constant repair	1	5	\$600,000
Housing units 4-7	Install yard shack with entrance from building	Install yard shack with entrance from building to allow staff a safer area to enter and watch recreation yard for general population	1	9	\$800,000
Site	Repave perimeter road, road around unit 8 and parking lots. Replace all bad concrete inside and outside of facility	To prevent failure. To fix deteriorated, damaged, failure area. To improve appearance. To improve vehicle traffic flow. Long-term/high maintenance issue. Service reliability. Due to frequent use by heavy/large trucks. To extend life.		2	\$7,400,000
Housing units 1-7	Upgrade Bubble door controls.	Current door controls are outdated and hard to get replacement parts for.	7	6	\$3,321,000
Housing units 1-7 and 100, 200 and 300 Bldgs	PA system all buildings	Existing equipment is outdated and hard to get replacement parts for		7	\$300,000
Housing units 2 and 3	Replace slots on doors.	Current slots are worn out and in need of replacement.	2	3	\$180,000
				<b>Total</b>	<b>\$13,312,000</b>

# MICHIGAN DEPARTMENT OF CORRECTIONS

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## MEMORANDUM

**DATE:** May 21, 2024

**TO:** Randee Rewerts, Warden, Carson City Correctional Facility

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

**SUBJECT: 2024 Annual Physical Plant Report, Carson City Correctional Facility**

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

The overall condition of the facility is good with few areas of concern. We are in the process of replacing the housing unit roofs on the facilities east side. All of the heating boilers on the facilities east side are being replaced and upgraded to high efficiency boilers. The level IV doors and controls are being upgraded beginning this year and the west parking lot is going to be re-paved this year as well.

This year we made repairs and upgrades to housing unit G shower and bathrooms and added an officer station in the lobby. We also added an officer station to 700-unit lobby. We retiled the showers in 1200 unit and regouted and painted all the other level IV and II showers. We upgraded the facility paging system, added fifty-foot-tall netting to the perimeter fence, and we made improvements to the interior and exterior pavement including the drive outside of MSI, the entire perimeter road and the east parking lot.

Physical plant in Lansing is in the process of completing the Arc Flash Phase III project at our facility and they are piloting a new style of air filter at our facility in all the building air handler units. All of the showers in the level II, level IV, and segregation are being upgraded with stainless steel and I-Con controls. We are utilizing the state service contract to aide in completing the much-needed staff breakroom and bathroom updates. We used the service contract to add more efficient HVAC mini split units to the east administration building and the east food service building got two new rooftop units for the dining room HVAC. We are completing the changeover of the west administration building to LED which will bring our facility to 100% changeover to LED lighting on the interior and exterior.

### **Carson City Correctional Facility**

The following is the inspection results of all physical assets summarized for each building including current condition and needed repairs.

#### **Administration Building 100**

- The sidewalks in front of the building have been replaced and the pavement is being replaced on perimeter road. The parking lots will be replaced this summer completing the pavement project at the facility.

- The roof was replaced the end of August 2019 and is in good condition.
- The building and architectural structure is in fair condition. There are some exterior doors that need to be replaced which we are doing through attrition. The sallyport gates are being addressed by Lansing Physical Plant Division with future projects.
- The HVAC systems are beginning to show the age of the system. The AC condensing unit was replaced utilizing energy upgrade matching funds project money last year and this year electrostatic filter systems are being piloted in this building. The pneumatics should be replaced with digital. This is on the 5-year plan.
- The security systems are in good condition. This building has access control on all exterior entrances.

#### **Prisoner Services/Segregation Building 200**

- The sidewalks and walkways are in fair condition.
- The roof was replaced in June 2019 and is in good condition.
- The building architectural structure is in good condition. The underground plumbing has been replaced and the grease interceptors have been upgraded. The dish machine and kettles were replaced with new electric unit eliminating the need for the steam generating boiler.
- The showers in segregation are being updated and stainless inserts are being installed with the DTMB Shower Upgrade project.
- The HVAC systems needs updating from pneumatic controls to digital. This is on the 5-year plan. The electrostatic filter system is being piloted in this building's air handling units.
- The security systems are in good condition.

#### **Education/Programs Building 300**

- The sidewalks and walkways are in fair condition.
- The roof was replaced in June 2019 and is in good condition.
- The building architectural structure is in good condition.
- The HVAC system needs updating from pneumatic controls to digital. This is on the 5-year plan. The electrostatic filter system is being piloted in this building's air handling units.
- The security systems are in good condition.

#### **Unsecured Level I Housing Unit Building 400**

- The sidewalks and walkways are in good condition.
- The roof is in good condition.
- The building architectural structure is in good condition.
- The HVAC system needs updating from pneumatic controls to digital. This is on the 5-year plan. The electrostatic filter system is being piloted in this building's air handling units.
- The security systems are in good condition.
- The perimeter fence and gates are in good condition.

#### **Level IV Housing Unit Building 500**

- The sidewalks and walkways are in fair condition some heaving has occurred and will be addressed by facility on future projects.
- The roof is in good condition.
- The building architectural structure is in good condition. The cell door control and carriage system are obsolete, and repairs are difficult as the parts are no longer manufactured. This is being addressed with the DTMB Cell Door project. The showers are being updated and stainless inserts are being installed with the DTMB Shower Upgrade project.
- The HVAC system needs updating from pneumatic controls to digital. This is on the 5-year plan. The electrostatic filter system is being piloted in this building's air handling units.
- The security systems are in good condition.

#### **MSI Building 600**

- The sidewalks are in good condition the pavement was replaced this year.
- The roof is in fair condition.

- The building architectural structure is in good condition with the exterior wall sheeting in need of refinishing at the ventilation exhaust areas due to rusting.
- The HVAC system is in good condition. The tube heaters are inspected bi-annually and are in good condition.
- The security systems are in good condition.

#### **Level II Housing Unit Building 700**

- The sidewalks are in fair condition.
- The roof was replaced in May 2019.
- The building architectural structure is in good condition. The showers are being updated and stainless inserts are being installed with the DTMB Shower Upgrade project.
- The HVAC system needs updating from pneumatic controls to digital. This is on the 5-year plan. The electrostatic filter system is being piloted in this building's air handling units.
- The security systems are in good condition.

#### **Level II Housing Unit Building 800**

- The sidewalks are in fair condition and an ADA ramp has been added to this building.
- The roof was replaced in November 2018 and is in good condition.
- The building architectural structure is in good condition. The showers are being updated and stainless inserts are being installed with the DTMB Shower Upgrade project.
- The HVAC system needs updating from pneumatic controls to digital. This is on the 5-year plan. The electrostatic filter system is being piloted in this building's air handling units.
- We replaced the domestic hot water boiler system with high efficiency cyclone water heaters.
- The security systems are in good condition.

#### **Level II Housing Unit Building 900**

- The sidewalks are in fair condition.
- The roof is in good condition.
- The building architectural structure is in good condition. The showers are being updated and stainless inserts are being installed with the DTMB Shower Upgrade project.
- The HVAC system needs updating from pneumatic controls to digital. This is on the 5-year plan. The electrostatic filter system is being piloted in this building's air handling units.
- The security systems are in good condition.

#### **Maintenance/Warehouse Building 1100**

- The pavement was replaced this year.
- The roof is in good condition.
- The building architectural structure is in good condition.
- The HVAC system needs updating from pneumatic controls to digital. This is on the 5-year plan. The electrostatic filter system is being piloted in this building's air handling units and two of the air handling units are being replaced with this project as well.
- The security systems are in good condition. The east side generator is no longer serviceable, and a project request has been submitted to replace the generator and upgrade the switchgear. This is on the 5-year plan.

#### **Level IV Housing Unit Building 1200**

- The sidewalks and walkways need some repairs as some heaving has occurred.
- The roof is in good condition after being replaced in 2018.
- The building architectural structure is in good condition. The cell door control and carriage system are obsolete, and repairs are difficult as the parts are no longer manufactured. This is being addressed with the DTMB Cell Door project. The showers are being updated and stainless inserts are being installed with the DTMB Shower Upgrade project.
- The HVAC system needs updating from pneumatic controls to digital. This is on the 5-year plan. The electrostatic filter system is being piloted in this building's air handling units.
- The security systems are in good condition.

### **Hazardous Material Storage Building 1300**

- The pavement was replaced this year.
- The roof is in good condition.
- The building architectural structure is in good condition.
- The building is heated with electric heaters which are in good condition.
- The security systems are in good condition.

### **East Administration Building**

- The sidewalks are in good condition.
- The roof is in poor condition with multiple leaks being addressed regularly, replacement needs to be completed soon. This is on the 5-year plan.
- The building architectural structure is in good condition apart from some of the metal siding which is rusting. I recommend adding a faux stone polymer siding 4 feet up from the ground level to increase the durability and longevity saving the facility future replacement costs for the siding. We added gutters to this building this year to alleviate water coming in through the foundation.
- The HVAC system is in good condition.
- The security systems are in good condition.

### **East Food Service**

- The sidewalks are in good condition with the drive behind food service and the loading dock replaced this year.
- The roof was replaced in September of 2019.
- The building architectural structure is in good condition apart from some of the metal siding which is rusting. I have proposed to replace the metal siding with a faux stone polymer siding 4 feet up from the ground level to increase the durability and longevity saving the facility future replacement costs for the siding.
- The HVAC systems needs updating from pneumatic controls to digital. The kettles are being replaced utilizing food service funding to eliminate the need for the steam generating boiler. The ANSIL system needs to be updated to accommodate the new kettles.
- The security systems are in good condition.

### **East School Building**

- The sidewalks are in good condition.
- The roof was replaced in October of 2019.
- The building architectural structure is in good condition apart from some of the metal siding which is rusting. I have proposed to replace the metal siding with a faux stone polymer siding 4 feet up from the ground level to increase the durability and longevity saving the facility future replacement costs for the siding.
- The HVAC system is in good condition.
- The security systems are in good condition.

### **East Housing Unit A/B**

- The sidewalks are in fair condition, the basketball court needs resurfacing soon, the heaving and holes in the main walkways have been patched but will need full replacement in the future.
- The roof is in poor condition and is being replaced by DTMB construction project by next summer, in the meantime all leaks are being addressed.
- The building architectural structure is in good condition apart from some of the metal siding which is rusting. I have proposed to replace the metal siding with a faux stone polymer siding 4 feet up from the ground level to increase the durability and longevity saving the facility future replacement costs for the siding.
- The HVAC system is in good condition.
- The security systems are in good condition. We added a camera system workstation in the PC office which will be relocated to the officer station when it is added to the unit.

### **East Housing Unit C/D**

- The sidewalks are in fair condition, the basketball court needs resurfacing soon, the heaving and holes in the main walkways have been patched but will need full replacement in the future.

- The roof is in poor condition and is being replaced by DTMB construction project by next summer, in the meantime all leaks are being addressed.
- The building architectural structure is in good condition apart from some of the metal siding which is rusting. We replace a section metal siding with a stack stone siding 4 feet up from the ground level which improves the aesthetic of the unit and increases the durability and longevity of the siding saving the facility future replacement costs.
- The HVAC system is in good condition. The showers in C unit have been remodeled and had I-Con Controls added.
- The security systems are in good condition. We added a camera system workstation in the PC office in D unit which will be relocated to the officer station when it is added like the one in C unit.

#### **East Housing Unit E/F**

- The sidewalks are in fair condition, the basketball court needs resurfacing soon, the heaving and holes in the main walkways have been patched but will need full replacement in the future.
- The roof is in poor condition and is being replaced by DTMB construction project by next summer, in the meantime all leaks are being addressed.
- The building architectural structure is in good condition apart from some of the metal siding which is rusting. I have proposed to replace the metal siding with a faux stone polymer siding 4 feet up from the ground level to increase the durability and longevity saving the facility future replacement costs for the siding.
- The HVAC system is in good condition. The showers in these units have been remodeled and had I-Con Controls added.
- The security systems are in good condition. We added a camera system workstation to the officer stations.

#### **East Housing Unit G/H**

- The sidewalks are in fair condition, the basketball court needs resurfacing soon, the heaving and holes in the main walkways have been patched but will need full replacement in the future.
- The roof is in poor condition and is being replaced by DTMB construction project by next summer, in the meantime all leaks are being addressed.
- The building architectural structure is in good condition apart from some of the metal siding which is rusting. I have proposed to replace the metal siding with a faux stone polymer siding 4 feet up from the ground level to increase the durability and longevity saving the facility future replacement costs for the siding.
- The HVAC system is in good condition. The showers in G unit have been remodeled and had I-Con Controls added.
- The security systems are in good condition. We added a camera system workstation in the PC office in H unit which will be relocated to the officer station when it is added like the one in G unit.

#### **East Gym**

- The sidewalks are in good condition.
- The shingled roof was replaced in November of 2019 and is great condition.
- The building architectural structure is in good condition apart from some of the metal siding which is rusting. The gym floor has been identified as needing to be replaced. A project request has been submitted utilizing PBF funds and this is on the 5-year plan.
- The HVAC system is in good condition.
- The security systems are in good condition.

#### **Structural/Architectural**

As mentioned earlier in the report regarding sheet metal, we are experiencing some fading on the fronts of the East buildings along with rust occurring on the metal siding by the ground and exhaust protrusions. DRF East Housing Units need the siding replaced near the basketball courts and the main entrance doors need to be replaced due to rusting from the salt used to melt ice and snow. The remaining bathrooms on the level I side need the shower pans replaced, stalls recovered with stainless steel and the controls replaced with the I-CON controls to save the facility money in maintenance repairs and utility costs. We have completed 4 of the 8 units but aren't able to continue remodeling with all of the housing unit fully occupied.



### **Perimeter Fences and Walls**

An inspection of the Fences shows them to be in generally good condition, with only minor problems found in the Perimeter or Buffer fence construction materials. Some additional issues were identified during the peer review audit and those issues were resolved and upgrades are being performed by outside contractors.

### **Roadway and Walkway**

The Roadways and Walkways have been improved. We are finishing replacing pavement and concrete in the east parking lot and the west parking lot. The main walkway on the level I side of the facility has been repaired but the walkway on the west side will need to be addressed soon. The perimeter road and the roadway from east food service going west towards the MSI gate has been replaced.

If you should have any questions, please feel free to contact me. Thank you in advance for your time.

cc: Gene Page, Physical Plant Division Administrator  
Trevor LeBarre, Physical Plant Division Manager  
Daniel Smith, Physical Plant Division  
Ranee Rewerts, DRF Warden  
Nicole Murray, DRF Facility Manager  
Jeff Niemi, Northern Regional Superintendent  
File

# CARSON CITY CORRECTIONAL FACILITY (DRF)

5-Year Plan

FY2026

Building	Project Description	Reason Description	Quantity & Units	Facility Priority	Cost Estimate
Site	Lift Station Replacement	Update 40 year old equipment and engineering, improve safety and environmental security	1	1	\$336,711
Site	MDOC Camera System Upgrades	Replacing the old equipment and updating the software will increase safety and security of the facility and reduce operational and maintenance cost.	1	2	\$1,531,267
Site	Replace Generator on East Side	Replace 30 year old equipment. Increase reliability. Lower maintenance costs.	1	3	\$568,000
East & West Administration Bldg	Security Gate Replacement	Replace 40 year old equipment. Ensure reliability and cost effectiveness. Lower utility and maintenance costs.	2	4	\$999,999
Site	Replace Sally Port Gates	Improve durability and longevity of the facility, increase security lower maintenance costs	1	5	\$750,000
West	HVAC Control Upgrade	Remove outdated controls, increase efficiency and lower utility cost, decrease maintenance and operating cost.	1	6	\$4,301,000
Site	Coolers and Freezer Replacement	Replace 30-40 year old equipment. Increase reliability and efficiency. Lower utility and maintenance costs.	8	7	\$201,324
East	Replace steel siding and vestibule doors.	Increase the structural security and integrity of the building. Improve efficiency and longevity.	8	8	\$92,320
East & West Administration Bldg	Replace entrance doors	Improve building aesthetics, durability, security and efficiency. Increase longevity and integrity of the building. Lower maintenance costs.	2	9	\$100,000
West	Sidewalk Upgrades	Lower maintenance costs improve safety and security.	1	10	\$250,000
				<b>Total</b>	<b>\$9,130,622</b>

# MICHIGAN DEPARTMENT OF CORRECTIONS

*“Expecting Excellence Every Day”*

## MEMORANDUM

**DATE:** June 11<sup>th</sup>, 2024

**TO:** Gary Miniard, Warden

**FROM:** Lloyd Bergeron, Physical Plant Superintendent  
Central Michigan Correctional Facility

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

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

### **Physical Plant Accomplishment**

- MDOC-STF-02-2023 Unit Fans
- MDOC-STF-02-2023 East side exterior doors
- MDOC-STF-02-2023 Central paging system
- MDOC-STF-03-2023 Trailer lease
- MDOC-STF-04-2023 East food service tilt skillet
- MDOC-STF-11-2023 West side roof replacement
- MDOC-STF-11-2023 Domestic hot water boiler replacement
- MDOC-STF-11-2023 Heat boiler replacement
- MDOC-STF-11-2023 Steam boiler replacement
- MDOT-STF-11-2023 UST/AST with generator replacement
- MDOT-STF-02-2024 Optometry clinic
- MDOT-STF-03-2024 Bunk lights

### **Facility Inspection:**

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

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

#### **School Building (East)**

All building infrastructure (windows, roof, etc.) are in usable condition. This building also has exterior doors in need of repair or replacement due to rusting. Siding around exterior doors in poor

condition. This building did receive wall patching, painting of doors, windows, and walls. All heating and air conditioning equipment was maintained and is in good working condition at this time.

### **Food Service (East)/East Quartermaster Building**

All building infrastructure (roofing, windows, etc.) are in usable condition. Exceptions to this would be the Prisoner entrance foyer is in bad condition and needs to be removed or replaced. Many floors, walls, doors, windows have been repaired this year. Also, this building has exterior doors in need of repair or replacement due to rusting. This building is receiving many new updates under MDOC-STF-2021-Central Michigan East Food Service Building Bulletin 3.3 The ventilation system has also been removed and replaced with new appropriately sized unit, the freezer and cooler have been removed and replaced with new units, new forced air units have replaced the heating boiler, the new forced air units along with all new ductwork do supply building with air conditioning duct work in chow hall area has been wrapped and sealed to prevent condensation.

### **Pavilion Weight Pit (East)**

This building has recently received a new steel roof. All building infrastructure (siding, windows, doors, etc.) are in usable condition, with exception to the exterior steel doors that need replaced. The landscape around this building is very low and water stands in many areas. East walking track has been replaced.

### **Property Trailer (East)**

All building infrastructure (roofing, siding, windows, doors, etc.) are in usable condition, interior floor covering should be replaced.

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

All building infrastructure (roofing, siding, windows, doors, etc.) are in usable condition. Entrance door needs repair or replacement. We installed expanded metal window covers as an added security measure, due to using this building as temporary material storage for projects that are in progress.

### **Corrections Education Program Trailer (East)**

This building has been removed due to mold and replaced with refurbished trailer.

### **VPP Trailer (East)**

This building has been removed due to mold and replaced with refurbished trailer.

### **Housing Unit J/K (East)**

This building needs new entrance doors. Repairs to attic insulation are still needed. There is a membrane attached to the trusses which separates a void area above unit ceilings and the attic space itself. This membrane has holes in it and needs to be repaired, along with adding insulation. The roof covering on this building is in good condition. Domestic water storage tank has been replaced. Siding around doors in poor condition. Domestic water boiler needs to be replaced.

### **Housing Unit L/M (East)**

This building needs new entrance doors. Repairs to attic insulation are still needed. There is a membrane attached to the trusses which separates a void area above unit ceilings and the attic space itself. This membrane has holes in it and needs to be repaired, along with adding insulation. The roof covering on this building is in good condition. Siding around exterior doors in poor condition. New domestic water boiler was installed. Heat boiler needs to be replaced.

### **Housing Units N & P (East)**

This building needs new entrance doors. The roof coverings and siding on this building is in good/fair condition. The mechanical rooms and the equipment in them are in good condition currently. This building also needs the attic membrane repaired and insulation added. Siding around exterior doors in poor condition. Domestic and heat boilers need to be replaced.

### **Housing Units Q & R (East)**

This building needs new entrance doors. The attic membrane and insulation need to be repaired and replaced. The exterior roofing is in good condition, as is the mechanical equipment. Siding around exterior doors poor condition. Domestic and heat boilers need to be replaced.

### **Maintenance Storage Pole Barn (East)**

This building interior and exterior is in good condition. Roof needs to be replaced.

### **Maintenance/Transportation Building (East)**

This building needs siding and exterior doors replacement. All building infrastructure (roofing and windows,) are in good condition. Siding and doors are in poor condition and need to be replaced. This building houses the water system for the East Side facility. RPZ was replaced 2 years ago. The emergency generator that is in this building is too small and only runs a small portion of the east side facility.

### **Records Retention Building (East)**

This building is pole barn construction and is in good overall condition. Doors are in need of replacement. A new roof and gutter system was installed last year.

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

The parking lots were upgraded with new asphalt in 2018, and are in good condition, however they need to be resealed and striped. East main drive/Perimeter Road in poor condition and needs to be repaved. East side perimeter fence has been replaced with a chain link fence.

### **Administration Building (West)**

All building infrastructure (siding, windows, doors, etc.) are in good condition, Roof has been replaced. New flooring and painting needed in Business office, records office, and Warden's area. New flooring was installed in breakroom. AC needs to be replaced in breakroom.

### **Food Service (West)**

Building infrastructure - Walls are in good condition. The exterior doors, windows, roof, and oven exhaust hoods have been replaced (2022). New electric dish machine was installed replacing the old steam dish machine. The current steam boiler (2002) now only operates three steam kettles this boiler is old and in poor condition and over kill for the operational needs and not cost effective. Tile floor needs replacement with an epoxy floor. Dish tank area floor has been replaced with an epoxy floor. Food Service equipment constantly needs to be repaired due to age and use. Many wall and ceiling areas have been repaired and more is needed. All four ovens have been replaced (2022). Both domestic and heat boilers need to be replaced. All interior doors need replacing.

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

Building infrastructure -walls and windows are in good condition. Exterior doors have been replaced. New roof has been installed. This building has received a new heating boiler 2020.

### **Maintenance/Warehouse Building (West)**

All building infrastructure (siding, windows, doors, etc.) are in good condition. All exterior doors have been replaced. New roof has been installed. West Side water main and water treatment systems are in this building. The current water softener system is not in operation, and needs to be removed. The emergency backup generator is in good condition and tested weekly.

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

All building infrastructure (siding, windows, doors, etc.) are in good condition. All west side units' exterior doors have been replaced. G/H hot water tank has been replaced. All west side housing units roofs have been replaced. Minor repairs are needed to drywall and floor coverings. Repairs to attic insulation are still needed. In all westside units there is a membrane attached to the trusses which separates a void area above unit ceilings and the attic space itself. This membrane has holes in it and needs to be repaired, along with adding insulation. Both domestic and heat boilers need to be replaced.

### **Psych Trailer (West)**

This is a doublewide modular trailer, which is aging, but in decent condition overall requiring minor repairs occasionally including roof patching, vinyl siding and window screen repairs. Overall, this building is in usable condition, with exception to the roof, it is in poor condition and needs replaced soon.

### **State Police Post Building**

This building is part of the Central Michigan Correctional Facility's assets and is maintained by our Physical Plant. This building is currently in good condition overall, the deck/ramp was recently re-decked with new deck boards. New roof was installed last year.

### **Maintenance Storage Pole Barn (West)**

The pole barn is in good condition. New roof was installed last year. In addition, there is one other building in this area used for maintenance storage. It is in good condition but would better serve our storage needs if it had a cement floor added to it.

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

We have patched and continue to patch damaged areas both inside and outside the secure perimeter as needed. New perimeter road is needed. Many areas inside and on the perimeter road, needs crack filler and sealing. The facility received new parking lots and entrance/service road this last year and should be seal coated.

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

This system is in poor condition and needs replacement. It is tested monthly. as per our Preventative Maintenance Program. The system needs constant repair.

### **Perimeter Fences (East & West)**

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

### **Sally Ports (East & West)**

The East Sallyport has been closed and made to be part of the perimeter fence system. The West sallyport is in good working condition. Pit needs to be filled in no longer operational.

### **UST's East side**

The UST's on the east side need to be replaced with AST's

CC: Administrative Officer

**CENTRAL MICHIGAN CORRECTIONAL FACILITY (STF)  
5-Year Plan  
FY 2026**

Building	Project Description	Reason Description	Quantity & Units	Facility Priority	Cost Estimate
STF	East School Expansion	Replace Temporary Trailers	East Side	1	\$2,000,000
STF	Facility Food Service Building	Age and Deteriorated Conditions	West	2	\$7,000,000
STF	Camera System Upgrades	Software Updates	Facility Wide	3	\$1,300,000
STF	West Admin Health Care Remodel	Age and Deteriorated Conditions	West	4	\$2,000,000
STF	West Gym Shower - ACR Approved	Age and Deteriorated Conditions	West	5	\$52,000
STF	Heat Boiler Replacement	Age and Deteriorated Conditions	13 Boilers	6	\$500,000
STF	Domestic Hot Water Boiler Replacement	Age and Deteriorated Conditions	9 Boilers	7	\$500,000
STF West	Upgrade sprinkler system in housing units west side	Age and Deteriorated Conditions	West Buildings	8	\$500,000
STF West	West Food Service Steam Boiler	Age and Deteriorated Conditions	West Food Service	9	\$100,000
STF West F/S	West Chow Hall Freezers	Deteriorated Conditions	West F/S	10	\$650,000
				<b>Total</b>	<b>\$14,602,000</b>



# Michigan Department of Corrections

*“Expecting Excellence Every Day”*

## MEMORANDUM

**DATE:** April 19, 2024

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

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

**SUBJECT:** 2024 Annual Infrastructure Report - Chippewa Correctional Facility

As required by PD 04.03.100, Preventive and Emergency Maintenance, an annual inspection of all facility buildings and infrastructure was completed. The following is a compilation of information based on the notes from inspections completed over the preceding months.

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

Sidewalks and pathways inside and outside URF East/West have been constructed of either Asphalt or Cement. Most areas are still holding up well. Staff have completed several minor repairs on sidewalks and entryways throughout the facility as requested. There are a couple of concrete light pole bases at the facility that are going to have to be replaced in the future as the concrete has started to spald.

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

URF East Brick and Masonry exteriors are holding up well. There are no major problems currently to report. We continue to caulk and repair grout lines in the brick buildings as they start to chip and fall out. Masonry at URF West consists of limited areas of concrete block construction for footings and foundations. The metal siding is in good shape except the areas where salt is utilized for ice removal. We have started to remove rusting metal and trim entry ways with treated lumber on all West buildings.

### **PLASTER AND DRYWALL:**

Interior walls and finishes are in good shape. In the Westside housing units, holes continue to be a problem from residents trying to hide contraband and inmate abuse. Holes in drywall are repaired through our Micro-main work order program as requested. West housing units continue with painting and drywall repairs and is a yearly project.

**ROOFING SYSTEMS:**

URF East Roofs are in good shape, but we must start preparing to get them replaced as we have had a few leaks recently. East roofs are on our 5-year plan, and we will have to prepare to have them replaced. Every summer we check all roofs for further detreating spots, seam separation, tears and clean gutter covers to prevent ponding. URF West metal housing roofs, EF and GH are in poor shape. We have replaced all other buildings on the West side of the facility with standing seam metal roofing systems.

**ROOF SUPPORT SYSTEMS:**

The wood trusses, purlins and rafters are still in good shape on E, F, G, and H. There is no sign of damage or excessive wear. There are some watermarks from past leaks, but the wood is still solid. With the Roof Project on Programs, West Food service, West Warehouse/ERT, and housing units AB and CD building engineers have checked and replaced or added purlins as needed. And they have replaced the roof decks on these buildings as well.

**WINDOWS:**

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

**FLOORS:**

Flooring through out the facility is in good shape. Inmate porters do a good job keeping them clean and waxed. Staff has implemented a cleanest unit of the month program and this has helped even more with the floors and overall appearance of the housing units. Epoxy coatings have been used in several areas within the facility to replace vinyl tile. If Epoxy products hold up, we will expand on its use in other areas. Several bathroom and shower stalls/floors have been completed and we will monitor wear on these areas. Ceramic tiles are replaced as needed through the work order program.

**DOORS AND HARDWARE:**

All doors on the East side of the facility housing units need replacement. We continue to fix them as needed and this project is on our 5-year plan. The West housing unit's entry doors have been replaced 5 years ago and are holding up well. The interior doors were replaced as needed and we have a couple of spares for future replacements. Exterior entry double doors have been replaced in Programs building (2) and West Administration exterior. All East and West Entry Sliding Gates have been replaced and are operating smoothly.

### **LOCKING SYSTEMS:**

Locks, hinges, knobs, and issues with closing, are addressed through the work order program. Overall, this area is in good shape. This high maintenance area requires a lot of time to complete. All locking and closing hardware take a real beating by the inmate population. The Locksmith at URF continues keep these functions trouble free.

### **FENCES AND PERIMETER SECURITY:**

Our updated security systems at URF has been holding up well. Our equipment Tech does a good job with repairs and updates as needed. All systems are working well, and any issues are repaired immediately through work order program from daily reports from control center. The new Sallyport gates have been installed and seem to be working fine besides a few adjustments which our maintenance staff have been taking care of. There have been upgrades to the sallyport like hardening of the bottom rail, adding some razor ribbon, replacing the fiberglass poles on the top row of razor ribbon around the entire facility, and adding some man gates to the facility perimeter.

### **HEATING AND COOLING SYSTEM:**

HVAC systems throughout the East side of the facility have all been updated. Replacement of all roof top AC units, all heating circulation pumps, domestic hot water pumps, mixing valves and hot water tanks have been completed on the Eastside of the facility. Westside of the facility HVAC systems are in working order but will need to be addressed in our 5-year plan soon, as the water heaters and all heating circulation pumps were installed in 1989. We have installed a new water heater in AB unit and are in the process of replacing the other units as monies become available. The heating circulation pumps in the West conversion room need to be updated soon as they are obsolete, and we can't find parts anymore. We have replaced the steam/condensate line and that is working well.

### **ELECTRICAL DISTRIBUTION SYSTEM:**

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

### **PLUMBING SYSTEMS / STORM AND WASTEWATER SYSTEMS:**

The plumbing system at URF is in good shape. We have found some troubled areas in the East food service building and are preparing to fix those spots. We will be adding the East Food Service drain line replacement project to our 5-year plan this year. All plumbing issues are addressed through the work order system and continue to be a **very high maintenance area**. With the addition of new circulation pumps and new water heaters we should see less complaints from lack of hot water in housing units. Storm drains systems continue be trouble free and working well. The wastewater (Muffin Monster) grinder pump needs to be replaced as the guides that hold the grinder in place

have rotted off. This is on our 5-year plan and the ACR was just approved for replacement of that piece of equipment.

**REFRIGERATION SYSTEMS:**

New AC roof top units were installed from the HVAC project and seem to be working well during the hot summer days. The new Warehouse Cooler/Freezer project is just about completed. It is operational but it was later found that we need to have one of the inner walls taken out and have an isolation barrier put in the floor to prevent ice from transferring to the cooler side. Monies for that have been awarded and that project will kick off soon.

**PARKING LOTS/ROADS/GROUNDS:**

Chippewa facility grounds area continues to be maintained very well. The perimeter Road/parking areas have all been resurfaced (summer of 2021) and seem to be holding up well.

**COMMENTS:**

**2024 Projects**

URF East Generator and fuel tanks

East side cable TV replacement

PA system upgrade for entire facility.

Steam plant boiler upgrades

Facility wide camera upgrade

Remove the West side sallyport and enhance the perimeter fence

Gun Range

ADA Egress Ramps

# CHIPPEWA CORRECTIONAL FACILITY

5-Year Plan

FY2026

Building	Project Description	Reason Description	Quantity & Units	Facility Priority	Cost Estimate
Site	Sanitary Pre-Treatment Mechanism Bar. Remove and Replace. Located northwest of 400 Unit by Tone Road.	The sanitary pre-treatment mechanism has become a long term/high maintenance issue due to usage and normal life cycle.	1 Unit	1	\$1,000,000
East Food Service	Replace East Side Food Service Cooler/Freezer	The East Side Cooler Freezer demonstrates maintenance issues due to normal usage and life cycle. The parts are obsolete to the existing system.	2 Units	2	\$1,000,000
East Buildings	Replace Exterior and Interior Doors	Replace older door systems to prevent from improperly latching and closing due to normal usage of life cycle. Parts are obsolete for original doors both interior and exterior	9 Units	3	\$2,000,000
Round, Steamboat & Quarry	Replace Cell doors in Segregation Units	Replace older door systems to prevent from improperly latching and closing due to normal usage of life cycle. Parts and mechanisms are obsolete for original cell doors.	3 Units	4	\$7,680,000
East Food Service	Replace Drain system throughout the East kitchen	Replace current drain system due to usage and normal life cycle.	1 Unit	5	\$1,500,000
West Side Buildings	Update Mechanical Rooms in West Side Buildings	Replace and upgrade water heaters and original valves in mechanical rooms due to obsolete systems.	6 Units	6	\$200,000
East Buildings	Replacement of East Roofs	Replacement of roofs on East Side Buildings due to normal age cycle and to prevent weather damage.	11 Units	7	\$7,700,000
Marquette, Lime, Neebish	Additional Security Fences	To improve security by restricting a prisoner's ability to gain access to unauthorized areas, and to contain disturbances within one location.	3 Units	8	\$3,000,000
Site	Replacement of Insulated Window Systems	Requesting upgrade to current security windows due to age and not being able to obtain parts to original window system.	21 Units	9	\$3,000,000
Salt and Maintenance Barn on Tarmac	Replace Building - CSB2	Replace Maintenance Storage Barn on the tarmac that is utilized for salt and maintenance supplies due to normal usage of life cycle.	1 Unit	10	\$700,000
				<b>Total</b>	<b>\$27,780,000</b>

# MICHIGAN DEPARTMENT OF CORRECTIONS

*“Committed to Protect, Dedicated to Success”*

## MEMORANDUM

DATE: May 15, 2024  
TO: Warden, Christopher King, LRF  
FROM: Chris Babcock, Physical Plant Superintendent, LRF  
SUBJECT: 2024 Annual Physical Plant Report, E.C. Brooks Correctional Facility

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

During the month of May, the Annual Physical Plant Inspection for Earnest C. Brooks Correctional Facility was completed for the year 2024. This inspection provides an overview of the general condition of the buildings and grounds.

Most of the entrance drive into the facility is new and in good shape except for the part of Olthoff. directly South of Maintenance up to the Debaker Rd. intersection. This section will need to be resurfaced or replaced soon; this is on our 5-year plan. The employee and visitors parking lots were resurfaced in 2017 but are now developing several cracks and will need to be repaired, replaced, or sealed soon. The perimeter road has deteriorated, and we are planning to work the replacement of this into the next Fiscal Year budget. Some of the concrete sidewalks leading to and inside the facility are in need of repairs. The entire facility is currently receiving a completely new Fire Safety System which is expected to be completed in June of 2024. The Facility as a whole is in overall good condition.

### **Earnest C. Brooks Correctional Facility**

#### **Administration Building**

The roof system is new and the exterior of the building is in good condition. As far as the brick and mortar, there are a few door frames that need to be replaced as the old ones are fairly rusted through at the bottom and we continue to work on replacing these. Windows are in good condition with some of the thermo pane glass de-gassing (cloudy). Interior of the building ceilings, walls (paint), floors, lighting and camera system are all in good shape. We are in the later stages of a facility wide Video Management System upgrade project to make sure this continues to run well. The boilers are old but appear to be in good condition. This buildings air conditioning unit is an older R22 system that we are struggling to maintain it operation. The replacement of this unit is on our 5-Year Plan, and we are hoping this project will be picked up for replacement in 2024 or 2025. All our heating and cooling controls have been upgraded from pneumatic to digital controls for all buildings. This was completed in late 2022.

#### **Allegan housing unit**

The roof system is newer, and the exterior of the building is in good condition. The brick and mortar, and walkways are all good. The windows are in good shape but some of the thermo pane glass are de-gassing (cloudy). The interior of the building has a newer camera system, a newer PPD system and a newer rounds reader system. The ceilings, walls (paint), floors and glass are all in good condition. The boiler is old but appears to be in good condition and the water heater is new as of 2020. The wheelchair lift is new, but we have been having some issues with the reliability of the unit. We are currently adding an exterior wheelchair ramp which is about 95% completed.

### **Baldwin housing unit**

The roof system is newer, and the exterior of the building is in good condition. The brick and mortar, and walkways are all good. The interior of the building has a newer camera system, newer PPD system, newer rounds reader system and a new high efficiency water heater. The ceilings, walls and paint are in good condition, windows are all in good operating condition with some of the thermo pain glass de-gassing (Cloudy). The heating boiler is older but appears to be in good condition and functions pretty good. This would probably be the next one on the list for replacement and it is on our 5-Year Plan.

### **Conklin housing unit**

The roof system is newer, and the exterior of the building is in good condition. The brick and mortar, windows (some are de-gassing) and walkways are all good. The interior of the building has a newer camera system, newer PPD system, newer rounds reader system and a newer high efficiency heating boiler. The water heater is an older unit and is on the short list to be replaced with a new high efficiency unit, this is on our 5-Year Plan. The ceilings, walls (paint) and floors are all in good condition.

### **Dublin housing unit**

The roof system is new, and the exterior of the building is in good condition. The brick and mortar, windows (some de-gassing) and walkways are all good. The interior of the building has a newer camera system, newer PPD system and a newer rounds reader system. The ceilings, walls (paint), and floors are all in good condition. The older heating boiler appears to be in good condition and the water heater is new as of 2020.

### **Eastlake housing unit**

The roof system is newer, and the exterior of the building is in good condition. The brick and mortar have some small areas that are spalling, and walkways are all good. The windows are operational with some de-gassing of the insulated glass. The interior of the building has a newer camera system, newer PPD system, a newer rounds reader system and a newer high efficiency heating boiler and new high efficiency domestic water boiler in 2019. The ceilings, walls (paint), and floors are all in good condition. The wheelchair lift is new and functioning decent with repairs needed from time to time. We have an approved project to add an exterior wheelchair egress ramp for this building which they are hoping to start very soon.

### **Fremont housing unit**

The roof system is newer, and the exterior of the building is in good condition. The brick and mortar, windows and walkways are all good. The interior of the building has a newer camera system, newer PPD system, a newer rounds reader system, a newer high efficiency heating boiler and a new high efficiency domestic water heater. The ceilings, walls (paint), floors and glass are all in good condition with some de-gassing of the glass. The wheelchair lift is new as of 2017 and

we are currently adding an exterior wheelchair egress ramp which is currently about 15-20% completed.

### **Chapel building**

The Chapel has been recently constructed and is in very good condition.

### **Food Service building**

The roof system is new, and the exterior of the building is in good condition. The brick and mortar, windows are all good. Some of the walkways leading to this building may need to be replaced soon. The interior of the building has a newer camera system, newer PPD system and a newer rounds reader system. The ceilings, walls (paint), floors and glass are all in good condition. We have replaced one of the two original heating boilers with a new high efficiency boiler at the end of 2023, and the remaining one appears to be in good condition. We usually only run one of the two boilers to maintain adequate heat. We installed a new high efficiency water heater and storage tank in 2020 to replace a failed unit. We also replaced the 2<sup>nd</sup> water heater and storage tank with a new high efficiency boiler at the end of 2023. We have replaced all the refrigeration components of the walk in Freezer with all new energy efficient components. We have replaced all the ovens, both mixers, the dish machine, three new replacement kettles and two new milk dispensers. All these new units will provide a substantial annual cost savings.

### **Health services building**

The roof system is newer, and the exterior of the building is in good condition. The brick and mortar, windows (some de-gassing) are all good. Some of the walkways leading into this building may need some repairs or replacement soon. The interior of the building has a newer camera system, newer PPD system, a newer rounds reader system and a newer roof top air conditioning unit. The ceilings, walls (paint), and floors are all in good condition.

### **School building**

The roof system is newer, and the exterior of the building is in good condition. The brick and mortar, windows (some de-gassing) are all good. Some of the walkways leading to and around this building may need some repairs or replacement soon. The interior of the building has a newer camera system, newer PPD system and a newer rounds reader system. The ceilings, walls (paint), and floors are all in good condition. The heating boilers for this building are in and are shared with Food Service. The air conditioning unit for this building is new as of 2020.

### **Ground's areas including back 40 rec. areas.**

All grounds areas inside and outside of the facility are in good condition and well maintained. The grass is mowed, flowers have been planted and most of the walkways are in good shape but we will be looking at replacing some walkways soon. Most of the Guard shacks and weight pits are in fair to good condition. We are currently looking into upgrading the Sally Port shack and we have just replaced the Fremont Unit shed. We may want to look at repairing or replacing a few more sheds and the back 40 officer shacks. Overall, facility grounds are well maintained. All interior and perimeter site lighting have been upgraded to energy efficient LED fixtures and are all in good working condition.

### **Maintenance/Warehouse building**

The roof system is newer and the exterior of the building in good condition. The brick and mortar, windows and walkways are all good. The interior of the building has upgraded LED lighting. The interior ceilings, walls (paint) and flooring are all in good condition. The cooler is in very good



condition with the cooler having all new flooring and cooling equipment. We are currently, upgrading the original freezer units to more reliable, energy efficient units.

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

1. Project #20-127 GAG Fire Safety System Upgrades has been approved and is currently in progress which is expected to be June 20, 2024. They are replacing all fire alarm panels, pull stations, detectors etc. in the facility.
2. Project #19-529. GAG to add ADA egress ramps to housing units A, E and F is currently under way. The A-unit ramp is mostly completed, and they are currently working on the F-Unit ramp.
3. Project #472 22049 and 22050 for Video Management System Upgrades Phase 1 and Phase 2 is currently under way and they are about 80% completed.
4. Project #19-551 Arc Flash Phase 3 mitigation study has been approved and is on hold.
5. Project #LRF 10-2023 C-Unit New MSAPP Office and Library. We have started this project, but it has been held up by LARA with the permitting process. They have not issued the permits currently.
6. Project #LRF 03 2024 MSI Limited Access Divider Fence. To add a fence between the laundry and metal working area for separation. We were given written approval to proceed and have completed the work. We are now just waiting for the final ACR approval to submit for completion.
7. Project LRF XX-XXXX Build Temporary holding cells in Segregation room 82. We are still getting the documents, materials and pricing together needed to submit the ACR for approval for this project.
8. Project MDOC-LRF-02-2023 LRF Level IV and Segregation Cell Door Locks and Controls Upgrade. This is in the final stages of design.
9. Project LRF XX-XXXX New Basketball court and phones in Level II Back 40. We have submitted an estimate to the PBF for the cost of this court in the back 40. We need a Memo of Understanding from the PBF to go along with all the documents needed to submit the ACR for this. This project will be a DTMB project due to the cost.
10. Project LRF XX-XXXX Food Service faceless single serving line. We are still working out the details of this so we can submit the ACR for approval.
11. Project LRF XX-XXXX Change all interior gate locks to slam locks. This would be to convert the interior control fences from a slide lock bar to a slam type lock to increase staff response times. Right now, this would be on 7 or 8 gates, ADW Miller will advise which gates this will be done on. We are still getting the documents, materials and pricing together needed to submit the ACR for approval for this project.
12. Project LRF XX-XXXX Add Food Slots to 24 Level IV Doors. We are still getting the documents, materials and pricing together needed to submit the ACR for approval for this project.
13. Project LRF XX-XXXX Build Temporary holding cells in Segregation room 82. We are still getting the documents, materials and pricing together needed to submit the ACR for approval for this project.
14. Project LRF XX-XXXX Level IV Med Line Rooms. We have discussed a few options and are coming up with the plans and documents to submit the ACR for this.

cc: Dan Smith  
Jeff Niemi  
James Dawson, Business Manager

# E.C. BROOKS CORRECTIONAL FACILITY (LRF)

5-Year Plan

FY2026

Building	Project Description	Reason Description	Quantity & Units	Facility Priority	Cost Estimate
LRF Grounds	Resurface 4,752 ft x 20 ft of the existing perimeter road around the facility. (including parking lot sealing and striping). Resurface 1,530 ft x 33 ft of the existing entrance road to the facility. <u>Sidewalk repairs and crack sealing</u>	To reduce the maintenance cost of patching and sealing the existing asphalt roadway and to make sure we have good, safe access to and around the facility and the perimeter for years to come. To protect our newer parking lots from water infiltration <u>that causes damage in the winter months</u>	1	1	\$953,925
LRF Admin	Replace the roof top HVAC systems. This is original equipment and is currently an R-22 systems which is obsolete.	Due to the age of the R-22 systems, they have become obsolete and to a minimize a high maintenance condition and prevent future failure.	1	2	\$223,608
LRF Buildings	Replace the heating boilers in Housing Units; Conklin and Dublin, 1 in Food Service and 2 in the Administration building.	To replace the original boilers that were installed when the facility was built with new high efficiency boilers. This will prevent future failure and should show substantial utility cost savings and reduce maintenance costs and repairs.	5	3	\$1,576,575
LRF Buildings	Replace the Domestic Water Heater in Conklin Unit.	To replace the original Domestic Water Heaters that were installed when the facility was built with new high efficiency units. This will prevent future failure and should show substantial utility cost savings and reduce maintenance costs and repairs.	1	4	\$105,000
LRF Food Service	Replacement serving lines and kitchen prep area upgrades.	To replace our old serving lines and prep areas with more efficient and reliable equipment to have better control when feeding the population. Update the original walls, sinks, flooring, and countertops.	1	5	\$660,000
LRF Admin	Replace Bubble Gates.	Upgrade to newer, more reliable, and advanced technology.	4	6	\$1,033,180
LRF Maintenance	Remove our 2500-gallon, 2000-gallon and a 500-gallon underground fuel and waste oil storage tanks and replace with above ground storage tanks.	Due to the age of the tanks and the difficulty to monitor and contain any possible issues in the future.	3	7	\$190,575
LRF Grounds	Power to the Irrigation Well and add lights on south side of Olthoff near new fence.	Needed to power the irrigation well due to the closure of West Shoreline Correctional Facility and to add lighting near the new fence that was constructed to separate Brooks Correctional from the new Industrial Park at the old West Shoreline site. This will aid in <u>security and will help to maintain the grounds appearance</u>	1	8	\$347,228
LRF Admin	Updates and modifications to the Control Center and Electronic Monitoring area.	To replace the original existing cabinets, countertops, controls and expand and update the Control Center and Electronics monitoring areas. This will make it easier to monitor more areas and make sure the area has reliable advance technology.	1	9	\$700,000
LRF Buildings	Replace original existing windows with new energy efficient insulated windows.	To ensure we have energy efficient insulated windows with clear visibility throughout the facility.	11	10	\$1,500,000
				<b>Total</b>	<b>\$7,290,091</b>

# MICHIGAN DEPARTMENT OF CORRECTIONS

**“Committed to Protect, Dedicated to Success”**

## MEMORANDUM

**Date:** 05/24/2024

**To:** Jeff Howard, Warden  
Kinross Correctional Facility

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

**Subject:** **2024 KCF Physical Plant Report**

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

Overall, age considered, infrastructure and equipment are in a favorable condition. The most important issues of roofs and boilers are currently being updated. The Facility still needs to address the updating of the following items: Roofs on the Maintenance, the Pavilion, Warehouse and K Unit Kitchen, PA System, Exterior doors are in poor condition and Maintenance is replacing as time allows. 8-year-old Fire System is obsolete, and many parts are no longer available for purchase. Electrical System has been utilized to its maximum capacity and needs to be upgraded. All the buildings could use exterior refreshing of doors windows and siding. The Cable TV system should be reworked also.

### **Administration**

- \* Boilers and Ventilation is brand new.
- \* The roof has been replaced.
- \* Bubble Gates are in their second year of operation.
- \* Replace all windows. Current windows are 35 years old.
- \* Public Address System is out of date. 35-year-old direct buried connections are beginning to fail. The system is out of date, majority of the speakers have failed in the housing units, and the processing equipment is considered obsolete. This system supplies the Yard and all housing units.
- \* Inmate bathrooms in need of new partitions.

### **Education/Program's Building**

- \* Boilers and Ventilation is brand new.
- \* The roof has been replaced.
- \* All windows and siding are 35 years old and need to be replaced.
- \* Exterior doors and frames need to be replaced with commercial grade quality doors and frames with continuous hinges.
- \* Air Conditioning Units are 25 years old. Replacement parts are obsolete. Each unit in the classrooms require additional maintenance every year to keep classrooms semi-comfortable.

### **Food Service**

- \* Boilers and Ventilation is brand new.
- \* The roof has been replaced.
- \* All windows and siding are 35 years old and need to be replaced.
- \* Exterior doors and frames need to be replaced with commercial grade quality doors and frames with continuous hinges.
- \* Food Prep Area will need a new floor. Becoming unmaintainable.

### **K-Unit Food Service**

- \* Boilers and Ventilation is adequate.
- \* All windows adequate
- \* Siding is 35 years old and need to be replaced.
- \* Exterior doors and frames need to be replaced with commercial grade quality doors and frames with continuous hinges. K-Unit Food Service shingle roof is needing replaced.  
K-Unit Kitchen needs new doors, as well as the Program's building.

### **Quartermaster**

- \* Needs a new heavy-duty entrance door.
- \* Needs a new insulated garage door.

### **Housing Units**

- \* Boilers and Ventilation is brand new.
- \* The roof has been replaced.
- \* All windows and siding are 35 years old and need to be replaced.
- \* Exterior doors and frames need to be replaced with commercial grade quality doors and frames with continuous hinges. All windows are over 35 years old and need to be replaced.
- \* All doors at K-Unit need to be replaced. Started replacing doors as time permitted.
- \* Electrical/communication rooms on the ends of the housing units needs to be cooled with AC.
- \* Inmate bathrooms in need of new partitions.

### **Pavilion/Weight Pit**

- \* Boilers and Ventilation is brand new.
- \* All windows and siding are 35 years old and need to be replaced.
- \* Exterior doors and frames need to be replaced with commercial grade quality doors and frames with continuous hinges. All windows are over 35 years old and need to be replaced.
- \* The existing roof needs to be replaced.

### **Maintenance Building/Property/Training Room**

- \* The existing roof needs to be replaced.
- \* Existing windows are very old and need to be replaced. It is difficult to find replacement parts for these.

### **Maintenance Equipment Building**

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

### **Warehouse Building**

- \* The existing roof needs to be replaced.
- \* The exterior of the building needs to be painted.

### **Driveway and Grounds**

- \* Inmates' basketball courts need to have cracks repaired and the area needs to be sealed. This would be funded by PBF.
- \* Walkways on the interior of the Facility have cracks in asphalt that need to be cold patched.
- \* The Buffer Fence does not extend completely around the Facility
- \* Vehicle Entrance should be replaced with regards to be more user friendly and a more rigid design.

### **ACR Requests (w/approval date)**

- \* Housing Units Boiler Project Phase I 472-16380, 08/16/2018 complete, control issues to be handle with phase II.
- \* Housing Units Boiler Project Phase II 472-19032, 01/02/2019. Near completion.
- \* Security Gate and Controls 472-20021, 10/10/2019.
- \* Facility roof replacement 18-044-KCF, 11/17/2018.
- \* ACR MDOC KCF-05-2021 Administration, Education, Food Service, K Food Service HVAC upgrades 7/15/21
- \* ACR MDOC KCF-06-2021 HVAC improvements (Phase III) 7/18/21
- \* 472.20021TAP Kinross Security Gates and Controls 95% complete
- \* ACR MDOC KCF-07-2021 Additional Funds Bubble Gate Project 7/19/21
- \* ACR MDOC KCF-08-2021 Level II Dishtank Project 8/18/21 (COMPLETE)
- \* ACR MDOC KCF-05-2021 Make up Air KFOODSVC project 11/9/21.

- \* ACR MDOC KCF-11-2021 Bubble Microwave project 12/13/21 (COMPLETE)
- \* ACR MDOC KCF-12-2021 Inmate Outdoor Phones 2/7/2022 (COMPLETE)
- \* ACR MDOC KCF-03-2021 Chippewa/Kinross Gun Range 5/10/2022
- \* ACR MDOC-KCF-02-2023 H3 Classroom project 4/6/23
- \* ACR MDOC-KCF-08-2023 Visiting Room Body Scanner 9/5/23
- \* ACR MDOC-KCF-11-2023 Optometry Reconfiguration 2/9/24

### **Projects without an ACR**

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

### **DTMB Projects**

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

# KINROSS CORRECTIONAL FACILITY (KCF)

5-Year Plan

FY2026

Building	Project Description	Reason Description	Quantity & Units	Facility Priority	Cost Estimate
Site	Public Address System Replacement	This item is critical to Facility Situation Awareness. System parts are obsolete and infrastructure is direct buried. Wiring is suspect and failing in certain areas.	8 Units	1	\$450,000
Site	PPD System Upgrade	This item is no longer supported by the manufacturer. Some parts are obsolete and any failures in the system may degrade operational accuracy during a situation of "duress".	8 Units	2	\$750,000
Site	Fire Alarm System Upgrade	This item is no longer supported by the manufacturer. Most parts are obsolete. We do have spare parts for most items when a device failure occurs. System needs to be upgraded to maintain Fire Safety Codes.	13 Units	3	\$1,000,000
Maintenance	Training Room Remodel	With the increased used of the Training Room, there is a serious need for an employee bathroom. This would also include a adjoining bathroom to be accessed from the Property Office.	2 Bathrooms	4	\$200,000
Food Service	Food Service Cooler and Freezer Replacement	Issues with reliability of compressors and electrical components. Replaced 2 unit condensers, and 1 evaporator unit, under emergency repair requests at Level 2 location recently.	1 Unit	5	\$1,000,000
Site	Phase III Roof Replacement Project	Final phase of roofs to be completed. Pavillion, Maintenance, Grounds Building, Warehouse, and K Unit Kitchen. These roofs range in age from 40 to 35 years old. This will eliminate timely and excessive burdens on Facility Maintenance staff.	5 Units	6	\$3,000,000
Site	Exterior Door Replacement Project	Exterior doors on all Facility Buildings are rusting and becoming unservicable. The doors and frames are sagging and have exceeded their life cycle.	8 Units	7	\$600,000
Food Service	Food Service Kitchen Plumbing	Food Service sewer is 40 Years old and needs to be replaced. Similar Facilities have experienced sewer failure and needed emergent repairs due to the high usage. This project would be to prevent a potential emergency situation in the future.	1 Unit	8	\$350,000
Site	Buffer Fence and Public Entry Gate	Project to complete 12 foot Buffer Fence around the is needed to prevent contraband interdication and public entry denial. Add a hardened Vehicle Gate to the Facility Entrance Road to prevent unauthorized access during mobilization. Add 1 row of constantine wire to existing buffer fence.	3000' w/ razor wire and 1 gate	9	\$400,000
Maintenance	Grounds Building Remodel	Remodel Maintenance Grounds Building. Insulate, and rewire the building to allow heated and secure area for Equipment to be properly maintained and stored for Winter Operations.	1 Unit	10	\$425,000
				<b>Total</b>	<b>\$8,175,000</b>

# MICHIGAN DEPARTMENT OF CORRECTIONS

*“Committed to Protect, Dedicated to Success”*

## MEMORANDUM

**DATE:** 5/29/24  
**TO:** Sarah Schroeder, Warden Marquette Branch Prison  
**FROM:** Sean Sundholm, Physical Plant Supervisor MBP  
**SUBJECT:** Annual Facility Inspection Report for Marquette Branch Prison

An Annual Facility Inspection was conducted per Item I of PD 04.03.100, Preventive and Emergency Maintenance for Correctional Facilities, and per Chapter 2 and 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

#### Overview of major projects

Most notably the facility is in the middle of a camera system upgrade and a primary electrical infrastructure upgrade which will replace all the primary electrical wiring feeding electricity to the facility along with the transformers.

#### Accomplishments and facility upgrades.

1. Installed new dual fuel generator and switch gear in power plant.
2. Installed full drupe concertina wire around entire perimeter.
3. Upgraded to all new LED interior yard lighting.
4. All new LED perimeter lighting.
5. New boilers and automation controls for power plant.
6. Upgraded level 5 housing units to LED lighting.
7. Storm drain runoff system rerouted for entire prison.
8. New water main from front entrance into the facility.
9. Upgraded level 1 housing to LED which brings MBP to 100% LED.
10. New PPD system 100% completed.
11. I-con water savings system installed for entire prison population.
12. New HVAC (NOVAR) control system upgrade.
13. Boiler chemical automatic injection system.

#### 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.
- Replace primary high voltage transformers with NEC approved distribution equipment.
- 

#### Rotunda (Building 2)

- Replace existing window system - w/ insulated system.



- Interior finish to meet “Class C” requirements (Partial Completion).
- Tuck point all sand stone on exterior walls.

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

- Extend water line replacement from the main line to the various areas.
- Replace several steam coils in the air handling units.

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

- Tuck point all sand stone on exterior walls.
- Replace all exterior fans.

### **C Block** (Building 5)

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

### **D Block** (Building 6)

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

### **E Block** (Building 7)

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

### **F Block** (Building 8)

- Tuck point all sand stone on exterior walls.

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

- Concrete walks need repair.
- Repair stair case on south west side of building.
- Replace primary high voltage transformers with NEC approved distribution equipment.
- Replace both kitchen make up air units and associated duct work.
- Main cooler freezer replacement needed.

### **ERT Building** (Building 12)

- Repair eave.
- Exterior requires painting.

### **Trusty Kitchen** (Building 14)

- Replace existing inefficient window system with an insulated system which will also reduce the number of windows.
- Kitchen roof needs replacement. EPDM mechanically attached type system.
- Replace primary high voltage transformers with NEC approved distribution equipment.
- Make up air unit on roof needs to be replaced.

### **Chapel – Level V** (Building 15)

- Replace existing window system with insulated system. Replace frames and glazing of all casement units.
- Replace double exterior doors/frame/hardware.
- The chapel roof has become a high maintenance issue and should be replaced.

### **School/T.D. Medical** (Building 18)

- Exterior requires painting.
- Tuck point exterior brick.
- Section 1,3 and 4 of this buildings roof system need to be replaced. Sec 2 has about 10 years life expectancy left.
- New exterior doors and frames are needed throughout.

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

- Concrete walks need repair.
- 

**Transportation/Road stand** (Building 24)

- Replace single pane windows to thermo pane and reduce quantity.
- Would like to build a car port for helping transportation vehicles with snow removal.

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

- Minor repairs needed to plaster walls.

**O Dorm** (Building 28)

- Remove and replace 4" thick concrete walk between dorm O (bldg. #28) and existing concrete wall on southeast corner of building.
- Replace shower ventilation because it is inadequate for the number of prisoners being housed in this dorm.

**G Block** (Building 34)

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

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

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

**Water Tank** (Building 39)

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

**Power Plant** (Building 40)

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

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

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

**Creamery** (Building 44)

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

**Dairy Barn** (Building 45)

- Dairy operations closed 8/1/2010 Future use to be determined.
- Replace roof.
- Masonry needs repair.

- Complete changeover to new transformer; isolate old transformer.
- Exterior trim requires painting.

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

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

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

- Concrete walks need repair.
- Electric gates and bars need repainting, lead based paint currently.
- Electronics are outdated and parts are becoming hard to find. New gates should be installed.

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

- Trim needs painting.
- 

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

- Remodel the shower/bathroom area including tiles, flooring, ventilation and some plumbing as this is a high maintenance issue.
- Several air handlers need replacement.
- The roof is in fair condition but will need replacement within a few years.

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

- Exterior Doors are rusted and require replacement.
- The concrete stairs need to be replaced.

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

- Replace damaged insulated glazing - 2 X 4 casements.
- Remodel shower/bathroom areas. The tiles, flooring, ventilation and some of the plumbing are high maintenance areas and are in need of a complete remodel.
- N dorm roof has required patching and is on our list of replacement roofs.

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

- Replace existing window system on 2<sup>nd</sup> and 3<sup>rd</sup> floors for energy efficiency.
- Replace primary high voltage transformers with NEC approved distribution equipment.
- Extensive concrete repair on exterior of this building is needed. During heavy rains, water enters from upper floors.

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

- Replace single exterior door/frame/hardware.

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

- Replace shower ventilation because it is inadequate for the number of prisoners being housed in this dorm.
- Remodel shower/bathroom areas. The tiles, flooring, ventilation and some of the plumbing are high maintenance areas and are in need of a complete remodel.

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

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

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

- Exterior needs painting.

## **Site**

- Parking Lots north and west of cell block B - Seal cracks and place 1.5" bituminous pavement overlay over existing bituminous pavement on parking lots.
- Drive between lot north of cell block B and lot west of cell block C down to Post 4 - Remove and replace full depth of bituminous pavement. Enlarge radius around curves and widen drive.
- State vehicle parking lot - Seal existing cracks and overlay with 1 1/2" bituminous pavement northeast of the Brooks Center. Add gravel shoulder to the northeast edge of the pavement.
- Replace full depth bituminous drive from sally port entrance to A dorm.
- Upgrade new cable T.V. distribution system through out facility.
- Looking to replace sprinkler system in level 5 housing with corridor mounted heads and piping.
- 

## **MANGUM FARM**

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

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

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

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

- Exterior needs painting.

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

- Exterior needs painting.

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

- Exterior needs painting.

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

- Exterior needs painting.

Cc: Robin McCarthy, Administrative Officer  
Jeff Niemi Regional Maintenance supervisor

# MAQUETTE BRANCH PRISON (MBP)

5-Year Plan

FY2026

Building	Project Description	Reason Description	Quantity & Units	Facility Priority	Cost Estimate
Level 5 Housing Unit and Kitchen Fire Alarm System	Replace the fire alarm system in the level 5 housing and kitchen area.	Replace the fire alarm system in the level 5 housing and kitchen area as the 25 year old system is becoming hard to work on and replacement parts are harder and harder to find.	1 System	1	\$510,000
Warehouse	Construct Warehouse Building outside secure perimeter	New warehouse location is needed that is outside the secure level 1 portion of the facility in order to reduce the vehicle traffic that enters for the warehouse.	18,000 SF	2	\$2,500,000
Sallyport	Sallyport Relocation	Relocation of the Level I Sallyport/ Officer Station to meet PD requirements sited in the peer review security audit.		3	\$996,187
Level 5 Chapel	Level 5 Chapel Roof	Section 2-2 is a shingled roof of the level 5 chapel and is due to be replaced soon. It has been patched recently. Section 2-1 is a EPDM mechanically attached roof system and is also due to be replaced.	6,200 SF total	4	\$245,500
Level I and Level V Kitchen ; Replacement of the Level I Kitchen Roof	Replace existing make-up air units in the level 5 and level 1 kitchen	The three existing make-up air units in the level 5 and level 1 kitchen have reached their useful life expectancy. They have become a high maintenance issue and are leaking water into the ceiling of the kitchen causing insulation and drywall to become saturated and fall. The roof is EPDM mechanically attached and needs replacing. It has become a high maintenance issue. The roof has been patched several times. It is best to do both projects at the same time.	3 Units	5	\$650,000
Level 5 Sprinkler Pipe Relocation	Remove and replace the sprinkler pipe in the level 5 housing unit cells.	The sprinkler pipes in the cells of the level 5 housing units are deteriorating. They sporadically spring leaks which cannot be repaired easily because of the original design of the pipes. The pipes are in the cells along with the sprinkler heads which have no unions holding the pipe sections together.	1 system	6	\$950,000
Level 5 Programs/Property Building	Replace existing single pane window system along with exterior siding system.	Replace the existing single pane windows on the 2nd and 3rd floors. The exterior siding needs to be replaced as rain enters building during periods of heavy rain. This rain/snow melt causes the concrete to crumble and fall down to sidewalk below.	33,300 SF	7	\$660,000
Site	Parking Lot, Bituminous, Overlay Existing with Bituminous. Seal cracks and place 2.0" bituminous pavement overlay over existing bituminous pavement on parking lots north and west of cell block B.	Due to age of system. To prevent failure. Long-term/high maintenance issue. Due to freeze-thaw cycles. Parking lots north and west of the administration building need pavement overlay and crack seal. Lots have some cracking pavement overlap along with seal cracking would extend life.	72,440 SF	8	\$850,000
Central Tower Staircase	Revamp the staircase of the central tower.	The stairs inside the central guntower are steep and would not allow easy transport of staff in an emergency evacuation.	1 Unit	9	\$692,00
Administration	Remodel elevator, ADA chairlift for visitors, barrier-free restrooms for staff and visitors; upgrade plumbing, electrical (new transformer), heating/air conditioning systems. Tuckpoint stone on exterior of building. Renovation of 2nd and 3rd floor of East side of building to include required floor-to-floor separation. Interior finish to meet "Class C" requirements.	Needed to comply with ADA guidelines.	22,500 SF	10	\$985,300
				<b>Total</b>	<b>\$8,346,987</b>

# MICHIGAN DEPARTMENT OF CORRECTIONS

*“Committed to Protect, Dedicated to Success”*

## MEMORANDUM

Date: May 1, 2024

To: James Schiebner, Warden  
Muskegon Correctional Facility

From: Billy Gibson; Physical Plant Superintendent, MCF

Subject: **Annual Physical Plant Report**

As required by PD-04.03.100 Preventive and Emergency Maintenance for Correctional Facilities, the annual physical plant inspection for MCF was completed for the year 2023. This inspection provides an overview of the general condition of the building's envelope and grounds. MCF was built in four stages starting in 1973 until Unit 6 was completed in 1986. The facility and building envelopes are still in good condition after 50 years of service.

All building roofs, except for Food Service (replaced 2008) and school/LTA (replaced 2023), continue to be patched and are highly recommended to be replaced.

The windows in the housing units are single paned and need to be replaced.

Control upgrades continue.

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

#### **MCF**

Fire alarm upgrade project is being done 100% complete.

Food service vestibule project is being done 100% complete.

Security gates and controls project is being done 80% complete.

Segregation cages are 100% complete.

Rum and PC air conditioning are 100% complete.

Parking lot and inside sidewalks, and roofing projects are 100% complete.

Heat exchangers in housing unit 2 and 6 are 100% complete.

New Generator system has been approved.

New greenhouse is approved.

Food service Dish tank has been replaced.

Food service Bakery Oven and new ceiling are 100% complete.

Food service Kettles and serving line have been purchased.

## **Annual review of Physical Plant MCF**

### **Housing Units**

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

### **Warehouse/ Maintenance Building**

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

### **Administration**

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

### **Power Plant**

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

### **Pole Barn**

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

### **Trailers**

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

### **Food Service**

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

### **Grounds**

All drives and roads have been redone The buffer fence is still old but is working sufficiently. Fence is in good condition for the most part.

### **School Building/ LTA**

The School Building is in good condition. The roof has been replaced. Air handling equipment have been updated with energy efficient controls.

**Health Care**

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

cc: Gene Page  
Pat Benson

Trever LaBarre  
Jeff Niemi



# MUSKEGON CORRECTIONAL FACILITY (MCF)

5-Year Plan

FY2026

Building	Project Description	Reason Description	Quantity & Units	Facility Priority	Cost Estimate
Site	Parking lots and inside sidewalks: road and lot surface are in poor condition and we are frequently patching. Add asphalt to perimeter road. (In progress)	Due to age pot holes are becoming a safety hazard. Vehicle traffic flow needs improvement to help with snow removal. Sidewalks are crumbling in some areas and cause tripping hazards.	195,00 SF	1	\$1,530,000
Food Service	Install new serving lines. Remove serving line walls and existing fixed serving lines to install mobile serving lines. Install railings to replace current walls.	To replace fixed serving lines and existing walls to change over to mobile serving lines and railings. Serving lines already purchased and on site. This change will improve the efficiency, cleanliness and security in the kitchen during meal lines.	4 food service	2	\$200,000
Administration	Repair cracks and missing tiles (trip hazard) behind gate 4 entrance. Replace glass wall and doorway.	Necessary for the safety of personnel as the current entrance has heaving and cracking causing a potential trip hazard. Glass wall and doorway do not line up with the gate entrance.	1 Unit	3	\$100,000
1 Unit/Seg. LTA/ School/ Housing Units/ Food service/Admin	Segregation Purge system	Due to the annual inspections, training, and certifications for SCBA this would eliminate that and save a lot of time and money.	1 Unit	4	\$750,000
	Security Camera upgrade	Update Security Camera system to the latest camera's and software..	9 units	5	\$1,040,000
Food Service	Replacing refrigeration system for food service which cools the coolers and freezers.	Energy savings, currently cooling with running water. Replacing with energy efficient would provide a cost savings for MCF.	1 unit	6	\$160,000
Site	Air Handling Controls	Due to age of system. To prevent failure and eliminate high maintenance repair cost and decrease utility usage.	11 units	7	\$200,000
Administration	Front desk waiting room Remodel	This area is outdated .	1 Unit	8	\$100,000
Administration	Control Center Remodel	The control center is need up expansion and upgrading to improve efficiency and working conditions for staff. With the addition of many new security systems, the space is no longer efficient.	1 Unit	9	\$150,000
Administration	Arsenal Remodel	This area is outdated. With the addition of new equipment, the area needs to be remodeled for efficiency.	1 Unit	10	\$100,000
Site	Training/Transportation/Staff Wellness Building	We would like to add a training house/building to keep our training that needs to be done at MCF and not have to go over to Brooks for training. This building would also house the existing transportation cadre and an employee workout room.	1 unit	11	\$700,000
Site	Replacing windows in housing units for safety and energy efficient. Windows are single pane and in poor repair.	To replace windows with better energy efficient and better security windows.	6 Units	12	\$2,000,000
				<b>Total</b>	<b>\$7,030,000</b>

**MICHIGAN DEPARTMENT OF CORRECTIONS**

**“Expecting Excellence Everyday”**

**MEMORANDUM**

Date: 6/1/2024  
To: Warden Donny Curley, NCF  
From: Frank Suriano; Physical Plant Superintendent, NCF  
Subject: **Annual Physical Plant Report 2024**

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

**Overview of Physical Plant accomplishments**

**NCF**

Powerhouse Roof Replacement and stack removal completed.

The head end for the fence alert system replacement has been completed a new security Zone wire to be added Has been added and is complete

Several areas had new carpet installed and walls painted.

All preventive maintenance on exhaust fans has been completed and are operational.

All preventive maintenance on air handlers completed.

Annual CSD1 and inspections plus the required alternate fuel run completed in Oct and Nov on boiler 1 and 4.

Repaired many dampers in the ventilation system. All air handling systems need replaced throughout the facility.

Facility lighting is being changed to LED ongoing throughout the facility. 45% complete

Staff breakroom has been remodeled.

Flat roof patching is ongoing.

Water system annual requirements completed.

Building demolition on mental health building is complete.

Window bar installation is complete.

Paving project started June 5<sup>th</sup>.2023. Has been completed and will be sealed and relined 2024

Wells project has been awarded and will begin summer 2023.is in progress -2024

New facility dish machine has been installed and is complete.

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

## **Annual review of Physical Plant**

### **Newberry Correctional Facility**

#### **Housing Units; Buildings # 61, 62, 64, 65, 67, 68**

- The housing units are in structurally good condition.
- Roofing Is showing its age.ACR has been completed cupolas need replaced or rebuilt.
- HVAC units and controls are showing their age and need to be replaced with more energy efficient units.
- Brickwork needs tuck pointing.
- Windows, doors, and frames have reached the end of their service lives and should be updated to more energy efficient units.
- Shower areas have been problematic and have been torn down and repaired as time and budget allows. We need look into getting a contractor to install stainless steel units.
- Painting is ongoing.
- Several areas in various housing units had new carpet installed we continue to work on this as time permits.
- Most of the units need dedicated electrical appliance circuits added to day rooms.
- The administration would like to see cameras added to the TV Rooms

#### **Food Service; Building # 70**

- The Food Service Building is in good structural condition.
- Loading dock concrete wall and deck is deteriorating very badly and needs to be replaced.
- Many pieces of food service equipment have been replaced and updated.
- Dish Machine replacement is Complete.
- Roof is in poor condition and should be replaced soon.
- The central laundry floor has been very problematic, and needs replaced.
- Air handling equipment needs to be upgraded to energy efficient types.

- Drop ceiling is being replaced as time permits. Many have been replaced Complete.
- Building needs new air conditioning equipment installed as the old has failed and is obsolete.
- Painting and routine maintenance is ongoing.
- All flooring needs replaced with a more sanitary solution.
- Grease trap is being needs replaced. 2024
- LED lighting has been completed in most areas.

### **School Building; Building # 73**

- The School Building is in good structural condition.
- The roof is showing its age and should be replaced.
- Air handling equipment should be updated with energy efficient units.
- Windows and doors should be replaced with energy efficient units.
- Piping in basement and other areas needs to be abated and reinsulated.
- Carpet has been replaced in most non-school offices and classrooms

### **Health Care; Building # 72**

- Health Care is in good structural condition.
- The roofing is showing its age and needs replaced.
- Carpeting is in poor condition and should be replaced in the offices.
- HVAC equipment should be upgraded to energy efficient types.
- Doors and windows should be upgraded to energy efficient types.

### **Deputy Suite, Entry Control, Info desk; Building # 72**

- The Deputy Suite is in good structural condition.
- Ac unit in muster room has been replaced it is operational.
- A split AC unit has been installed in the captain's office and gate area.
- Security Bubble gates need to be replaced.
- The roofing seems to be in good condition.
- Some areas need to be recarpeted.
- HVAC system should be updated to energy efficient types.
- Doors and windows should be updated to energy efficient types.

### **Warehouse / Administration; Building # 21**

- The Warehouse Building is structurally in good condition.
- The roofing seems to be in Fair condition.
- All windows need to be replaced with energy efficient units. Most windows in this building no longer work.

- The brickwork needs tuck pointing.
- Roof over dock area needs to be replaced.
- The elevator has been problematic and needs to be replaced.
- HVAC equipment and controls are in poor condition should be upgraded with energy efficient units.
- Inside brick walls show signs of wear and damage from the warehouse equipment.
- Refrigeration equipment needs upgrading to modern energy efficient types. Two freezers have been installed on main floor to start the upgrades but we should look at adding a cooler to this area.
- Cameras should be added in this area for monitoring store goods.
- The new Administration Building area is in good shape and repairs have been minimal. We should replace the windows with ones that will open and close.
- All doors should be updated to energy efficient units.

### **Maintenance; Building # 33**

- Maintenance Building #33 is in good structural condition.
- Air handling and heating units should be replaced with more energy efficient units.
- Single pane windows should be replaced with energy efficient units.
- There are some roof leaks near the east end of building that need to be repaired.

### **Power Plant; Building #42**

- The Power Plant is structurally in good structural condition.
- The roof seems to be in good condition. The old stacks have been removed and roof has been replaced.
- Routine maintenance and improvements are ongoing.
- Painting is needed throughout including the floors.
- Lighting has been upgraded to energy efficient lighting.
- Windows and doors should be upgraded with energy efficient units.
- There are many feet of unused piping that should be abated and removed.
- The 3 old steam turbines and generators should be abated and removed.
- The high voltage switch gear needs to be updated to modern types.
- The old smokestack to the North of the Powerhouse should be demolished and removed.
- A new domestic hot water heater should be installed as the existing one can no longer supply enough hot water due to increased hot water usage.
- Powerhouse sewage lift station has been replaced.
- Some areas of the facility tunnels are deteriorating and should be replaced.
- All piping in the tunnels should be abated and re insulated.
- Generators and switch gear should be replaced due to age and parts availability. This is in design phase. 90% 5/7/2024

### **Machine Shop; Building # 41**

- The Machine Shop is in good structural condition.
- The roofing seems to be in fair condition.
- Upkeep, maintenance, and painting is on going.
- Windows and doors need to be replaced with energy efficient units.
- HVAC equipment is in poor condition and should be updated to energy efficient units.
- All the old water softener tanks and piping should be abated and removed.
- The facility domestic water heating system needs to be replaced with a larger unit as the current unit will not supply enough hot water.

### **Grounds Shop; Building # 44**

- The Grounds Shop is in fair condition.
- The roof needs replacing.
- Windows should be replaced with energy efficient units or bricked up and insulated.
- The air handler/heating unit should be upgraded to energy efficient types.

### **Fire Hall Building; Building # 56**

- The Fire Hall Building is in fair condition.
- Roofing is in poor condition and should be replaced.
- The old entrance doors are to be replaced with an insulated roll up door.
- The windows need to be replaced.
- Exterior trim needs painting.
- Existing steam unit heater needs to be upgraded to energy efficient type.

### **Inside Yard and Weight Pits**

- Inside yard is in good condition.
- There are areas of pavement and sidewalks that have been replaced That had cracks sealed. The weight pits are in good structural condition.
- All yard shacks should be replaced. Scheduled and are onsite. One yard shack left to replace on the big yard will be complete 2024
- 

### **Utilities and Infrastructure**

- Light and camera bases have been replaced.
- Domestic water supply system is in fair condition.
- All roadways and parking areas have had the pavement replaced.
- Ongoing lead issues have been addressed by Phosphate injection and Chlorination at the wells. Water project ongoing 2024
- Water tower is in good condition.

- Fire hydrants should be updated to new ones as many are over a hundred years old with no parts available.
- Electrical distribution system is in good condition except for the overhead supply to the wells. It should be replaced with a new underground system. Construction to start on well feeds 2023-2024 ongoing.
- Many of the outdoor ground mounted electrical transformers and switches need repairs to their enclosures. Electrical infrastructure project 2024-2025 90% design
- 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 Complete Village of Newberry has assumed Maintenance responsibilities as the line has been turned over to them.

### **Security Systems**

- Most of the facility security systems are functioning adequately.
- The perimeter fencing had some problematic areas that needed to be tightened and refastened.
- The inside shaker wire is in poor condition and has been replaced. a new zone has been added to the entire fence The old needs to be removed summer 2024.
- The head-end is ongoing through a DTMB project and should conclude this year 2024

### **Wells and Well-houses; Buildings # 52, 57, 58, 59, and 63 52 and 57 on demo list**

- New well controller should be investigated as we have no backup system to operate our water supply. New systems have been awarded replacement in 2023-2024.
- All 3 well houses in service are in poor condition and will be refurbished . 2024
- Well houses 52 and 57 should be abated and demolished.
- Well #4 is in good condition and has a new motor and updated electrical service.
- Well #5 is in poor condition it has a new motor and new electrical service this well is currently operational.
- Well #6 replacement in 2023-2024.
- Proper water sample taps need to be installed at each well per DEQ. Will be complete 2023-2024

### **Old Administration Building; Building # 32 ( On demo list )**

The Administration Building has been closed and all staff have been relocated to either the deputy suite or training center. The building has been winterized. Water service to the building has been cut off and removed. This structure still provides power to some exterior facility lighting. This lighting should be added to the rest of the facility perimeter lighting and then electrical service to this structure should be abandoned and removed. Condition of the building is deteriorating rapidly due to it not being heated

### **Potato Building; Building #47 ( On demo list )**

- The potato barn is in poor condition. It needs the roof replaced, but the potato operation has been terminated. This building probably should be demolished.

#### **Garage Building #45 (On demo list)**

- This building is in poor condition. Roof is in poor condition. The exterior doors and trim need painting. This building is strictly used for facility storage and should be demolished and replaced.

#### **Truck Garage #100 (On demo list)**

- This building is in poor condition. Rusted metal doors and siding need repair. Windows need repair. Building at present is used for equipment storage and should be demolished and replaced.

#### **Storage Buildings #78 & 75 (On demo list)**

- These storage buildings are in fair condition and are strictly used for storage.

#### **Grounds / Abandoned Buildings (On demo list)**

- All drives and roads need patching, crack repair, or replacement.
- Both Administration and facility parking lots need asphalt replaced and cracks repaired.
- Perimeter road needs new asphalt
- Old mental health buildings including houses need to be abated and demolished.
- The old abandon buildings on the property are in very bad shape.
- Many windows are broken and falling out. Many areas are not safe to enter. All windows should be boarded up.
- Old unused fire hydrants need to be dug up and removed.
- Many trees are reaching the end of their lives and need to be cut down and removed. This is ongoing as needed by staff.

#### **PPC Request**

- PPC 20-025 Lock swipe cards – Awaiting final approval
- PPC 20-074 Boom lift purchase - Completed
- PPC 20-100 Classroom carpet – Completed
- PPC-20-117 Security system add funding – Complete
- NCF 4 2020 Temp Door Removal – Completed
- NCF 7 2020 Outside phone relocation - Completed
- NCF 8 2020 Inside Phone relocation – Completed
- NCF 8 2020 Light Pole Bases – completed
- Paving Start date June 5<sup>th</sup> 2023
- Security system upgrades ongoing



- Window bars Complete
- Wells project ongoing 2024
- Building demo ongoing
- Facility flat roofs
- Body scanner room research phase
- Paving project Complete sealing this fall 2024
- Electrical infrastructure project in design. 2024-2025

CC.

Gene Page  
Daniel Smith  
Jeff Niemi

# NEWBERRY CORRECTIONAL FACILITY (NCF)

5-Year Plan

FY2026

Building	Project Description	Reason Description	Quantity & Units	Facility Priority	Cost Estimate
Site	Security Camera Upgrades	Per PPD Camera systems upgrade schedule		1	\$1,500,000
Site	Fire Alarm	Replace all fire alarm systems		2	\$1,000,000
site	replace all flat roofs onsite	Due to age of system. To prevent failure. To fix deteriorated, damaged, failure areas	12	3 ACR approved	\$4,000,000
All Units and service	R/R all housing unit windows Replace existing window system - w/ insulated system.	age, deterioration, operation		4	\$2,500,000
Housing Units	Misc projects. Provide and remodel all entrances to the housing units with double doors.	Damage Due To Facility Growth..Service reliability	1 unit	5	\$770,000
Site	Replace all exterior doors	age, deterioration, operation	45	6	\$1,500,000
Control Center	R/R all security gates in bubble area 5 total	Age dependability availability of parts	5	7	\$700,000
All Areas	HVAC retrofit. Including replacement of airhandling units, exhaust fans, perimeter heat and any damaged piping, valves and insulation. Replace existing refrigeration equipment. Couple the existing pneumatic control system with Miscellaneous Site Improvement Project, Remove & Replace.	Beyond useful life. Not functioning or broken. Worn out. Doesn't provide adequate cooling. Doesn't meet current ventilation standards. Provide better temperature control. Personal comfort.	all areas	8	\$4,000,000
Site	Existing raised concrete platform containing handrails and concrete floor and supporting wall adjacent to the Food Service loading dock and on east side of programs building.	Due to age of system. To prevent failure. To fix deteriorated, damaged, failure area. To improve appearance. Long-term/high maintenance issue. Service reliability. Due to frequent use by heavy/large trucks. To extend life.	1 unit	9	\$500,000
All brick Buildings	Tuckpoint and repair all brick	Leading to More Serious Problems. Cosmetically Necessary or Aesthetically Poor. To Eliminate High Maintenance Condition. .	10,000	10	\$965,000
				<b>Total</b>	<b>\$17,435,000</b>

## MICHIGAN DEPARTMENT OF CORRECTIONS

“Committed to Protect, Dedicated to Success”

### MEMORANDUM

Date: 5/10/2024

To: Mike Burgess, ECF Warden

From: Jeff Zenner, ECF Physical Plant Superintendent

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

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

#### **Oaks Correctional Facility**

Overall, the physical plant at the Oaks Correctional Facility is in good shape. There are a few areas that need some attention.

There are roof issues with 100, 200, 300, and 500 buildings. There is a MOP (472.21359.GAG) and the bid has been awarded. All Housing unit roofs were replaced 2016-2017.

Porosity of the brick used to construct the facility has become a problem. The heavy rains cause many building leaks. This was addressed in several areas of the facility.

#### **Administration building #100**

- Replacement of bubble gates, a PPCR was completed, and this was included in the 5-year plan.
- Information desk needs to be upgraded and moved to a more secure area.
- Facility camera system is in good shape. However, ECF upgrade is planned for 2024.
- Because of the age of the systems the Fire alarm and the PA system should be replaced. ACR has been submitted for upgrade to the PA system.

#### **Food Service**

Both grease traps in food service are nearing the end of their life cycle and will need to be replaced. Need to upgrade the domestic boilers and tanks in food service they are nearing the end of their life cycle.

### **Housing Unit 1**

- An ACR was submitted for ADA ramp. This went out for bid, and we are waiting on project to start.

### **Housing Unit 4**

- An ACR was submitted for ADA ramp. This went out for bid, and we are waiting on project to start.

### **Housing Unit 6**

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

### **Housing Unit 7**

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

### **Maintenance /Warehouse 500**

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

### **Electrical System**

- Facility generator and switch gear need to be updated also the transformers all have met their life cycle.

## **SUMMARY**

Over the last several years Oaks Correctional Facility has seen some much-needed investments which have brought the facility to the excellent condition that it is currently in. We are submitting an ACR to replace our sliding bubble gates in the 100 Bldg. With the daily use of these gates, they have reached the point of replacement.

The Facility parking area and perimeter road were crack sealed within the last three years. With the age of the drives and parking lots we need to continue to make repairs. Sidewalks are in good condition.

Other future major expenses will be the replacement of the cell door controls for our housing units. These controls are functional and have had little down time but are run by obsolete controllers. We also need to look at replacing all the exterior doors due to their age. The Propane Blender system has met its life cycle.

# OAKS CORRECTIONAL FACILITY (ECF)

5-Year Plan

FY2026

Building	Project Description	Reason Description	Quantity & Units	Facility Priority	Cost Estimate
200	Domestic Boiler Replacements	End of useful life	2	1	\$180,000
500	Generator Replacement	End of useful life	1	2	\$2,000,000
All Housing Units	Replace door controls in the housing units	End of useful life and parts are becoming obsolete	7	3	\$300,000
100	Replace Security Controls and Gates	End of useful life	4 Gate and controllers/ 3 door mechanisms	4	\$800,000
Facility	Upgrade Fire Alarm System/Control Panels	System parts are becoming obsolete	11	5	\$960,000
All housing units, 100 bldg, 200 bldg, and 300 bldg	Exterior doors/frames/hardware replacement	Current doors/frames/hardware past life expectancy	40	6	\$480,000
All housing units	Stainless Steel shower enclosures	Current tile and grout beyond life expectancy	56	7	\$600,000
Propane Farm	Boiler/Propane Blender	Current Boiler/Propane blender close to life expectancy	1	8	\$210,000
500	Replace Condenser units and cooler wall	One freezer and cooler are beyond useful life. Cooler wall is damaged	2	9	\$152,600
Grounds	Mill out old drive shape and repave	Driveway has met life expectancy	1	10	\$756,123
				<b>Total</b>	<b>\$6,438,723</b>

**MICHIGAN DEPARTMENT OF CORRECTIONS**

**“Committed to Protect, Dedicated to Success”**

**MEMORANDUM**

Date: 5/17/2024

To: Adam Douglas, Warden SRF

From: Ed LaPlant, Physical Plant Superintendent, SRF

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

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

**Saginaw Correctional Facility**

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

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

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

The above items have been included in our 5-Year Plan. It should be noted that this facility is running at over double its design capacity. This translates into a shorter life cycle for equipment and increase maintenance demands.

### **Administration building # 100**

- \* The entry doors and porous brick problems were addressed in our recently completed project and are now in excellent condition.
- \* HVAC system including all boilers, are currently being replaced.
- \* The sliding security gates were replaced in 2020 and remain in excellent condition.
- \* Plumbing and Electrical systems are in good condition.
- \* The security system has been upgraded to the Star Net 2 system and is in excellent condition.
- \* The head end of the PA system was replaced as part of our Star Net 2 project and is in good working order.
- \* New Roofing was installed on this building in 2013.

### **Education/Programs building # 300**

- \* The entry doors have been replaced and are in good condition. Much of the brick problems were addressed in our recently completed project.
- \* HVAC system including all boilers, are currently being replaced.
- \* The Plumbing and Electrical systems are in good condition.
- \* New Roofing was installed on this building in 2013.

### **Food Service/Health Care/Segregation building # 200**

- \* The entry doors have been replaced and are in good condition.
- \* HVAC system including all boilers, are currently being replaced.
- \* The Plumbing and Electrical systems are in good condition.
- \* Food Service is generally in good condition; however, it is running at over double design capacity which translates into a shorter life cycle for equipment and increase maintenance demands.
- \* Health Care is in good condition. Precise temperature control in this area of the facility is also problematic.
- \* Segregation is generally in good condition.
- \* New Roofing was installed on this building in 2013.

### **Housing Unit 400**

- \* The entry doors have been replaced.
- \* HVAC system including all boilers, are currently being replaced
- \* Plumbing and Electrical systems are in generally good condition.
- \* Wheelchair lift in this unit was replaced in 2019.
- \* A new ADA ramp system was added to this housing unit and is now in operation.
- \* New Roofing was installed on this building in 2013.

### **Housing Unit 500**

- \* The Front entry doors have been replaced. The back doors are original but still in fair/good condition.
- \* HVAC system including all boilers, are currently being replaced.
- \* Plumbing and Electrical systems are in generally good condition.
- \* Wheelchair lift in this unit was replaced in 2019.
- \* A new ADA ramp system was added to this housing unit and is now in operation.
- \* The sliding cell door systems are generally in good condition with worn track assemblies replaced on an as needed basis.
- \* The controllers for the cell doors are no longer available and will eventually need to be replaced.
- \* New Roofing was installed on this building in 2013.

### **Housing Unit 600**

- \* This housing unit was built in 2001 and is in generally good condition.
- \* Plumbing and Electrical systems are in generally good condition.
- \* HVAC system including all boilers, are currently being replaced.
- \* The entry doors in this unit are showing signs of wear and tear.
- \* The cell door systems are generally in good condition, but controls will soon need replacement.
- \* This building still has the original “Built up Roofing” but is still in good condition with no leaks.
- \* Wheelchair lift in this unit has been replaced early this year.
- \* A new ADA ramp system was added to this housing unit and is now in operation.

### **Housing Unit 700**

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

### **Housing Unit 800**

- \* HVAC system including all boilers, are currently being replaced.
- \* The Plumbing and Electrical systems are generally in good condition.
- \* New Roofing was installed on this building in 2013.
- \* Wheelchair lift in this unit was replaced in 2019.
- \* A new ADA ramp system was added to this housing unit and is now in operation.

### **Housing Unit 900**

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

### **Housing Unit 1200**

- \* Much brick problems were addressed in this building during our recently completed door project.
- \* The Front entry doors have been replaced. The back doors are original but still in fair/good condition.
- \* HVAC system including all boilers, are currently being replaced.
- \* Plumbing and Electrical systems are in generally good condition.
- \* The sliding cell door systems are generally in good condition with worn track assemblies replaced on an as needed basis.
- \* The controllers for the cell doors are no longer available and will eventually need to be replaced.
- \* New Roofing was installed on this building in 2013.

### **Maintenance/Warehouse # 1100**

- \* The HVAC systems are in good condition.
- \* Plumbing and Electrical systems are in generally good condition.
- \* The substation switch gear and backup generator are in good condition.
- \* Warehouse freezer doors are in poor condition and need replacement.
- \* New Roofing was installed on this building in 2013.



### **Grounds/Woodshop # 1600**

- \* This building is of post frame construction and in good condition apart from the shingles which will need to be replaced within the next couple of years.
- \* HVAC system is in good condition.
- \* Plumbing and Electrical systems are in generally good condition.

### **PPC/ACR Requests (w/approval date)**

- \* SRF-Saginaw-20-095-Carport-02052020 - Project currently on hold
- \* SRF 6 2021 HVAC Upgrades Phases 1-4 --- Project is underway.
- \* 472/23203.CTS Saginaw (SRF) Saginaw Camera updates---Project is in design phase
- \* MDOC-PPD D 2023 998 - ADA Sidewalks
- \* MDOC-PPD D 2023 1689 - Small yard fencing
- \* MDOC-PPD D 2022 1566 - Level 2 Courts
- \* 472.23208.RWG Wi-Fi

### **SUMMARY**

Over the last several years Saginaw Correctional has seen some much-needed investments which have brought the facility to the excellent condition it is currently in. While many of our needs have been addressed, new issues are becoming more apparent. We recently made repairs to our facility Bar Screen equipment and had difficulty finding replacement parts.

The Facility parking area and perimeter road were new or resurfaced within the last five years. Sidewalks are in fair condition as well. The Camera and Security systems were updated with all sensors on both the A fence and B fence replaced. Fire alarm, telephones, PPD system have also been updated within the past five years.

One of our future major expenses will be the replacement of the cell door controls for our three level four housing units. These controls are functional and have had little down time but are run by obsolete controllers. We will also need to upgrade our current bar screen building as soon as feasible.

**SAGINAW CORRECTIONAL FACILITY  
5-Year Plan FY2026**

Building	Project Description	Reason Description	Quantity & Units	Facility Priority	Cost Estimate
Site	Upgrade Camera system	As you know, all MDOC Correctional Facilities have receive new Electronic Perimeter Camera Systems in the past few years. Now that we have come to the end of these projects, we need to ensure they are updated at the end of their useful life. It is imperative we plan ahead to ensure funding is available when needed for these updaters. As with any Technology, end of life for the PC's, Software and related hardware begins around year five. To avoid compromising our perimeter security systems, we need to begin planning now to seek funding for these funds.	various buildings	1	\$1,936,631
Building 1501	Replace Bar Screen equipment and Bypass Effluent pump.	Existing equipment has reached the end of its expected life cycle. Frequent failures have resulted in sewer backups and emergency calls for sewer pumping and removal of debris.	1	2	\$1,000,000
3 level four units	Replace cell doors, controls, tracks	beyond useful life. Parts and controllers are obsolete.	3	3	\$2,500,000
Level four housing Units	Install "ICON" water restriction system for level 4 toilets and showers	Save on water and sewer charges	218	4	\$750,000
Level two housing Units	Replace exerior entrance and machanical doors through out the facility	Beyond useful life. Doors are deteriorating .	3	5	\$500,000
Support Services 200	Replace all food service flooring	Existing tile flooring system has reached it maximum life expectancy. Current surfaces are difficult to keep clean.	10,000 sq ft	6	\$200,000
Site	Remove and replace concrete from building 1100 to perimeter road.	existing concrete has become broken and uneven creating possible trip and fall accidents.	15,000 sq ft	7	\$150,000
All Units (7)	Commercial Washer & Dryers Replace	Replace worn out Milnor Washers and Dryers that have exceeded their life expectancy	7	8	\$200,000
All housing Units	Sound dampening in the Housing units	To help with sound reduction within the Housing Units.	7	9	\$800,000
Administration 100	Replace Car Port	Current car port has develeoped leaks and support poles are becoming rusted and unstable.	1 unit	10	\$50,000
				Total	\$8,086,631

**MICHIGAN DEPARTMENT OF CORRECTIONS**

**“Committed to Protect, Dedicated to Success”**

**MEMORANDUM**

Date: May 29, 2024  
To: Warden John Christiansen, SLF  
From: Blake Way, Physical Plant Supervisor, SLF  
Subject: **Annual Physical Plant Report, St. Louis Correctional Facility (SLF)**

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

The facility buildings and grounds, overall, are in good condition with the exceptions listed on the following pages. The building exteriors are in generally good condition, however, many of the roofs are nearing their end of life. The blacktop parking areas and driveways are deteriorating and will need repaired or replaced soon. The building’s interiors, excluding the food service kitchen area and the housing unit shower areas, are in good condition. All the security systems have been updated in recent years and are performing very well. The razor wire on the perimeter fences has been updated and the fencing is generally in good condition. The electrical and mechanical systems are in good repair apart from most of the heating boilers. The HVAC Building Control System is reaching its end of life. The facility plumbing systems are in good condition except the housing unit showers and the water softener system.

**St. Louis Correctional Facility (SLF)**

**Administration Building # 100**

The HVAC systems are in generally good condition with the water heater and mixing valve having been recently replaced. The heating boiler is nearing its end of life and is listed for replacement on our 5-year plan.

The plumbing system is in good condition.

The electrical system is in good condition.

The security systems are all in very good condition.

Various windows need to be replaced or re-glazed.

HVAC Building Control System is functional but requires frequent repairs.

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

### **Education / Programs Building # 300**

The HVAC systems are in generally good condition with the water heater and mixing valve having been recently replaced. The heating boiler is nearing its end of life and is listed for replacement on our 5-year plan.

The plumbing system is in generally good condition.

The electrical system is in good condition.

HVAC Building Control System is functional but requires frequent repairs.

- \* Numerous roof leaks have been repaired over the last several years.

### **Food Service and Health Care Building # 200**

The HVAC systems are in very good condition with the water heating boilers, mixing valve and both heating boilers having been recently replaced.

The plumbing system is in generally good condition.

The electrical system is in good condition.

Multiple windows and security doors have recently been replaced.

Dishwasher was replaced in early 2023.

The Food Service kitchen runs at double capacity of its original design, which greatly increases the maintenance demands and severely reduces the life expectancy of equipment.

Healthcare staff numbers have increased, and office space is at capacity. A healthcare office addition is on our 5-year plan.

- \* All Food Service kitchen areas need flooring, ceilings and wall finishes replaced.
- \* Food Service light fixtures need to be replaced.
- \* Health Care carpet and the hallway vinyl flooring needs to be replaced.

### **Maintenance Building # 500**

The HVAC systems are in generally good condition.

The plumbing system is in generally good condition.

The electrical system is in good condition.

- \* Water filtration control system is past its end of life and needs to be upgraded.
  - o ACR was approved but issues with the contracted vendor have delayed this work. Will likely need to receive additional bid.
- \* Numerous roof leaks have been repaired over the last several years.
- \* Water softener system needs to be pumped out and taken offline.
- \* Flooring and floor finishes are wearing out and will need to be updated in the near future.

### **Housing Unit # 1**

The HVAC systems are in generally good condition with the water heating boilers and mixing valve having been recently replaced. The heating boiler is nearing its end of life and is listed for replacement on our 5-year plan.

The plumbing system is in generally good condition.

The electrical system is in generally good condition.

The concrete in front of the unit has been repaired and is now in good condition.

Windows need to be replaced or re-glazed.

- \* The shower replacement project is in progress.
- \* Numerous roof leaks have been repaired over the last several years.
- \* Painting throughout the building needs to be completed. Project underway.

### **Housing Unit # 2**

The HVAC systems are in generally good condition with the water heating boilers and mixing valve having been recently replaced. The heating boiler is nearing its end of life and is listed for replacement on our 5-year plan.

The plumbing system is in generally good condition.

The electrical system is in generally good condition.

Windows need to be replaced or re-glazed.

The concrete in front of the unit has been repaired and is now in good condition.

- \* Numerous roof leaks have been repaired over the last several years.
- \* The shower replacement project is in progress.
- \* Painting throughout the building needs to be completed. Project underway.

### **Housing Unit # 3**

The HVAC systems are in very good condition with the water heating boilers, mixing valve and the heating boiler having been recently replaced.

The plumbing system is in generally good condition.

The electrical system is in generally good condition.

Windows need to be replaced or re-glazed.

The concrete in front of the unit has been repaired and is now in good condition.

- \* The shower replacement project is in progress.
- \* Numerous roof leaks have been repaired over the last several years.
- \* Painting throughout the building needs to be completed. Project underway.

#### **Housing Unit # 4**

The HVAC systems are in generally good condition with the water heating boilers and mixing valve having been recently replaced. The heating boiler is nearing its end of life and is listed for replacement on our 5-year plan.

The plumbing system is in generally good condition.

The electrical system is in generally good condition.

Windows need to be replaced or re-glazed.

The concrete in front of the unit has been repaired and is now in good condition.

- \* The shower replacement project is in progress.
- \* Numerous roof leaks have been repaired over the last several years.
- \* Painting throughout the building needs to be completed.

#### **Housing Unit # 5**

The HVAC systems are in generally good condition with the water heating boilers and mixing valve having been recently replaced. The heating boiler is nearing its end of life and is listed for replacement on our 5-year plan.

The plumbing system is in generally good condition.

The electrical system is in generally good condition.

Windows need to be replaced or re-glazed.

The concrete in front of the unit has been repaired and is now in good condition.

- \* The shower replacement project is in progress.
- \* Various roof leaks throughout the building
- \* Painting throughout the building needs to be completed.

#### **Housing Unit # 6**

The HVAC systems are in generally good condition with the water heating boilers and mixing valve having been recently replaced. The heating boiler is nearing its end of life and is listed for replacement on our 5-year plan.

The plumbing system is in generally good condition.

The electrical system is in generally good condition.

Windows need to be replaced or re-glazed.

The concrete in front of the unit has been repaired and is now in good condition.

- \* The shower replacement project is in progress.
- \* Numerous roof leaks have been repaired over the last several years.
- \* Painting throughout the building needs to be completed.

### **Housing Unit # 7**

The HVAC systems are in generally good condition with the water heating boilers and mixing valve having been recently replaced. The heating boiler is nearing its end of life and is listed for replacement on our 5-year plan.

The plumbing system is in generally good condition.

The electrical system is in generally good condition.

Windows need to be replaced or re-glazed.

The concrete in front of the unit has been repaired and is now in good condition.

- \* The shower replacement project is in progress.
- \* Numerous roof leaks have been repaired over the last several years.
- \* Painting throughout the building needs to be completed.

### **Perimeter Towers**

The Tower E roof was replaced in 2020. Towers B, C and D had roofs replaced in 2023. Mold Remediation was performed in Towers B, C, D, and E in 2023. The floor at the top of C Tower has been replaced, facility staff are currently working on replacing the floors in B, D, and E Towers. Towers B and D have been sealed and access is currently not permitted.

### **SUMMARY**

The overall condition of SLF is quite good.

Other items that are of high importance and will soon require repairs or replacement are listed below.

### **Current Issues**

- \* PA system

- \* Food service kitchen remodel
- \* Healthcare addition
- \* Water filtration control system
- \* Parking lots and perimeter roads

### **Future Concerns**

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

### **Current or Expected Major Projects**

- \* Shower replacement.
- \* Video Management System Upgrade



**St. LOUIS CORRECTIONAL FACILITY (SLF)**

**5 Year Plan**

**FY2026**

Building	Project Description	Reason Description	Quantity & Units	Facility Priority	Cost Estimate
SITE	Heating Boiler Replacement	Facility wide replacement of all heating boilers due to age and condition. Three original units have already failed and been replaced.	9	1	\$2,400,000
F.S. Kitchen	Food Service Kitchen Remodel	Floors, walls and ceilings are deteriorating and unrepairable. Also need to increase the ventilation throughout the kitchen.	2400 SQ. FT.	2	\$1,500,000
Healthcare	Healthcare Office Addition (ACR Submitted)	Add to building to provide more space for current and future healthcare/ASRP staffing	8 offices	3	\$1,750,000
SITE	Blacktop Repair and Resealing	Parking lot and driveways need to have cracks filled and to be resealed.	120,000 SQ. FT.	4	\$350,000
Admin Building	Bubble Gate Replacement	Replacement of 5 sliding security gates in the Admin Building.	5	5	\$400,000
SITE	Roof Repairs	Most roofs have assorted leaks and need to be repaired or replaced.	18	6	\$900,000
SITE	ICON Water Valves	Install a timed water flushing system that will save on water usage and reduce repair costs.	588	7	\$600,000
SITE	Housing Unit Windows	Replacement of housing unit windows due to seal failure.	672	8	\$750,000
200 & 300 Bldg	200 and 300 Building Flooring Replacement	Replacement of floor tiling and cove base in main programs, school, and health care hallways, dental room and exam room.	4,116 SQ. FT.	9	\$200,000
SITE	Johnson Controls Building Automation System	Replacement of existing BAS system.	11	10	\$1,000,000
				<b>TOTAL</b>	<b>\$9,850,000</b>

# MICHIGAN DEPARTMENT OF CORRECTIONS

*“Committed to Protect, Dedicated to Success”*

## Memorandum

**DATE:** May 30, 2024

**TO:** George Sevarns  
Business Office Administrator, Northern Region Administration

**FROM:** Jeff Niemi  
Physical Plant Administrator, Northern Region Administration

**SUBJECT:** **Annual Physical Plant Report**

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

This assessment took place during the months of April/May 2024. Please note that the report outlines the condition of each area inspected as well as the specific areas that need improvement.

Please feel free to contact me if you have any questions or concerns. Thank you.

cc.  
Gene Page  
Daniel Smith  
File

## **Accomplishments**

Site demolition was completed.

Several items from closed facilities were sold on MIBid.

Led lighting is currently being installed.

Paint on the Maintenance Building has been abated. The building was repainted.

Gas meters have been resized and installed on the buildings at MSI, the Power Plant, the Academy Building, and the Vocational Building.

### **CFA Kinross Administration/Business Office (Building 281)**

- *Building Structure:* Good condition.
- *Roof:* Roof was replaced in 2017. Windows are in good condition.
- *Doors:* Doors are in good condition.
- *Electrical:* Electrical is in good condition. A back-up generator was installed in 2018.
- *Plumbing:* Good condition.
- *Mechanical, Heating and Cooling:* Perimeter heating controls have been serviced
- *Specific Areas of Improvement:* Landscaping upgrades are needed.

### **Maintenance Building**

- *Building Structure:* Good condition.
- *Roof:* New in 2018.
- *Windows:* Fair condition.
- *Doors:* Fair condition.
- *Electrical:* Good condition.
- *Plumbing:* Fair condition.
- *Mechanical, Heating:* Good condition.
- *Specific Areas of Improvement:*

### **MSI Building (Records Storage/Academy Physical Skills Training)**

- *Building Structure:* Good condition.
- *Roof:* Good condition.
- *Windows, doors:* Fair condition.
- *Electrical:* Good condition.
- *Plumbing:* Good condition.
- *Mechanical, Heating:* Good condition.
- *Specific Areas of Improvement:* Building needs renovation to better suit the needs of the New Officer Academy training. A DTMB project is in place.

### **Transportation/Grounds Building**

- *Building Structure*: Good condition.
- *Roof*: Fair condition. Needs to be replaced.
- *Windows, doors*: Fair condition.
- *Electrical*: Good condition.
- *Plumbing*: Good condition.
- *Mechanical, Heating and Cooling*: Heating system needs to be replaced.
- *Specific Areas of Improvement*:

### **Annex Building (Training Academy Building)**

- *Building Structure*: Fair condition.
- *Roof*: Poor condition.
- *Windows, doors*: Fair condition.
- *Electrical*: Good condition.
- *Plumbing*: Good condition.
- *Mechanical, Heating and Cooling*: Good condition.
- *Specific Areas of Improvement*: Some classrooms need repainting and carpet.  
The parking lot for the Training Academy Building needs to be resurfaced.

### **240 Building**

- *Building Structure*: Good condition.
- *Roof*: Fair Condition.
- *Windows, doors*: Poor condition.
- *Electrical*: Fair condition.
- *Plumbing*: Fair condition.
- *Mechanical, Heating*: Heating system needs to be replaced.
- *Specific Areas of Improvement*:

### **Voc/Tech. Building (Storage)**

- *Building Structure*: Good condition.
- *Roof*: Fair Condition.
- *Windows, doors*: Poor condition.
- *Electrical*: Fair condition.
- *Plumbing*: Fair condition.
- *Mechanical, Heating*: Heating system needs to be replaced.
- *Specific Areas of Improvement*:

### **Utilities:**

- Water distribution system including fire hydrants is in fair condition.
- Natural gas distribution system is in good condition.
- Electrical distribution system is in fair condition. Overhead power lines are problematic.

- Sanitary sewer system is in good condition.

**NORTHERN REGIONAL BUSINESS OFFICE (NRBO)**

**5-Year Plan**

**FY2026**

<b>Building</b>	<b>Project Description</b>	<b>Reason Description</b>	<b>Quantity &amp; Units</b>	<b>Facility Priority</b>	<b>Cost Estimate</b>
281	Design and install new Business Office exterior siding and windows and grounds landscaping.	Building exterior and windows are dated and beyond its useful life.	1 each	1	\$203,500
Site	Vehicle Carport	Install a vehicle carport for Business Office fleet vehicles.	1 each	5	\$88,000
Site	Resurface Parking Lot (re-named)	Mill, re-pave and re-stripe asphalt parking lot. Lot is cracked, deteriorated and trip hazards exist.	1 lot	4	\$231,000
240	Replace Metal Roofing	Roof is beyond useful life. Minor leaking exists.	1 each	2	\$253,000
243	Replace Metal Roofing	Roof is beyond useful life. Minor leaking exists.	1 each	3	\$286,000
				<b>Total</b>	<b>\$1,061,500</b>

# MICHIGAN DEPARTMENT OF CORRECTIONS BELLAMY CREEK CORRECTIONAL FACILITY

*Expecting Excellence Every Day*

## MEMORANDUM

**DATE:** 4/9/2024  
**TO:** Matt Macauley Warden IBC  
**FROM:** Scott Klein Physical Plant Superintendent IBC  
**Subject:** Annual Physical Plant Report

This report has been prepared in accordance with P.D.04.03.100  
The Facility overall is in good shape. We are addressing roof leaks as they are located. We are maintaining existing boilers in housing units with no concerns currently. We have submitted multiple asset change to replace aging domestic hot water heaters in food service, public announcement upgrade and facility ground drainage. The Guard One duress upgrade system is nearing completion at IBC and the Dorm. The C-unit roof replacement is moving forward. Allied Universal has completed the stun fence head end upgrade. The asphalt replace for entire facility has been completed end of 2023. Internal sprinkler line inspection completed in 2023

### **Bellamy Creek Correctional review of Physical Plant**

#### **Security Systems**

- \*AUS completed stun fence head end upgrade
- \*Shaker wire and perimeter fence no issue, continue to inspect, and monitor
- \*Guard One duress system installation nearing completion

#### **Housing units 1 thru 8**

- \*The housing roofs are in fair shape, leaks addressed as needed
- \*Egress doors showing rust replacing if needed
- \*Boilers and pumps parts becoming obsolete, investigating upgrades
- \*Asset change has been submitted to upgrade PA (public announcement) systems
- \*Painting is ongoing in units
- \*Inmate showers grouted and sealed as needed

#### **Administration Building 100**

- \*The Administration roof is in fair shape, leaks addressed as needed
- \*Egress doors showing rust replacing if needed
- \*HVAC system functioning as designed

\*Design Professional investigating mop closet drain. Currently investigating cause of floor crack

### **Building 300 School**

- \*HVAC system is functioning as designed
- \* Egress doors showing rust replacing if needed
- \*Roof is fair shape no leaks currently
- \*ACR approved to add cameras in classrooms and CMT room

### **Maintenance Building 500**

- \*Roof is in fair shape no leaks currently
- \* Egress doors showing rust replacing if needed

### **MSI building 400**

- \*Building 400 is in good condition
- \* Roof in good shape

### **Health Care Building 200**

- \*Health Care in good shape no issues currently
- \*Service doors showing rust replacing if needed
- \* Relacing vct floor tiles as needed

### **Food Service Building 200**

- \*ACR approved for Production Area floor replace, potential start June 2024
- \*Food Service in fair shape
- \* Kettle row tile repaired as needed
- \* Egress doors showing rust replacing if needed
- \* Roof is in fair shape no leaks currently

### **Grounds Storage**

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

### **Bellamy Grounds**

- \*Asphalt project complete 2023

### **IBC Backup Generator**

- \*IBC generator is in good condition, annual service/ load test performed



### **Backup L.P. system**

\*The L.P. system is working well and tested per policy. Calibration completed by IPS

### **Water Treatment**

\*System is working as designed

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

- \*A&B unit closed
- \*C-unit roof replacement is moving forward

### **Dorm, Food Service, Visit room and Chapel.**

\*Area in good shape

### **Dorm Ground**

- \*Grounds are in good shape
- \* Asphalt replacement has been completed

### **Dorm Generator**

- \* Dorm generator in good condition, annual service performed
- \* Transfer switch and transformer working as designed
- \* Install of phase loss detection moving forward

### **Dorm Boiler House**

- \*Boilers are in excellent repair, Annual inspections completed
- \*Steam lines to facility in fair shape leaks repaired as needed

### **PPC Requests/Approvals**

- \*IBC 03-2024 Facility ground drainage
- \*IBC 03-2024 Food Service water heater replacement
- \*IBC 02-2024 Forklift replacement
- \*IBC 01-2024 Public announcement replacement
- \*IBC 11-2023 MSI/CMT camera add
- \*IBC 01-2023 Bldg. 300 school camera add
- \*IBC 05-2024 C-unit roof replacement
- \*IBC 12-2022 Food service floor replacement

## **Summary**

Currently the Facility is in good shape. A&B units are closed to staff and Inmates. We continue to investigate options to make the Facility more energy efficient. Our boilers and pumps are one of our points to investigating for an upgrade. The existing boilers are good shape and operating as designed. We monitor the roofs and address leaks as needed.

Cc: Jody Page, Administrative Manager

# BELLAMY CREEK CORRECTIONAL FACILITY (IBC)

5-Year Plan      FY2026

Building	Project Description	Reason Description	Quantity & Units	Facility Priority	Cost Estimate
Bldg 100- Admin	Camera System Upgrade	Technologies upgrade on existing camera system. Upgrade required by Central Office Physical Plant	1 System	1	\$1,916,847
Bldg 100- Admin	Elevator upgrade	Elevator hydraulic power unit obsolete and locking out	1 system	2	\$125,000
Bldg 500	Electrical switch Gear upgrade	Existing unit is becoming obsolete and unpredictable	1 system	3	\$600,000
Bldg 100- Admin	Bubble gate upgrade	Age of existing gate controls	3 doors	4	\$150,000
Bldg 200/400	Camera Install	Additional cameras need in classrooms and MSI Factory	15 cameras	5	\$105,989
Dorm/Housing	Replace roofs on housing units	Age of existitng roofing	10 units	6	\$4,281,000
IBC-Housing	Intercom Upgrade	System failing parts obsolete	8units	7	\$551,224
IBC Housing Units	Update heating boilers	Install more efficieint boilers due to age	15 boilers	8	\$800,000
IBC Range	Replace range building with permanent structure	Existing unit is a deteriorating	1building	9	\$150,000
IBC Food Service	Build storage building for food service carts	Cart storage space limited in food service	1 building	10	\$60,000
				<b>Total</b>	<b>\$8,740,060</b>

# MICHIGAN DEPARTMENT OF CORRECTIONS

*“Committed to Protect, Dedicated to Success”*

## Memorandum

**DATE:** June 3, 2024

**TO:** Michelle Floyd, Warden  
Cooper Street Correctional Facility JCS  
Special Alternative Incarceration SAI

**FROM:** **Jeffrey R. Rice, Physical Plant Superintendent** *Jeffrey R. Rice.*  
Cooper Street Correctional Facility JCS  
Special Alternative Incarceration SAI

**SUBJECT: JCS Annual Physical Plant Evaluation**

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

### Facility

The MOP project to upgrade the security camera system and to add additional cameras is ongoing with estimated completion of fall 2024.

The MOP project to repair perimeter fence and install buffer fences between buildings still needs to have some punch list items completed.

The MOP project to install additional lighting to areas within the perimeter part of the security camera project is underway with repairs to electrical wiring needed in the poles to complete installation of new light fixtures.

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

Control fencing needs to be added to the modulars for the outpatient therapy program.

### Housing Units

The heating system controls within Housing Unit J and K need to be upgraded, the current controls are obsolete.

The domestic hot water boilers and storage tanks need to be replaced in housing units F/G, H/I and C/D.

Insulation needs to be added to attics of all housing units for better heating of the buildings and energy efficiency. Lack of insulation creating roof ice damming issues during winter months causing damage to interior of building.

Windows are poorly insulated and need to be replaced.

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

### Programs Building

The roof needs to be replaced.

Windows are poorly insulated and need to be replaced.

HVAC units were replaced for classrooms in the building.

### Modular units

All the modular units are beyond their useful life. They are deteriorated and have obsolete equipment. HVAC needs to be replaced. Permanent buildings/additions need to be built to replace these buildings.

### Food Service/Gym Building

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

The HVAC system for the building needs to be upgraded. There are obsolete air handlers and equipment that is not in use and should be removed.

Insulation needs to be added to attics for better heating of the building and energy efficiency. Lack of insulation creating roof ice damming issues during winter months causing damage to interior of building.

The roof needs to be replaced.

Windows are poorly insulated and need to be replaced.

### Administration Building

The roof needs to be replaced.

Insulation needs to be added to attics for better heating of the building and energy efficiency. Lack of insulation creating roof ice damming issues during winter months causing damage to interior of building.

The heating/cooling unit for the Warden's suite is beyond its useful life and needs to be replaced.

HVAC controls for the remainder of the building are obsolete and need to be upgraded.

Windows are poorly insulated and need to be replaced.

### Grounds

The MOP project to replace driveways, parking lots and walkways throughout the facility has been awarded and will be starting soon.

### Maintenance Building

The MOP to build a storage building to create space for storage of equipment and supplies is waiting for bids to be reviewed and approved so the project can be awarded to start construction.

Windows are poorly insulated and need to be replaced.

cc.

Gene Page, Physical Plant Manager

Larry Mason, Facility Manager

Trever LeBarre, Physical Plant Division

David Albrecht, Regional Physical Plant Supervisor

Eames Groenleer, Regional Administrative Officer

# JACKSON-COOPER STREET/SAI CORRECTIONAL FACILITY (JCS)

5-Year Plan

FY2026

Building	Project Description	Reason Description	Quantity & Units	Facility Priority	Cost Estimate
Site	Replace Windows on all Buildings. 472.19053.SDW Cooper Str window and door project budget was only able to address the doors.	Original windows are beyond life expectancy. 472.19053.SDW Cooper St. window and door project budget was only able to address the doors.	11 units	3	\$2,000,000
School	Replace original wall cabinet air conditioners in 7 classrooms in school building.	. Replacement parts are becoming obsolete, nearing end of useful life.	7 systems	5	\$200,000
Administration Building	Add power assist doors.	To provide better accessibility to the administration building for the public	2 Units	6	\$70,000
Administration Building	Replace 20 year old heating and air conditioning systems on eastside and westside of administration building	Systems are nearing end of life. Replacement parts are becoming obsolete , Systems are not as energy efficient as newer systems.	2 unit	4	\$600,000
Site	Replace 3 modular units at SAI	Increased program space will better meet the needs of the SAI program, while replacing modular units that are near end of life use	TBD	9	\$400,000
Food Service	Replace quarry tile flooring in foodservice kitchen	Original 30 yr. old flooring needs to be totally replaced. nearing end of useful life.	800 SF	2	\$80,000
Site	Replace multi-purpose building, outside the perimeter to provide a shakedown area for gate pass prisoners, SAI intake, tether program, outside laundry, and facility retention	Replacing smaller building that is nearing end of life, and to improve facility security, provide space for facility records, outside laundry , tether program, record retention	4,000 SF	7	\$1,000,000
Site	Extend Buffer C-fence project on northside of facility.	To prevent contraband being introduced to facility.	700 Feet	1	\$250,000
Site	Roof fall protection installed on all building roofs.	For the additional safety of maintenance staff when doing repairs.	11 units	8	\$60,000
Administration Building	Add on wellness quiet room to JCS administration building	To be used by staff	300 SF	10	\$500,000
				<b>Total</b>	<b>\$5,160,000</b>

**MICHIGAN DEPARTMENT OF CORRECTIONS**

**“Committed to Protect, Dedicated to Success”**

**MEMORANDUM**

Date: June 1, 2024  
To: Kim Cargor, Warden JCF  
From: Nick Male Physical Plant Superintendent JCF  
Subject: **Annual Physical Plant Report, G. Robert Cotton Correctional Facility**

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

**Annual Review of G. Robert Cotton Correctional Facility Physical Plant**

The G. Robert Cotton Facility is in good condition overall. Temporary Housing Units are in moderate condition, with some upgrades of doors, lighting, and ventilation. Maintenance has done some minor patching of the parking lots, but due to aging and routine usage, all parking lot, walkways, and concrete/asphalt areas are to be replaced, project starting Spring 2024. The perimeter fencing overall is in good condition. Projects have been initiated for upgrades to the camera security and security detection systems.

**Administration Building #100**

This building is structurally in good condition. Exterior brickwork on the building overall looks to be in good condition. Windows and doors may need to be upgraded with more energy efficient units pending a site survey. Wall coverings and flooring in occupied areas of the building are in good condition. Some carpeting may need repair; however, the sub-structure is good. The lighting system has been updated to LED and is in serviceable condition. The HVAC system is in good serviceable condition. The Plumbing systems are functional in occupied areas. Fire alarm system is in serviceable condition. The Roofing was recently replaced with rolled rubber and metal coping and is in good condition. The Parking lots are in poor condition; patch work is ongoing; The Parking lot project is scheduled to start in the spring of 2025.

**Support Services Building #200**

This building is structurally in good condition. Exterior brickwork on the building overall looks to be in good condition. Windows and doors may need to be upgraded with more energy efficient units pending a site survey. Wall coverings and flooring in occupied areas of the building are in

good condition. Lighting is in serviceable condition with some converted to LED and is currently 85% completed. HVAC system functioning and serviceable. Portions of the Air conditioning system is nearing the end-of-life expectancy and may require upgrading to be more energy efficient and compatible with a more modern and ecofriendly refrigerant. Plumbing systems are functional in occupied areas. Food Service cooler/freezer doors and the dishwasher and booster heater are in good working order. The brick work on K unit appears to be in fair condition due to settling, will continue to monitor. Lighting is in the process of being replaced with LED lighting, which is currently 85% completed. Fire alarm system is in good working order. Roof recently replaced with rolled rubber and metal coping and is in good condition.

### **Gym/Education Building #300**

This building is structurally in good condition. Exterior brickwork on the building overall looks to be in good condition. Windows and doors may need to be upgraded with more energy efficient units pending a site survey. Wall coverings and flooring in occupied areas of the building are in good condition. 90% of the carpeting has been replaced; however, the sub-structure is in good condition. Lighting is in a serviceable condition with 95% converted to LED. HVAC system functioning and serviceable. Plumbing systems are functional in occupied areas. We are continuing to monitor the crack in brick work due to settling. The Fire alarm system is in good working order. The Roof is in good condition.

### **Building #400\_Housing Unit E, F, G, H**

This building is structurally in good condition. Exterior brickwork on the building overall looks to be in good condition. Windows and doors may need to be upgraded with more energy efficient units pending a site survey. Wall coverings and flooring in occupied areas of the building are in good condition. Lighting is in serviceable condition the LED update is complete. HVAC system functioning and serviceable. Plumbing systems are functional in occupied areas. The Fire alarm system is in good working order. The Roof is in good condition.

### **Building #500\_Housing Unit I, J**

This building is structurally in good condition. Exterior brickwork on the building overall looks to be in good condition. Windows and doors may need to be upgraded with more energy efficient units pending a site survey. Wall coverings and flooring in occupied areas of the building are in good condition. Lighting is in serviceable condition with some upgrades to LED which is currently 50% completed. HVAC system functioning and serviceable. Plumbing systems are functional in occupied areas. The Fire alarm system is serviceable and in good working order. The roof is in good condition.

### **MSI/Food Service Building #600**

This building is structurally in good condition. Exterior siding on the building has been repaired and overall looks to be in good condition. Windows and doors may need to be upgraded with more energy efficient units pending a site survey. Wall coverings and flooring in occupied areas of the building are in good condition. Lighting is in serviceable condition with some upgrades to LED which is currently 35% complete. HVAC system functioning and serviceable. Plumbing systems are functional in occupied areas. The Food Service dishwasher and Booster heater are serviceable and in good condition. The Fire alarm system is serviceable and in good condition. The Roof was recently replaced and is in good condition.



**Building #700\_Housing Unit A, B, C, D**

This building is structurally in good condition. Exterior brickwork on the building overall looks to be in good condition. Windows and doors may need to be upgraded with more energy efficient units pending a site survey. Wall coverings and flooring in occupied areas of the building are in good condition. Lighting the LED update is complete. HVAC system functioning and serviceable. Plumbing systems are functional in occupied areas. The Fire alarm system is serviceable and in good condition. The Roof is in good condition.

**T100 Storage/Training**

This building is structurally in good condition. Exterior siding on the building has been repaired and overall looks to be in good condition. Windows and doors may need to be upgraded with more energy efficient units pending a site survey. Wall coverings and flooring in occupied areas of the building are in good condition. Lighting is in serviceable condition; the LED update is complete. HVAC system functioning and serviceable. Plumbing systems are functional in occupied areas. Roof is in fair condition; replacement should be considered. The Fire alarm system is serviceable and in good condition. The Parking lot is in poor condition; replacement is scheduled for spring of 2025.

**Housing Unit 1\_TE/TF**

This building is structurally in fair condition. The original design is not optimal for a correctional institution. Entire replacement of the building to an updated version is strongly advised. Exterior metal siding overall is in fair to poor condition and rusting at ground level. Windows and doors may need to be upgraded with more energy efficient units pending a site survey. Wall coverings and flooring in occupied areas of the building are in fair condition but should be replaced/upgraded to a higher quality and more durable material, specifically TF Unit's doors need to be replaced with new ones. Concrete board will help reduce frequent repairs caused by inmate tampering. Entrance awnings have been added to the roofing project to prevent water damage. The LED lighting upgrade are complete. Heating furnaces are in serviceable condition but nearing the end of their life expectancy. Ventilation systems are in good serviceable condition. The original ventilation fans are serviceable condition. Plumbing systems are functional in occupied areas. Electrical system panels are at maximum capacity. The Fire alarm system is in good condition. The Roof is in good condition.

**Housing Unit 2\_TC/TD**

This building is structurally in fair condition. The original design is not optimal for a correctional institution. Entire replacement of the building to an updated version is suggested. Exterior metal siding overall is in fair to poor condition and rusting at ground level. Windows and doors may need to be upgraded with more energy efficient units pending a site survey. Concrete board will help reduce frequent repairs caused by inmate tampering. Wall coverings and flooring in occupied areas of the building are in fair condition Entrance awnings have been added to the roofing project to prevent water damage. LED lighting upgrades have been completed. Furnaces are in serviceable condition but nearing the end of their life expectancy. Ventilation systems are in good serviceable condition. The original ventilation fans are currently in good condition and are serviceable. Plumbing systems are functional in occupied areas. Electrical system panels are at maximum capacity. Fire alarm system is in good condition and serviceable. The Roof is in good condition.

### **Housing Unit 3\_TA/TB**

This building is structurally in fair condition. The original design is not optimal for a correctional institution. Entire replacement of the building to an updated version is suggested. Exterior metal siding overall is in fair to poor condition and rusting at ground level. Windows and doors may need to be upgraded with more energy efficient units pending a site survey. Wall coverings and flooring in occupied areas of the building are in fair condition but should be replaced/upgraded to a higher quality and more durable material. Concrete board will help reduce frequent repairs caused by inmate tampering. Entrance awnings have been added to the roofing project to prevent water damage. LED lighting upgrades have been completed. Heating furnaces are in serviceable condition but nearing the end of their life expectancy. Ventilation systems are in good serviceable condition. The original ventilation fans are in good working condition and are serviceable. Plumbing systems are functional in occupied areas. Electrical system panels are at maximum capacity. Fire alarm system is in good condition and serviceable. The Roof is in good condition.

### **ACRs (w/approval date)**

- \* 06 2022 TF Unit Sink Replacement 7/12/2022-In Progress
- \* JCF 04 2022 Video Monitoring System 5/16/2022-In Progress
- \* JCF 11 2021 Door Control Upgrades 12/31/2021-In Progress
- \* JCF 07 2021 PBF - Bleachers for gym 8/18/2021-In Progress – need new quotes and possibly new floor for gym
- \* JCF 04 2021 Camera Upgrade Project (statewide) 5/10/2021-In Progress
- \* JCF 02 2021 REVISED - Twelve cameras and new server 3/25/2021-In Progress
- \* JCF 01 2021 Drives, Walkways, and Parking Lots 3/8/2021- In Progress
- \* JCF 02 2020 Admin Building Access Control 1/12/2021 - DD Gulick Denied
- \* PPC 19-535 Arc flash phase 3 10/31/19-On Hold
- \* PPC 19-514 Asphalt drive 10/10/19-On Hold
- \* PPC 19-147 Upgrade fire alarm system 02/25/19-In Progress
- \* JCF 05 2023 Move Welding Area -In Progress
- \* JCF Asset Change Request Job: 22/4351 for JCF 10 2022 Fire Alarm Phase II Hood Suppression System -In Progress
- \* JCF 08 2022 Cortech Tables 2 – DD Gulick Denied

### **SUMMARY**

Upcoming projects include Video Monitoring System upgrade, I/J/L Units Door Control Upgrade, Concrete and asphalt replacement throughout entire grounds, Perimeter Fence Security Upgrade, and Arc Flash Phase 3.

Current issues include Parking lots and Inner Facility Concrete replacement. Housing Units/MSI/Temp Food Service Electric Power Capacity. Potential upgrade to higher quality and energy efficient doors, windows, and lighting throughout facility pending a site survey.

**G. ROBERT COTTON CORRECTIONAL FACILITY (JCF)**

**5-Year Plan                      FY2026**

<b>Building</b>	<b>Project Description</b>	<b>Reason Description</b>	<b>Quantity &amp; Units</b>	<b>Facility Priority</b>	<b>Cost Estimate</b>
Bldgs 200, 400	Upgrade Control Panel System for cell door locking in I/J/L	Upgrade the door locking control panel and door locking system that controls the cell doors in I, J, and L units. This includes alarming systems for individual doors and a gang release. Requesting to use surplus funding towards project.		1	\$2,000,000
Temp Housing 1,2,	Repair and upgrade interior of temp Housing units, Update Showers	Replace the outdated lighting with new high efficiency LED lighting. Repair current floor pitting, then cover with tile. Replace the entrance doors due to damage and old age. Install new doors with higher insulation rating for temperature control and energy savings. We may also have to replace the interior fans. Update coverings on showers		2	\$2,900,000
200/Facility Wide	Upgrade Emergency/generator power system	Upgrade the emergency/generator power system to meet facility needs during a power outage. This includes power distribution and lighting.		3	\$2,000,000
Bldgs 200/300/600	Replace Washing Machines	Replace the residential style washing machine with an industrial grade washing machine and add a washing machine in Quartermaster. Replace several washing machines throughout the facility over the next few years. This includes 3 in Temp Side Laundry, 1 in quartermaster, and 1 in K-unit. Several machines are completely		4	\$250,000
Facility Wide	Upgrade existing windows with high efficiency insulated windows	Upgrade to a higher efficiency insulated windows to decrease utility and fuel costs.		5	\$750,000
Bldgs 200/400/700	Replace and upgrade the air handler controls	Replace the current pneumatic controls with direct digital controls (DDC). The DDC would increase efficiency and reduce utility costs compared to the older style pneumatic controls.		6	\$750,000
All the Brick buildin	Monitor for potential Rebuild/Repair Masonry Wall of the brick buildings	The building 300 wall shows normal signs of settling. We will continue to monitor to see if action is needed. No action is deemed necessary at this point, but it may need work within the next 5 years.		7	\$750,000
Temp Housing 1,2,	HVAC - Replace Healthcare/Building 200 A/C unit and Replace Temp housing unit furnaces	Replace the Air Conditioning unit for building 200. Replace the furnaces in our temp side (level 1) housing units when they reach the end of their serviceable life.		8	\$1,250,000
Bldgs 200	Replace cotton food service boilers	Replace the boilers in the level 2 food service building.		9	\$2,000,000
Facility Wide	Update showers	Update coverings on showers facility wide.		10	\$1,000,000
				<b>Total</b>	<b>\$13,650,000</b>

*“Committed to Protect, Dedicated to Success”*

## MEMORANDUM

**DATE:** September 10, 2024

**TO:** Paul Schreiber, Warden  
Detroit Detention/Detroit Re-Entry Center

**FROM:** Tim Clifton, Physical Plant Supervisor

**SUBJECT:** Annual Facility Report 2024 Detroit Detention Center / Detroit Re-entry Center

This annual report has been prepared in accordance with PD. 04.03.100 Preventative and Emergency Maintenance for Correctional Facilities specifically, section “N” requires CFA Physical Plant Superintendents conduct an annual inspection of their respective facility to assess the need for future maintenance.

### **Detroit Detention Center**

The overall condition of the facility is fair. There are many buildings that need attention. And most of the building on the site are unoccupied and have been deteriorating over several years in the past. We have closed down and approved through Physical Plant Division and Gene Wood to be tagged condemned multiple buildings on site.

Currently at 60% staffing. Vacant FTE’s include 1 Maintenance Mechanic, 1 Plumber, and 1 Electrician.

#### **Facility MOP Accomplishments:**

- 900 fire alarm upgrade
- replace muffin monster

#### **Internal Facility Project Accomplishments:**

- Benches refinished and installed
- .Upgrade lighting to LED (currently underway)
- Replaced 2 broken hydrants
- re painted 500 building cells and day rooms
- recycled 90 tritium exit signs

### **Future projects known to date:**

- ACR submitted for replacement of doors and door frames in 500 building. Awaiting approval.
- ACR submitted to add food slots to cell doors
- ACR submitted to add AC to server room (approved receiving bids now)

Some future concerns. The exterior lighting is in need of replacement. The mall area between 100 building and 500 building is very dark. The south side of the property has many trees / bushes on neighboring properties that are growing into the buffer fence. Interior fencing posts have heaved over time and will need replaced prior to any exterior activities being approved. HVAC deficiencies in non occupied buildings will deteriorate the existing buildings.

### **Current Infrastructure Observations:**

#### **100 Administration**

100 Building is in overall good condition.

- Hot water pumps are old and when they fail, parts are hard to find. Replacing them with new models requires new Victaulic fitted piping as well.
- Bubble gates are in need of upgrades to the locks and drive motors

#### **200 Quartermaster / Housing:**

200 is in overall fair condition.

- HVAC components are in need of replacement. This housing unit has not been occupied for many years and mechanical equipment has been ignored in previous years.
- Housing unit is not occupied at this time and was approved through Physical Plant Division and Gene Wood to be tagged condemned.

#### **300 Education Building**

This building is in overall fair condition.

- HVAC components need replacement. Currently no functioning heat to this building.
- Building not occupied at this time.

#### **400 Housing**

Building is in poor condition, approved through Physical Plant Division and Gene Wood to be tagged condemned.

- Roof leaks are present.
- HVAC components in need of replacement.
- Building needs interior paint / ceiling tile replacement / flooring...etc.
- Non livable. Building not occupied at this time.

#### **500 Housing**

-This building is in overall good condition.

Many doors and door frames are rusted out and in need of replacement. Bullpen doors in need of replacement.

### **600 MSI building**

Building in overall good condition

This building is a structure with electrical only. There is no heating components or plumbing currently installed.

### **700 Housing unit**

Building is in poor condition. approved through Physical Plant Division and Gene Wood to be tagged condemned.

- HVAC components are in need of replacement.
- Water lines are leaking throughout.
- Building needs interior paint / ceiling tile replacement / flooring...etc.
- Non livable. Building not occupied at this time.

### **800 Food Service**

This building is in overall good condition.

- HVAC components are in need of replacement. Boilers for baseboard heat are non -functional.
- Health care is using some space for records. Otherwise this building is not occupied.

### **900 Maintenance / Warehouse Building:**

Building in overall good condition.

- Parking lot in poor to fair condition. (ACR submitted to repair a sinkhole)

### **Parking Lot/Perimeter Road:**

The parking lots and perimeter roads are in fair condition.

- There are many cracks in the asphalt and asphalt patching repairs that have been made. ACR has been submitted to repair sidewalks, sinkholes, and damaged curbs

### **Lift Station**

The lift station is in overall good condition.

## **Detroit Re-Entry Center**

The overall condition of the facility is good. There are some areas that need attention; however most buildings are in good standing. Currently at 100% staffing.

### **Facility MOP Accomplishments:**

Remove old propane tanks

### **Internal Facility Project Accomplishments:**

Upkeep on heat and water

### **Future projects known to date:**

-None

Some future concerns include property has many trees / bushes on neighboring properties that are growing into the buffer fence. Parking lots and perimeter road in fair condition. Some storm drains in the parking lots are deteriorated surrounding them allowing water to flow outside of the

structure.

**Current Infrastructure Observations:**

**100 Administration**

100 Building is in overall good condition.  
-AC units are old and in need of replacement.  
Elevator stopped working

**200 Quartermaster / Housing:**

200 is in overall good condition.

**300 Education Building**

This building is in overall good condition.  
-Gymnasium flooring is heaved in some areas.

**400 Housing**

Building is in overall good condition.

**500 Housing**

-This building is in overall good condition.

**600 MSI building**

Building in overall good condition.

**700 Housing unit**

Building is in overall good condition.  
-Elevator acts up sporadically.

**800 Food Service**

This building is in overall good condition.  
Ceiling tiles starting to fall in

**900 Maintenance / Warehouse Building:**

Building in overall good condition.  
-Parking lot in poor to fair condition.

**Parking Lot/Perimeter Road:**

The parking lots and perimeter roads are in fair condition.  
-There are many cracks in the asphalt and asphalt patching repairs that have been made.  
-Asphalt is deteriorating surrounding the storm structures in various locations.

**Lift Station**

The lift station is in overall good condition.

Cc: Brian Moriarity, Administrative Manager

**DETROIT DETENTION CENTER CORRECTIONAL FACILITY (DDC)**

**5-Year Plan**

**FY2026**

Building	Project Description	Reason Description	Quantity & Units	Facility Priority	Cost Estimate
Parking lot	Parking Lot repairs	The parking lot needs repairs from potholes broke down curbs and damaged drain struct	151,360 sq ft	1	\$800,000
500 Building	500 Building add AC	The 500 building housing detainees has fans and open windows for cooling. It is requested we add air-conditioning unit to the building.	1 unit	2	\$1,500,000
200 housing,300,400	Demo old buildings	The facility would like to demo old unused buildings to open lines of site and to save money on the upkeep of the unmanned buildings. (200 housing,300,400,700,800)	5 buildings	3	\$5,000,000
<b>Total</b>				<b>\$7,300,000</b>	



# MICHIGAN DEPARTMENT OF CORRECTIONS

*“Committed to Protect, Dedicated to Success”*

## MEMORANDUM

**DATE:** June 4, 2024

**TO:** Troy Chrisman, Warden  
Charles E. Egeler Reception & Guidance Center  
Duane Waters Health Center

**FROM:** Thomas Blair, Acting Physical Plant Superintendent  
Charles E. Egeler Reception & Guidance Center  
Duane Waters Health Center

**SUBJECT: RGC/DWHC Annual Physical Plant Report**

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

The Maintenance Department has done an outstanding job maintaining the RGC/DWHC complex considering all the obstacles over the last year.

### **Overview of Completed Projects**

DWH wall removal  
Body scanner installation  
Break room remodeled

### **Annual review of Physical Plant**

#### **Housing Unit 1**

The overall condition of this unit is good. The windows need repair. The 1N showers need to be redone soon. Exterior needs concrete repairs. The cell locks need replaced.

#### **Housing Unit 2**

The overall condition of this unit is good. The windows need replacement. The shower areas need to be redone soon. Exterior needs concrete repairs. The cell locks need replaced.

### **Housing Unit 3**

The overall condition of this unit is fair. The windows need replacement. The shower areas need to be redone soon. Exterior needs concrete repairs. The sewage stacks need replaced. The cell locks need replaced.

### **C-Unit**

The overall condition of this unit is good. The exterior brick needs some repairs.

### **Administration**

The overall condition of the building is good.

### **Food Service**

The overall condition of the Food Service area is in fair condition. Floor and doors are scheduled to be replaced throughout the building. Back dock area roof needs replaced.

### **Building 142**

This building is in all around good shape. Roof will need to be replacement soon.

### **Sally Ports**

Intake sally port is in great working order. Main sally port gates are in good working order. The JMF back sally port needs replacement in near future.

### **Maintenance Building**

The overall condition of this building is good. Roof replacement will need to be done in the near future.

### **Grounds**

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

### **DWHC**

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

**CHARLES EGELER RECEPTION and GUIDANCE CENTER CORRECTIONAL FACILITY (RGC)**

**5-Year Plan                      FY2026**

<b>Building</b>	<b>Project Description</b>	<b>Reason Description</b>	<b>Quantity &amp; Units</b>	<b>Facility Priority</b>	<b>Cost Estimate</b>
RGC	Building 142/Maintenance/FS roof replacement/repair	Exceeded life expectancy	3	3	\$1,100,000
RGC	Yard asphalt replacement	Needs replaced	1	7	\$350,000
RGC	Cell Door Lock replacement	System is reaching end of life and needs updated	3	1	\$20,000,000
RGC	2 and 3 Block window replacement	Windows beyond usefulness	2	4	\$1,500,000
RGC	All Blocks Screen replacement	Screens beyond usefulness	3	6	\$166,000
DWHC	Exterior Block and window repair	Exterior is deteriorating	1	2	\$950,000
RGC	Cool Dome cover replacement	Exceeded life expectancy	1	9	\$300,000
RGC	All Blocks interior painting	Beyond usefulness	3	8	\$120,000
RGC	Block HVAC systems	HVAC system is reaching end of life	3	5	\$1,900,000
				<b>Total</b>	<b>\$26,386,000</b>

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

**Memorandum**

**DATE:** June 12, 2024

**TO:** Melinda Braman, Warden

**FROM:** Scott Young, Physical Plant Superintendent

**SUBJECT:** Annual Physical Plant Inspection

Another year has passed, and we continue to effectively maintain the facility with our maintenance staff here at MTU.

**Current Projects**

- The heating and cooling in the Healthcare wing is being improved. The old windows have been blocked off and a new system to heat and cool the area is being installed. The project should be finished before the heating season.
- The Bar Screen Project is close to being complete, pending the changeover.
- Our new PPD System still has some software issues the contractor is dealing with before they can demo the old system.
- The Wi-Fi project is moving along, and they plan to be done before the end of 2024.
- The contractor is still working on the new Schoolhouse to figure out what is causing the noisy roof.

With all the projects and the everyday maintenance needs, Richard A. Handlon Correctional Facility maintenance staff strive to make it a safe and secure environment for both inmates and staff.

**Housing Unit A / Healthcare**

- Roof and fascia were replaced in 2021.
- Exterior brick and block are in good shape.
- Windows are old and drafty and should be considered for replacement.
- Electrical system is old and in fair to good condition.
- Domestic hot and cold-water lines are old and in fair to poor condition and should be considered for replacement.
- Most doors and locks are in good condition and are replaced as needed.
- Air handling equipment is in fair to good condition.
- Laundry equipment is in good condition.
- Heating duct was repaired and reinsulated in 2019.

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

### **Housing Unit B**

- Roof and fascia were new in 2018.
- Exterior brick and block are in good shape.
- Windows are old and drafty and should be considered for replacement.
- Electrical system is old and in fair to good condition.
- Domestic hot and cold-water lines are in fair to poor condition and should be considered for replacement.
- Most doors and locks are in good condition and are replaced as needed.
- Air handling equipment is in fair to good condition.
- Heating duct was replaced and new supply and return grills were replaced in 2021.
- Laundry equipment is in good condition.
- Interior walls, floors, and ceilings are in good condition.
- Shower walls and floors are in fair to poor condition and should be replaced.

### **Housing Unit C**

- Roof and fascia were new in 2018.
- Exterior brick and block are in good condition.
- Windows are old and drafty and should be considered for replacement.
- Electrical system is old and in fair to good condition.
- Domestic hot and cold-water lines are in fair to poor condition and should be considered for replacement.
- Most doors and locks are in good condition and are replaced as needed.
- Two community bathroom doors were replaced 2021.
- Air handling equipment is in fair to good condition.
- Heating duct reinsulated with new dampers and supply grills in 2021.
- Laundry equipment is in good condition.
- Interior walls, floors, and ceilings are in good condition.
- Shower walls and floors are in poor condition and should be replaced.

### **Housing Unit D**

- Roof and fascia were new in 2018.
- Exterior brick and block are in good condition.
- Windows are old and drafty and should be considered for replacement.
- Electrical system is in fair to good condition.
- Domestic hot and cold-water lines are in fair to poor condition and should be considered for replacement.
- Most doors and locks are in good condition and are replaced as needed.
- Laundry equipment is in good condition.
- Interior walls, floors, and ceilings are in good condition.

- Perimeter heat system is in good condition. However, the fin tube could stand to be cleaned.
- Two community bathroom doors were replaced in 2023.
- Shower walls and floors are in poor condition and should be replaced.

### **Housing Unit E**

- The roof and fascia are in good condition with repairs in 2021.
- Exterior brick and block are in good condition.
- Windows are old and drafty and should be considered for replacement.
- Electrical system is in fair to good condition.
- Domestic hot and cold-water lines are in fair to poor condition and should be considered for replacement.
- Most doors and locks are in good condition and are replaced as needed.
- Two community bathroom doors were replaced in 2023.
- Laundry equipment is in good condition.
- Perimeter heat system is in good condition.
- Interior walls, floors, and ceilings are in good condition.
- Shower walls and floors are in good to fair condition.

### **Housing Unit F**

- The roof and fascia are in good condition with repairs in 2021.
- Exterior brick and block are in good condition.
- Windows are old and drafty and should be considered for replacement.
- Electrical system is in fair to good condition.
- Domestic hot and cold-water lines are in fair to poor condition and should be considered for replacement.
- Most doors and locks are in good condition and are replaced as needed.
- Two community bathroom doors were replaced in 2023.
- Laundry equipment is in good condition.
- Perimeter heat system is in good condition. However, the fin tube could stand to be cleaned.
- Interior walls, floors, and ceilings are in good condition.
- Shower walls and floors are in fair to good condition.

### **Field House**

- Roof and fascia are in good condition with repairs in 2021.
- Windows are in good condition.
- Exterior brick and block are in good condition.
- Interior walls, floors, and ceilings in good condition. Gym floor is poor to fair, and needs replacing in the future.
- Heating components in fair to good condition.
- Electrical system in fair to good condition.
- Most doors and locks are in good condition and are replaced as needed.

**Recreation Building**

- Roof and fascia were replaced 2021.
- Exterior brick and block in good condition.
- Plumbing in good condition.
- Doors in fair condition.

**Vocational Village Schoolhouse**

- The roof on this building is making a lot of noise from expansion and contraction, and the company is working on a resolution.
- Exterior block is in good condition.
- Interior walls and floors are in good condition.
- Food Tech equipment is in good condition.
- Heating and cooling equipment is in good condition.
- All mechanical equipment is in good condition.

**School Building**

- Roof and fascia in fair to good condition with repairs 2021.
- Exterior brick and block are in good condition.
- Windows in fair to good condition.
- Interior walls, floors, and ceilings in good condition.
- Electrical system in fair to good condition.
- Heating components in good condition.
- Doors and locks are in good condition and are replaced as needed.
- A new overhead door was installed in the welding shop in 2021.

**Food Service Building**

- Roof and fascia are in good condition, new roof in 2017.
- Exterior brick and block are in good condition.
- We continually have to repair cracked tiles in kitchen area, and the dish machine room needs the floor resurfaced, so it is not so slippery.
- Interior walls and ceilings are in good shape except for the steel panels. They are rusted where they meet the floor.
- Electrical system is in fair to good condition.
- Domestic hot and cold-water lines are in fair to poor condition and should be considered for replacement.
- We continue to replace bad doors and locks.
- Air handling equipment is in fair to good condition.
- Windows are in fair to good condition.
- Food service equipment is in working order; however, a lot of it needs to be replaced soon.
- We replaced two hot boxes, one tilt skillet, one 80-quart mixer and had a 60-quart mixer rebuilt in 2021.
- Replace two sets of stacked ovens 2022.
- Replaced sink and tabletops attached to dish machine in 2023.

- We replaced both rotating ovens in 2023.
- Replaced dock leveler on back dock in 2023.

### **Food Service Storage Garage**

- Roof and fascia is in good shape.
- Siding is in good condition.
- Floor is in good condition.
- Installed new overhead door and opener in 2023.

### **Administration Building**

- Roof and fascia were replaced in 2021.
- Exterior brick and block are in good condition.
- Windows are in good condition.
- Heating system is in good condition.
- Electrical system is in fair to good condition.
- Domestic hot and cold-water lines are in fair condition.
- Interior walls, floors, and ceilings are in good condition.
- Exterior walls of portable areas are poor to fair condition.
- Employee lounge remodeled in 2023.

### **Fence. Security Systems, Lighting and cameras**

- Fence is in good to excellent condition since our fence project in 2019.
- Both interior and exterior fence security systems are fairly new and in good working condition with the exception of the south fence behind A Unit, it leans – replace.
- All exterior and security lighting are in good condition.
- Zone One on top of our Administration Building was completed spring of 2022 and is a great addition.
- All cameras and equipment in working order.
- We have a camera upgrade project in the design phase.
- Peer Security Audit completed in 2023.

### **Maintenance Buildings and New Boiler Room**

- Exterior brick and block in good condition.
- Interior walls and floors in good condition.
- Electrical system is in fair to good condition.
- Domestic water lines in good condition.
- Heating components in good condition.
- Doors and locks in good condition and are replaced as needed.
- Roof and fascia are in good condition with repairs in 2021.
- Boiler room equipment is fairly new (2016) and is in good condition.
- Maintenance received the new scissor lift, zero turn mower, and forklift that was ordered 2021.
- We continue to have many boiler and piping failures because of the poor water quality in Ionia.



- Parking lot in great condition as redone in 2023.

### **Gun Towers**

- Exterior in fair to good condition, could stand to be painted.
- Roofs and fascia were replaced in 2021.
- Plumbing and electrical in good condition.
- Windows and doors in fair condition.

### **Generator Building**

- Exterior roof and walls in good condition.
- Interior walls, floors, and ceiling in good condition.
- Doors and locks in good condition.
- Electrical equipment is in good working condition.
- Generator is in good working condition.
- Under ground tank in good condition and up to date on inspections.

### **Storage/Lock Shop Building**

- Exterior roof and walls in good condition.
- Interior walls, floors, and ceilings in good condition.
- Windows in good condition.
- Doors and locks in good condition.
- Heating components in good condition.
- Plumbing and electrical in good condition.

### **Two Storage Pole Buildings**

- Roofs had coating put on in 2021.
- Exterior walls in good condition.
- Floors in good condition.
- Doors and locks in good condition.
- Electrical in good condition.

### **Grounds and Bar Screen**

- Interior and exterior grounds are in good condition.
- Interior blacktop drives and lot behind the school are in poor condition and should be replaced.
- Interior concrete side walks are in fair to good condition.
- Exterior blacktop parking lots and perimeter road were replaced in 2023.

### **Bar Screen Building**

- This building is pretty much complete, just waiting for the changeover.

### **Gun Range Building**

- Roof and fascia are in fair condition.
- Exterior walls are in fair to good condition but need to be painted.
- Plumbing and electrical are in good condition.

- Doors, windows, and locks are in fair to good condition.

**Physical Plant Change Request (including approval date)**

Project Number	Project Description	Approval Date	Project Status
	PPD upgrade		Still are working on software issues. Demo will be completed when the system is working properly.
18-115	Razor Ribbon Enhancements	Returned to facility 3/6/18	Complete
N/A	Voc. Village School House	N/A	Complete
19-194	Replacement of Freezer Doors	10/1/2019	Complete
19-524	Roof Replacement	10/31/2019	Complete
19-530	Camera upgrades-Voc. Village	10/24/2019	Complete
19-526	Fire Alarm Retro	10/31/2019	Complete
20-048	Move School Compressor	12/18/2019	Complete
20-122	Restroom Door Replacement	2/21/2020	Complete
20-123	Healthcare COMS	2/21/2020	Complete
20-160	Laundry Dispenser Replacement	3/16/2020	Complete
20-164	Employee Lounge	3/17/2020	Complete
MTU-8-2020	Replace two hot boxes	8/31/2020	Complete
MTU-8-2020	Voc. Village plasma cutter & robotic welder	8/31/2020	Complete
MTU-8-2020	Voc. Village welder purchase	8/25/2020	Complete
MTU-/-2020	Tilt Skillet replacement	8/25/2020	Complete
20-106	Replace Bar Screen	7/21/2020	98% Complete, waiting for change over.
20-311	Sneeze Guards	12/7/2020	Complete
20-324	Move Inmate Phones and Kiosks	12/1/2020	Complete
21-70	Tilt Skillet from SAI	N/A	Complete
21-233	Dish Machine Replacement	8/18/2021	Complete
21-238	Scissor Lift Purchase	9/13/2021	Received 2022

21-239	Lawn Mower Purchase	9/13/2021	Received 2022
21-242	Forklift Purchase	9/13/2021	Received 2022
21-287	CNC Machine Purchase	9/15/2021	Complete
21-389	Pre-Rinse Sink & Tables	2/7/2022	Complete
21-347	Food Tech Storage Shed	12/28/2021	Complete
22-180	Replace Existing Asphalt	6/24/2022	Phase one parking lots and perimeter road complete end of 2023.
22-261	Emergency Siren Replacement	9/8/2022	Has not been started.
22-262	Replacement Ovens for Food Service	8/17/2022	Complete
23-22	Building Trades Dust Collector	2/14/2023	Pre-Bid walkthrough 6/12/2024
23-72	Replacement Wood CNC for Education	3/23/2023	Complete
23-101	Baseball Field Drainage		Canceled
23-253	Wellness Gazebo	9/5/2023	Concrete pad poured
23-312	Wardens Office/Soundproofing	12/6/2023	98% Complete
24-78	New Tig Welders for School	5/22/2024	Waiting for welders
24-82	Projection Screen for Auditorium	5/1/2024	Waiting for Screen
24-93	Cell Phone Lockers		Waiting for Approval

### **Summary**

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

# RICHARD A. HANDLON CORRECTIONAL FACILITY (MTU)

5-Year Plan

FY2026

Building	Project Description	Reason Description	Quantity & Units	Facility Priority	Cost Estimate
Housing Units	Replace windows in all housing units.	The windows in the housing units are old and few seal the weather out, especially in high winds. Replacing the windows would make the cells easier to heat, make it more comfortable for the prisoners and save a great deal of energy.	6	1	\$7,200,000
Housing Units	Upgrade ventilation in all shower /bathrooms in the housing units.	The duct work for the ventilation in the showers / bathrooms is within the block walls and is in poor shape. These old systems are inadequate and need to be upgraded to remove excess moisture from these areas.	18	2	\$600,000
Housing Units	Replace shower walls, ceilings and floors.	The tiled floors, walls and ceilings are in bad shape, they need to be stripped, repaired and retiled. The grout and the cement behind the tile are bad in a lot of areas and then water soaks up in the cement behind the tile and this promotes mold growth. Extra cleaning has to be done to prevent this problem.	10	3	\$600,000
Emergency Siren	Replace emergency siren system throughout facility.	Our siren / PA system is old and cannot be heard in a lot of areas when it is on. This affects the safety and security of the whole facility.	1	4	\$361,101
Interior paving	Replace interior paving and uneven concrete sidewalks.	The pavement on the interior main drive, behind food service and behind the school or in poor condition and cause trips and falls for both prisoners and staff. We also have a lot of uneven sidewalks that cause trips and falls.	94,000 + sq. ft.	5	\$750,000
Fence Stone	Top off all limestone around perimeter fence with white limestone to cover old and blackened limestone.	The new white limestone will improve both in person and camera vision when it comes to checking zones when they go into alarm, and when doing fence testing and inspections. Any fence problems or contraband will also show up better.	265,000 sq. ft.	6	\$265,000
Food Serv. Floors	Refinish floors in food service building.	The finish on the floors in food service is very worn and is hard to get clean and keep clean. Some of the floors have a non-slip finish that is worn and they get slippery when wet.	6 areas	7	\$300,000
Housing Unit A	Install smoke purge system.	A smoke purge system would eliminate the need for SCBA tanks and all the yearly maintenance that goes with them. This would also be safer for staff and prisoners in case of a fire.	1	8	\$225,000
Administration	Control Center / Electronic Monitoring expansion.	Our control center is very small and it gets pretty hectic when we have a mobilization or and kind of event going on. Unfortunately our body scanner is not near our control center / visiting room because we just don't have room for expansion.	1	9	\$2,000,000
Housing Units	Replace hot and cold water supply lines in housing units A, B, C, D, E, and F.	The hot and cold water supply lines in the housing units are old and in poor condition which leads to leaks on a regular basis.	6	10	\$4,500,000
				Total	<b>\$16,801,101</b>

# MICHIGAN DEPARTMENT OF CORRECTIONS

*“Committed to Protect, Dedicated to Success”*

## MEMORANDUM

**DATE:** June 1, 2024

**TO:** Sherman Campbell, Warden  
Gus Harrison Correctional Facility

**FROM:** Tim Shaw, Administrative Manager  
Gus Harrison Correctional Facility

**SUBJECT:** 2024 Annual Physical Plant Report, Gus Harrison Correctional Facility

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

## FINDINGS

### STAFFING

We currently have a staff opening for 1 Maintenance Mechanic 10.

### NORTH FACILITY

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

All three of these housing units are in good condition due to regular maintenance and our preventative maintenance program.

We are experiencing more repairs on the boilers, due to their maturity. We are repairing them as needed and will be replacing them as we can.

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

The exterior entrance doors to the buildings are in rough shape and are in need of replacing, a couple of thresholds have been adjusted or even cut out in spots to make the doors functional. Entrance way tile is getting replaced in each of the level II housing units due to wear and tear.

We are still updating the facility cell door locks from an outdated model to a new style as our funds allow. This project is ongoing, due to cost.

An ADA ramp has been installed in housing unit 3 to use as a means of exit/egress in the event of a chair lift failure.

Housing Unit 2's water heater is having issues keeping the demand. This needs to be replaced.

Through an ACR for Level IV door controls, the locks and controls in Level II will be evaluated for condition and functionality.

## **2. Housing Units 4 & 5**

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

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

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

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

The exterior entrance doors to the buildings are in rough shape and are in need of replacing, a couple of thresholds have been adjusted or even cut out in spots to make the doors functional. Entrance way tile is getting replaced in each of the level IV housing units due to wear and tear.

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

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

## **3. Housing Unit 6**

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

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

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

The tile in the entrance way of the building is being replaced due to wear and tear.

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

**4. Segregation Unit**

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

**5. Administrative Building**

This building is in excellent shape due to regular maintenance.

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

The front bubble gates have been replaced through a DTMB project. We continue to have issues with the new gates. The engineer, Matrix, and the Physical Plant Division Representative, Corey Daly, are to be notified any time the gates need service.

**6. Food Service Building**

As in all facilities this is an area that receives heavy traffic and abuse and requires a lot of attention.

The equipment requires frequent repairs due to the age and use. The dish machine and kettles have been replaced recently.

In fall of 2023 a DTMB project for replacement of all the sanitary lines in Food Service began. The project is ongoing and expected to be complete in the summer of 2024.

Due to their age and the condition of our water, the heating boilers do require more maintenance. We repair/replace as necessary. An ACR has been submitted and approved for replacement of the boilers and to update to digital controls. The project has been awarded and awaiting a start date. The project is projected to begin in Fall 2024. The circulation pumps are re-built as needed and water lines replaced as they become restricted with calcium build up. Main heating lines are rusting out and in need of replacement. Currently both boilers need frequent maintenance as they trip off every night and need to be reset each morning. The awarded contractor is reviewing when the project can start and estimating a cost to repair the boilers for one more winter season.

**7. Health Services Building**

This area remains a high traffic area; but is in good condition. Main heating lines are rusting out and in need of replacement. This building is receiving replacement boilers and controls in an approved ACR.

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

**8. School Building**

The school building is in overall excellent shape but does experience some roof leaks during heavy rain, this was addressed this Spring, we will continue to monitor. Main heating lines are rusting out and in need of replacement. The project is in the design and bidding phase. The project is projected to begin in 2024.

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

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

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

The generator is in reliable condition. It is tested monthly and gets regular scheduled maintenance. We continue to focus on the preventative maintenance plan to assure the generators are running at 100%. The transfer switch does not engage during full-load testing but does transfer during actual loss of power. There is a statewide study ongoing to check all components of the backup power systems. A project is in design to replace the generator and all related systems. This is projected to begin in 2024.

## **SOUTH FACILITY**

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

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

The housing units are functional and can remain that way with appropriate preventative maintenance and care. The electrical systems are in good working condition. We monitor the operation of all boilers with most of them having been replaced not that long ago. Three hot water boilers are out of service due to cold temperatures breaking pipes.

Housing Unit G & H have been given a fresh coat of paint after repairing/patching drywall and had lighting updated to LED's.

Housing Unit E & F are vacant and will be updated with fresh paint and drywall repairing/patching.

All roofs need a fall protection system for the safety of workers when repairs are needed. An ACR has been submitted and approved. It has been discussed and approved at the facility to purchase a articulating boom lift in lieu of the fall protection system. This lift can be utilized to complete any roof repairs and can be used for several other maintenance tasks, camera repairs, lighting repairs, grounds work. An ACR is to be submitted.

### **2. Food Service Building**

The food service building will be opened for use once the sanitary line project begins. The duration of the project is estimated between 10-12 months, estimated summer of 2024.



**3. Education Building**

The education building is in good condition.

**4. Weight Pit/SPA Area**

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

**5. MSI License Plate Factory**

The factory is in excellent form and housekeeping is a priority. Staff and prisoners do an excellent job. The roof, doors and windows are in good shape.

**6. Administration Building**

This building is in adequate repair.

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

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

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

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

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

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

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

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

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

**8. Chapel**

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

The heating and cooling system has been replaced and functions well.

**9. Parking Lots, Perimeter Roads and inside Sidewalks**

The parking lots and perimeter road are in pretty good shape. There are some areas that still need to have new asphalt or concrete replaced especially near the warehouse and the drive from Parr Highway to the Sallyport. An ACR was submitted, approved and in the bidding process. The north and south parking lots were crack filled and sealed recently. The perimeter road was crack filled and sealed as well. Sidewalks need concrete repair throughout the facility. The walk between the North and South facilities needs the most attention. Sidewalks and catch basins are repaired and/or replaced as we can. An ACR has been submitted, approved and now in the bidding phase. The project is estimated to begin in the spring of 2025.

## 10. Outside Grounds

The grounds outside of the perimeter are in excellent condition and are maintained daily by the groundskeeper and a ground crew of prisoners. This includes large areas of weed control around fences, transformers, signs, buildings, etc.

The gun range is aging, and some baffles are in need of repair, especially the baffle at the top of the front berm.

### SUMMARY

These are DTMB projects currently in progress in FY2024 at this writing:

- **PA System** – This system is old and obsolete. The entire system should be replaced. Project is ongoing, projected complete 10/7/2024.
- **200 Building Boilers and 300 Building HVAC** – The system is over 20 years old and gets its heat from the 200 bldg. Project has been awarded to a general contractor and awaiting start date. Estimated start is fall of 2024.
- **200 Building Sanitation Lines** – Sanitation lines are deteriorating and in need of replacement. Project is ongoing. Estimated completion is 7/1/2024.
- **HU4, 5, Seg. Base Cell Controls** – The current controls are obsolete and becoming difficult to find replacement parts. Project is in the design and bidding phase.
- **Asphalt/Concrete Repairs** – NFS loading dock, Maintenance/Warehouse parking lot area, and all walkways need repair/replacement. Project is in the design and bidding phase, possible start date of spring 2025.
- **Fall Protection System, South Buildings** – Fall protection is needed to complete and roof repairs and PMs. ACR submitted for purchase of a lift in lieu of this project. Funding can be moved.
- **Smoke Purge System** – Smoke purge system is to be install in HU4, HU5, and Segregation. This project is in the bidding and design phase.

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

- **Additional Cameras** – Additional Internal and Perimeter cameras to increase camera coverage.
- **North Housing Units Control Fence** – Additional control fences to be added around the Level II housing units. This project will be added to the state security project scope per T. Lebarre. A contractor is in process of bidding these projects statewide.

A. Johnson, Assistant Deputy Warden

M. West, Assistant Deputy Warden

T. Shaw, Business Manager

File

# GUS HARRISON CORRECTIONAL FACILITY (ARF)

5-Year Plan

FY2026

Building	Project Description	Reason Description	Quantity & Units	Facility Priority	Cost Estimate
Site	Water Heaters and Heating Boiler Replacements	Many of the housing unit water heaters and heating boilers are original to the facility and need to be replaced with newer more efficient units.	18 units	1	\$742,500
Site	Add Control Fence Around North Housing Units, add additional walkthru gates, replace existing walkthru gates	Install control fence between north housing units. Add additional walk through gates throughout facility and replace all current gates.	1 System	2	\$190,000
All North Housing Units	Repair/replace all inmate shower units	Install new tile and/or an epoxy cover in all of the inmate showers on the North side of the facility/ HU 1-6 and temp Seg	28 Units	3	\$330,000
HU4/HU5	Replace RTP Offices in both level IV housing units	Replace office cubicles in the RTP offices of both Housing Unit 4 and 5	2 Units	4	\$100,000
Site	Replace all Backflow Preventers for the Sprinkler Systems & Fire Suppression Assessment/Repairs	All backflow preventers were recommended to be changed when inspected during the 5 year internal pipe inspection. Assess current fire suppression system throughout the facility and make needed repairs.	18 Units	5	\$300,000
Site	Gun Range Upgrades	Upgrade shelter structure at gun range, pave parking lot and road to gun range, replace upper baffles.	1 Unit	6	\$440,000
Site	Electrical Study / PM	Have a study performed on all large transformers/switch gear, exercise equipment, and replace any that are needed	30 Units	7	\$120,000
Site	Demolish Old Bank Building / Wellness Building	The old bank building that is used for storage is in poor shape and needs to be removed. Build Wellness building in its place.	1 Unit	8	\$330,000
Site	Fence and Razor Ribbon Remediation	Replace rusted fence fabric and ties on perimeter fence	1 System	9	\$220,000
Site	Geni Z80/60 Sky Lift	To perform PM's that require elevation, can be used as a tie off for southside roof maintenance, cleaning elevated camera lenses, changing facility lights, trimming trees overhanging the buffer fence, etc.	1 System	10	\$250,000
				<b>Total</b>	<b>\$3,022,500</b>

## Annual Facility Inspection

### MICHIGAN DEPARTMENT OF CORRECTIONS

“Committed to Protect, Dedicated to Success”

#### MEMORANDUM

Date: 4/8/2024

To: Warden Davids, ICF

From: Nicholas Clark, Physical Plant Superintendent, ICF

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

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

#### Facility Overview:

Facility asphalts main driveways and main parking lots are in good condition having been replaced in 2016. Facility maintenance parking lot and perimeter road have been replaced in 2018. Walking paths are in great conduction any areas that were in poor conduction have been or are being replaced through project #18-230. This project is still ongoing though the summer of 2022. Units 1-3 had a smoke purge smoke evacuation system installed on the fire system in 2021. Roofs over the units are in fair conduction with Some minor leaking being reported. The Roofs over our school building, Food service/healthcare and administration building are in good condition. The housing unit’s roofs are scheduled to replace through project “ICF10-2021 New Roofs Units 1-5”

The facility main building HVAC systems Were just replaced in project “ICF-6-2021 Coil and Condense replacement”

Facility key and lock system was upgraded to the BEST lock system in 2019.

Entrance doors and frames throughout the facility are in fair condition and in need of lower frame repair.

Building brick exteriors are in fair/poor condition with several areas needing grout/mortar repair.

The Fire Alarm System was replaced in 2018.

The Duress System (PPD) is in good condition.

Security fencing is in good condition. All security systems are functioning as designed. However, we are making repairs to the E-flex on a regular basis.

## **Ionia Correctional Facility**

### **Building 100: Administration**

- The HVAC system was just replaced with project “ICF-6-2021 Coil and Condense replacement.”
- Plumbing is in good condition. However, the quality of water the City of Ionia is providing does cause several water supply leaks per year. We do have a project in place to replace the water main throughout the facility. Project (ICF 3 2024 Water Main Replacement)
- The electrical system is in good condition.
- The security system is in good condition.
- Security gates are in working condition.
- Interior finishes such as carpet are beyond the life expectancy. 2<sup>nd</sup> floor carpet was replaced in 2017.
- Ceiling tiles need replacement. The building is in a general good state with some exterior brick repair needed.

### **Building 200: Support Services**

- The HVAC system was just replaced with project “ICF-6-2021 Coil and Condense replacement.”
- Plumbing is in good condition. However, the quality of water the City of Ionia is providing does cause several water supply leaks a year. We do have a project in place to replace the water main throughout the facility. Project (ICF 3 2024 Water Main Replacement)
- The electrical system is in good condition. Food Service coolers need to be added to the emergency power.
- Food Service is generally in good condition. The Mixer and Ovens were replaced last year in 2019.
- Health Care area interior finishes such as floor tile and ceiling tile are in fair condition. We are currently repairing floor tile as we get time as well as the ceiling tile.

### **Building: 200: Maintenance, Warehouse and Electrical Generator Room**

- The HVAC system was just replaced with project “ICF-6-2021 Coil and Condense replacement.”
- The main water softening system for the facility had the media changed in fall of 2022. There is a project in place to have water treatment system upgraded and moved to a better location. Project ( ICF 10 2022 New water Treatment building)
- The electrical system is in good condition.
- The building is in a general good state with some exterior brick repair needed.
- Generator has needed a few minor repairs throughout the year. Also, the generator does not have phase monitoring capabilities. Upgrading to an Automatic Transfer Switch with

Phase monitoring would be a good idea. There is a project in place to do this. Project (ICF 10 2022 Generator and Transfer Switch)

- Several standalone AC units have been replaced with mini split units in 2018.

#### Building 300: Education

- The HVAC system was just replaced with project “ICF-6-2021 Coil and Condense replacement
- Plumbing is in good condition. However, the quality of water the City of Ionia is providing does cause several water supply leaks a year. We do have a project in place to replace the water main throughout the facility. Project (ICF 3 2024 Water Main Replacement)
- The electrical system is in good condition. Several entry doors are showing signs of deterioration.
- The elevator in building 300 is in good working order new circuit board was just installed.
- Building 300 has a couple medium size cracks where expansion joints should be installed. Other than that, the building is in good condition.
- Several standalone AC units are in place and should be upgraded to multi zone mini splits.

#### Units 1-5

- The roof is in fair condition few leaks being reported. roofs are scheduled to replace through project “ICF10-2021 New Roofs Units 1-5”
- Door and Gate controls are outdated and need to be replaced but are in working condition.
- The HVAC systems are generally in good condition.
- Plumbing is in good condition. However, the quality of water the City of Ionia is providing does cause several water supply leaks per year. We do have a project in place to replace the water main throughout the facility. Project (ICF 3 2024 Water Main Replacement)
- Icon water regulating systems are functioning well.
- The electrical systems are in good condition.
- Several entry doors are showing signs of deterioration.
- In 2018 Unit 2 converted areas to accommodate the Start program.
- Units 1-3 had a smoke purge smoke evacuation system installed on the fire system in 2021.

#### Units 6-7

- The roofs for 6 and 7 show no signs of leaks.
- The HVAC systems have been replaced and are functioning well could use some building controls.
- Both Domestic boilers were replaced in 2022.
- The plumbing systems are generally in good condition with new water softeners having been installed in 2018. However, the quality of water the City of Ionia is providing does cause several water supply leaks per year. Icon water regulating systems are functioning

well.

- The electrical systems are in good condition.
- The courtyard concrete is new.

#### Pole Building:

- Pole building is in good condition.

#### Guard Towers:

- All towers are in fair condition and can be manned when needed.
- Windows are showing signs of leaks during heavy rains and will need replacement.
- Some interior rust is being noted.
- There is a project in place to repair or replace the towers. Project (ICF 8 2023 Gun Tower Replacement)
- **ACR (w/approval date)**
  - \* Concrete Repair #18-230
  - \* ICF-10-2021 New Roofs Units 1-5
  - \* ICF-4-2022 Unit 2 wall
  - \* ICF-6-2022 Underground Diesel tank
  - \* ICF-7-2022 Concrete Project Additional funds
  - \* ICF-7-2022 Unit 3 wall
  - \* ICF-8-2022 Units 2 and 3 Exercise Modules
  - \* ICF-1-2023 Food Slot Upgrade
  - \* ICF-1-2023 Additional Yard Lights
  - \* ICF-1-2023 Warden's Suite Drop Ceiling
  - \* ICF-3-2023 Video Management System Upgrade
  - \* ICF-3-2023 RMI Yard Shack
  - \* ICF-3-2023 Sally Port Shack Power
  - \* ICF-4-2023 Concrete Replacement Project Phase III
  - \* ICF-5-2023 Cell Door Controls
  - \* ICF-6-2023 MSI Flag Line Room Renovation
  - \* ICF-7-2023 Housing unit roofs phase 1 and 2
  - \* ICF-8-2023 Gun Tower Replacement
  - \* ICF-10-2023 Exterior Door replacement
  - \* ICF-1-2024 RMI Shear and Break
  - \* ICF-3-2024 Water Main Replacement

#### **SUMMARY**

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



the generator and transfer switch (ICF 10 2022 Generator and Transfer Switch) Other than these few issues the facility just needs minor repairs and cosmetic upkeep.

# IONIA CORRECTIONAL FACILITY (ICF)

5-Year Plan

FY2026

Building	Project Description	Reason Description	Quantity & Units	Facility Priority	Cost Estimate
All Buildings	Build New Building for Water treatment system and Replacewater main	Current water treatment system is above healthcare/ foodservice system is in need of replacement. Also Water mains in all building need replacing	1	1	\$3,500,000
All Buildings	Water Main replacement	Replace water main in all building, current water is reaching end of life.	14	2	2,000,000
All Buildings	Exterior Doors replacement	Many exterior doors are failing and need replacement.	5	3	\$200,000
All Buildings	Exterior brick replacement.	Project shall consist of the removal and replacement of existing brick. Tuck point and repair cracking/grouting that is failing.	1	4	2,500,000.00
Gun Towers	Repair or Replace current gun towers	Current gun town are in poor condition and need to be repaired or replace.	1	6	\$692,000
200 building ceiling	Replace ceiling grind in food Service and health care	Ceiling grid is old and rusty near the end of life.		7	\$250,000
Showers	Replace all showers in the facility to stainless steel	Shower tiles are getting to the end of life		8	\$2,000,000
				<b>Total</b>	<b>\$11,142,000</b>

# Michigan Department of Corrections

*“Committed to Protect, Dedicated to Success”*

## Memorandum

**DATE:** May 17, 2024

**TO:** Bryan Morrison, Warden, Lakeland Correctional Facility

**FROM:** David Karney, Physical Plant Superintendent, Lakeland Correctional Facility

**SUBJECT:** Annual Physical Plant Report, Lakeland Correctional Facility

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

Lakeland Correctional Facility remains in very good shape. Many improvements have been made to the physical plant during the past year. The entire asphalt roof on building #46 was replaced with a metal standing seam roof, A large sycamore tree was removed from the north side of building #27, an Xray room project was completed in building # 29, the resin in all three water softeners in the power plant was cleaned and rejuvenated, two water main repairs were completed on the outside of building # 29, two segregation doors were replaced with high security doors. All of these improvements, and many more listed below, were made while maintaining an institution with a 400-acre physical footprint.

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

**Building 19 (ACF):** The building has been closed. All utilities are off, and the building furnishings have been removed. This building is on the DOC demolition list.

**Building 27 (LCF):** School and Segregation. This building is in good condition. The roof is less than 26 years old with no problems. Most of the building is air conditioned with mini split systems. The windows have all been replaced with energy efficient windows. The exterior doors have been replaced with new doors. The segregation shower area needs to be re-modeled.

Physical plant improvements:

- Repainted and replaced carpeting in group room and the classification director's office.
- Two of the seg cell doors were replaced with high security doors with food and cuff slots.
- Common areas of segregation and the school were painted with the Wellness Committee's recommended colors.

**Building 29 (LCF):** Administration, Control Center, Healthcare, and Inmate Housing. The building is in fair condition and operates well, considering its many different functions. The roof is less than 25 years old and is scheduled to be replaced in the 2024/2025 FY. The building is air conditioned. The mechanical systems that serve the housing and health care areas is currently undergoing replacement and renovation. The building electrical distribution in the Administration area needs to be replaced and upgraded. The information desk area needs to be remodeled to increase staff visibility and functionality.

Physical Plant improvements:

- Re-modeled attorney room between walk through gates 2 and 3.
- Installed utilities for body scanner.
- Installed electrical and data lines for body scanner camera batteries.
- Installed X-ray machine in health care area for health care efficiency.
- Had required 5-year internal pipe inspection completed on sprinkler systems.
- Completed length installation of facility wide PPD system.
- Painted and replaced carpeting in Deputy Wardens office.
- Painted and replaced carpeting in Assistant Deputy Wardens Office.
- Painted and replaced carpeting in Wardens Secretart's office.
- Repainted and installed epoxy on the floor of the mechanical room located by the visitor's waiting area.
- Repainted and installed epoxy on the floor of the visitor's restroom.
- Installed signal extender for the administrative staff in the Wardens wing.
- Repainted and installed new carpeting in the Record's office supervisor's office.
- Installed utilities for package scanner installation.
- Installed replacement mini split AC system in control center.
- Cleaned all the ductwork in the housing areas.
- Repainted all safety paint on exterior of building.
- Vertical blinds were installed in the administrative offices.
- Vertical blinds were installed in the food tech dining area.

**Building 42 (ACF):** This building has been closed. No utilities are on in the building. The building is on the facility demolition list.

**Buildings 43 (ACF):** This building has been closed. No heat or water. The building has been emptied. The building is on the facility demolition list.

**Buildings 44 & 45 (ACF):** All buildings closed. Both buildings are on the facility demolition list. No utilities are on.

**Building 46 (LCF):** Housing. Building is in good condition. The roof was replaced last year with a metal standing seam roof. We heat this building with two secondary systems which are marginal when we have extreme cold for extended periods. Funding has been requested to replace the primary heating system, for many years. The courtyard by units B ¼ was replaced seven years ago. The courtyard by units B 2/3 needs to be replaced. The interior electrical distribution system needs to be updated.

Physical Plant Improvements:

- Repainted and recarpeted counselor's office.
- Installed PPD system in building.
- Replaced inmate water closets in back dock bathroom with stainless steel toilets.
- Performed required 5-year internal pipe inspection of fire sprinkler system.
- Had all HVAC ductwork cleaned in building.
- Replaced the shower flooring in B-2.
- Repainted all safety paint on the exterior of the building.
- Repaired holes in two different heating coils in attic of B-5.
- Replaced inmate mop sink in B-2.

**Building 47 (LCF):** Housing, Laundry, and Quartermaster. Condition of this building is about the same as Building 46. The two 75-pound washers in the central laundry were replaced this year. The other laundry equipment is aged but operates fine. Replacing the dryers will be necessary in the upcoming years. The roof is less than 25 years old and will be replaced during Phase III of the Roofing Restoration project at LCF during the summer of 2024.

Physical Plant Improvements:

- Installed new 75# washer in the central laundry.
- Replaced all ceiling tiles in housing units C-1, C-2, C-3, and C-4.
- Repainted all safety paint on exterior of building.
- Cleaned all HVAC ductwork in the building.
- Repaired three holes in heating coils located in the attic areas of building 47.
- Replaced all soffit lights with new energy efficient fixtures.
- Replaced inmate mop sink in the recreation room.
- Repaired a condensate return leak on the main condensate pipe that returns to the tunnel.

**Building 50 (ACF):** This building has been closed. The building has been put on the complex demolition list. No utilities are on in this building.

**Building 51 (LCF):** Housing. Building is over 29 years old and is of pole-barn type construction. Roof and siding are metal. Interior walls and ceilings are in fair condition. Bathrooms and showers are in fair condition, requiring frequent repair. TV room ceilings need to be dry walled to eliminate prisoner access to space above ceiling tiles. The roof was replaced in 2021.

Physical Plant Improvements:

- Fixed hot water return leak in E Courtyard
- Repaired all walls and painted entire building interior.
- Repainted all safety paint on exterior of building.
- Replaced air compressor that services dry sprinkler system.
- Had required 5-year test completed on sprinkler pipe.
- Installed utilities for future camera monitoring viewing stations.

**Building 52 (LCF):** Housing. Building is over 29 years old and is of pole-barn type construction. Roof and siding are metal. Interior walls and ceilings are in fair condition. Bathrooms and showers are in fair condition, requiring frequent repair. TV room ceilings need to be dry walled to eliminate prisoner access to space above ceiling tiles. The roof was replaced in 2021.

Physical Plant Improvements:

- Fixed hot water return leak in F Courtyard
- Repaired all walls and painted entire building interior.
- Installed utility wiring for future camera monitoring viewing stations.
- Repainted all safety paint on exterior of building.
- Had 5-year internal pipe inspection performed on sprinkler system.

**Building 53 (LCF):** School and Programs. This building is pole-barn construction and is over 29 years old with metal roof and siding. Interior areas are generally in good condition. Mechanical and electrical systems are operating as designed. Air conditioning unit in the library needs to be updated. All the HVAC units in staff offices and classrooms need replacement. The roof was replaced in 2022.

Physical Plant Improvements:

- Repainted all safety paint on the exterior of the building.
- Additional data drops were installed in the law library and regular library.
- Repaired condensate return leaks on the exterior of the building.
- Had five-year internal pipe inspection performed in G rec.
- Expanded data drops in general library and law library.
- Repaired condensate return leak in pipe underground.
- Had mold remediation completed in attic and RUM's office in SW corner of building.
- Installed perforated drainage in areas on exterior of building.
- Installed new drywall, painted and replaced carpet in RUM's office.

- Painted G rec and painted over murals on walls.
- Replaced broken china water closet with stainless steel inside of inmate restroom.

**Building 54 (LCF):** Food Service. This building is pole-barn construction and is over 29 years old with a new metal roof and original siding. This building continues to be a high maintenance area due to the amount of use and people it is serving. The current building is too small and is serving more meals than it was designed to serve. This building is air conditioned in the dining area. The AC equipment will need to be replaced soon. The food service equipment is in fair condition and requires a lot of maintenance weekly to keep things running. Dining area is in good condition. Exterior is in fair condition. Mechanicals are in good condition and operate as designed. A separate building is needed for storage.

Physical Plant Improvements:

- Installed new plumbing fixtures and employee lockers in staff restroom.
- Installed epoxy on floor in staff bathroom.
- Re-routed main condensate return line from building.
- Repainted all safety paint on the exterior of building.
- Completed all inspections and cleanings of exhaust hood.
- Cleaned 1500-gallon grease trap.
- Used cooking grease was recycled. A total of 75 pounds.
- Area behind both serving lines was ground down and commercial epoxy was installed.
- Replaced AC suction and liquid lines on west side of building. Old lines leaked.
- Repainted all safety painting.
- Had 5-year internal pipe inspection performed on sprinkler piping.

**Buildings 57 and 58 (ACF):** All buildings have been closed. Both buildings are on the facility demolition list. No utilities are on in either building.

**Building 60 (CDW):** Warehouse, maintenance storage and Transportation. This building is currently being used for storage of food products. Warehouse, store, facility ERT functions, the facility training area, and some maintenance functions have been moved to this building. The State-wide mattress refurbishing program is located here. Building infrastructure and mechanical systems are in fair condition. Windows and doors need replacing. The upper floor needs to have the fire alarm panel replaced.

Physical Plant Improvements:

- Repaired steam leak in old CDW food service area.
- Purged building of unused trash.
- Recycled unused metal in building.
- The overhead door opener was replaced in the maintenance parking area.
- Utilities were installed for future use for body camera charging station.
- The over-head door opener was repaired in the warehouse.

**Building 61 (CDW):** Power Plant. The building and equipment have been well maintained and is meeting the needs of the complex. Boilers are 49 years old. Staff continues to install energy saving devices and equipment to make the powerhouse run more efficiently. Generators are being maintained and operate as designed. Current emissions reports are all up to date. A new permit for operating was just completed and approved by the EGLE. The power plant controls were updated and now it serves as an “unmanned “plant. A new fire alarm system was installed in the summer of 2021.

Physical Plant Improvements:

- Annual inspection of facility boilers was completed.
- The water softener resin was cleaned and rejuvenated in all three water softeners.
- CSD-1 safety testing was performed on all three boilers.
- All the safety paint was repainted on exterior and interior of building.

**Building 66 (CDW):** Sewage Lift Station. The building houses the main sewage pumps for the entire complex. The pumps are in good condition and the new controls and energy saving devices have been working well to operate more efficiently. The wet well inside of the building and the wet well outside of the building were both cleaned. Windows need replacing, roof is in fair condition. The forced sewer main that starts in this building and goes to the Coldwater treatment plant was replaced. A new sewer screening building was installed to filter debris from the facility sewage before it is pumped to the city for treatment.

Physical Plant Improvements:

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

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

Physical Plant Improvements:

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

**Building 71 (CDW):** Physical Plant Operations. This building has become the central location for all computer and fiber systems for the complex. This equipment has high priority and security functions. The roof was replaced in 2016. The doors and windows need to be replaced with energy efficient ones.

Physical Plant Improvements:

- All safety paint on the exterior and the interior of the building was repainted.
- A leak on the hot water supply line was repaired in the basement.
- The facility storage room for the complex blueprints was sorted and organized for added efficiency.
- The micro main work request system was updated.



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

The sally port inspection pit is remodeled to be safer to enter. Tunnels that serve the Camp continue to deteriorate due to ground water. Tunnels leading to buildings 42 and 43 are in good condition. Half tunnels to LCF and ACF are good to fair. Repairs have been made to some hot water, hot water return and condensate piping. Other areas still need replacing. Most tunnels need to have the pipe insulation replaced. Most steam lines are in good condition. Electrical distribution lines are in good condition. The gun range berms and surrounding areas were redone and are compliant with State regulations now. Most water mains are in good condition. The water tower is in good condition. There is a need for a utility tunnel to be installed on the west side of the facility. The heating pipes are currently direct buried and cause a vast amount of energy loss.

#### Physical Plant Improvements:

- Asphalt cracks on entrance road and perimeter road were filled with crack sealer.
- The newer asphalt roads inside of the facility were seal coated.
- All interior utility tunnel lids were inspected and replaced as needed.
- All catch basins on the exterior of the prison were inspected and repaired as needed.
- Two water main leaks were repaired on the outside of building #29.
- Two leaks were repaired in utility tunnels on the condensate return lines.
- The fiber line from Spectrum was updated and increased in size.
- The fire hydrants inside and outside of the prison were flushed Bi-annually.

**Perimeter Fence and Security System:** The fence security system was upgraded 5 years ago. The perimeter lights have all been upgraded to LED lights. The facility PPD system has been completed.

#### Physical Plant Improvements:

- Scraped and painted all exterior perimeter light and camera poles.
- Added additional rows of detainer hook wire to inside of sally port-both ends.
- Fence security was added to the facility on five intersecting points between interior control fences and inner perimeter fence. Three fabrics panel at each location.
- All fire alarm systems were tested as required.
- The perimeter fence was inspected and repaired as needed.
- The perimeter lights were converted to come off and on with a timer.

#### Grounds:

- The light bulb on top of the water tower was replaced.

- The trees in the vicinity of the main power lines that supply power to the facility were trimmed.
- Safety paint was repainted in all areas.
- The facility sanitary sewer lines were scoured and cleaned.
- The garage door on the brown maintenance pole barn was replaced.

**Yard:**

- All perimeter light poles were scraped and painted in rusty areas.
- Safety paint in all areas was repainted.
- The large sycamore tree on the north side of building #27 was removed.
- The condensate return pipe was replaced from the food service building to the utility tunnel.
- Limestone installed around the Wardens patio.

**CC:**

John Morrell  
Daniel Smith  
Dave Albrecht  
Cheri Mathews

# LAKELAND CORRECTIONAL FACILITY (LCF)

5-Year Plan

FY2026

Building	Project Description	Reason Description	Quantity & Units	Facility Priority	Cost Estimate
LCF A Housing	Replace central air conditioning equipment in A building administrative areas, facility visiting room, and facility waiting area.	Current systems are very aged and require a lot of maintenance. The systems have become unreliable.	2 units	1	\$7,000,000
Power Plant	Replace existing salt storage tank and facility water softeners.	Current tank is deteriorating and needs replacing. Current tank is underground and creates a health hazard for vehicles and staff. The three existing water softeners are very aged and not operating at original capacity.	1	2	\$800,000
Administration Building	Upgrade the main electrical distribution lines and service panels. Remodel information desk area.	Increased needs have exceeded current system. Current accommodations are very aged and require a lot of maintenance to look presentable.	1 unit	3	\$1,500,000
LCF Bldgs. E,F,G,and H	Replace existing windows	Current windows are very inefficient and leak a considerable amount of heat and cooling.	4 units	4	\$2,000,000
LCF Food Service	Replace HVAC equipment.	Current heating and cooling equipment is aged and requires a lot of maintenance. Also to increase efficiency.	2	5	\$1,200,000
LCF E and F buildings	Install metal wall coverings over the drywall in the inmate cubes.	Installing the metal would decrease the amount of damage and hiding spots for inmate contraband. This would make LCF a safer place for inmates and staff.	8 units	6	\$500,000
LCF 'D' School	Air handling units heating only. Replace steam heating air handling units in Segregation area.	Not functioning or broken. Future major expense.	3,000 SF	7	\$290,000
LCF 'B & C' Housing	Replace drop ceilings with drywall ceilings	Provide more security for institution.	21,500 SF	8	\$1,700,000
LCF B,C Housing	Replace steam coils in housing units. Install utility tunnels from the east side of food service connecting to the mechanical rooms of E and F buildings for the hot water, steam supply, and condensate return piping.	Current coils are aged and have periodic leaks. Current utility piping is located under concrete and asphalt. The piping is deteriorating and not accessible with its current location. Utility half tunnels would give staff access for future repairs.	13 units	9	\$1,500,000
LCF Site	Camera System Upgrades	Current cameras will be obsolete.	300 units	10	2,600,000
				<b>Total</b>	<b>\$19,090,000</b>

# MICHIGAN DEPARTMENT OF CORRECTIONS

*“Expecting Excellence Every Day”*

## MEMORANDUM

**DATE:** May 24, 2024  
**TO:** Jeffery Tanner, Warden.  
Macomb Correctional Facility  
**FROM:** Michael Backlas, Physical Plant Supervisor  
**SUBJECT:** Annual Physical Inspection 2024- MRF

### **Administration Building**

#### **Deficiencies noted:**

Exterior doors need to be replaced due to deterioration and age; ACR MRF 08 2022 Door Renewal Administration Lobby is approved. HVAC variable frequency drive control is not operational. HVAC controls are not functioning correctly throughout the building. Boiler water treatment program is deficient, and the boiler logs are not up to date.

#### **Findings/Observations:**

All elements (windows, interior doors, elevator etc.) of this building are in good working order. The Heating boilers are new in 2024 and operational. DHW boiler is new in 2024 and operational. The gates and security systems are functioning properly. Overall, the building is clean and in good shape.

### **Housing Units 1 – 7**

#### **Deficiencies noted:**

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

Finding/Observations:

All unit Heating boiler and Domestic hot water heaters are new in 2024. Housing unit 4 and 5 Cell door locking devices and operators have been in operation for thirty years and require overhaul and refurbishing. Housing unit asphalt paved small yards are deteriorating. They should either be removed or resealed and chip coated before there is nothing left to repair. Weed trimming has exposed and damaged the copper base flashing along all housing unit exteriors. The roof of housing unit 7 requires frequent repairs. This roof has been repaired by roofing contractors but is continuously having new issues arise. Housing unit 4 and 5 lighting control system is original; advocate renewal with the same lighting system controls used in the other housing units. Remaining mechanicals of these buildings are in working order. All wheelchair lifts are in working order. The bathrooms and showers are in working order. The roofs of housing units 1 thru 6 are clean and in good shape. The interiors of these buildings are clean and maintained.

**Building 200**

Deficiencies noted:

Heating Boiler logs and boiler water treatment program has not been maintained. Domestic hot water storage tank drainpipe fitting corroded through and is no longer intact and therefore I suspect tank is at the end of its service life. HVAC duct dampers do not close as required during fire alarm activation.

Findings/Observations:

Remaining mechanicals are maintained and in working order. Heating boiler 1 and 2 are new in 2024 and operational. Dishwasher was replaced in 2023-2024. The roofs are clean and in good shape.

**Refrigeration**

**Food Service**

Deficiencies noted:

B side serving cooler is out of order. Floor tile grout has been damaged due to power washing and grout is missing in large areas. A side serving line floor drain is broken at the in-floor p-trap and requires replacement. Drain is out of order until repairs are made. Dish washing area has a plumbing fixture connected to hot water allowing prisoner access to water at 140 degrees.

Findings/Observations:

Remaining mechanicals are maintained and in working order. Refrigeration systems, Freezer 1 and 2 and walk in coolers 2 and 3 are thirty years old and performing as required. Walk in cooler evaporator coils required brazing to repair multiple leaks in AY2024. Food service and warehouse

refrigeration systems are due for renewal. Freezer one compressor failed in 2404 and was renewed. All refrigeration systems are past their expected service life of 20 years and I recommend renewals of all refrigeration systems. Walk in freezer and cooler doors need to be replaced.

### **Building 300 School**

#### **Deficiencies noted:**

Front entrance doors are in poor condition and need to be replaced. Exterior brick soldier course in need of brick work. Heating Boiler logs and boiler water treatment program has not been maintained. DHW piping is not insulated at the outlets of the hot water boilers. The laundry natural gas supply line weld at the main connection looks to be poorly welded and needs to be renovated.

#### **Findings/Observations:**

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

### **Laundry Equipment.**

#### **Deficiencies noted:**

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

#### **Findings/Observations:**

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

### **Health Care**

#### **Deficiencies noted:**

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

#### **Findings/Observations:**

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

## **Segregation**

### **Deficiencies noted:**

HVAC heating and cooling systems controls are not integrated allowing simultaneous operation of building 200 heating and air conditioners. This flaw causes uncomfortably warm temperatures in the segregation area and a waste of energy.

### **Findings/Observations:**

Cell door locking devices and operators have been in operation for thirty years. Refurbishing the controls and locking devices is recommended.  
All mechanicals are maintained and in good working order. Area is clean.

## **Intake Area/Sallyport**

### **Deficiencies noted:**

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

### **Findings/Observations:**

Sallyport electrical panel circuit box was installed with exposed sides in the sallyport Officer's shelter exposing the panel to tampering. The electrical panel needs to be installed IAW the electrical code. All other mechanicals are maintained and in working order.

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

### **Deficiencies noted:**

Exterior doors are deteriorating and need to be replaced. Warehouse cooler temperature monitor and alarm system is out of commission. Roof mounted bathroom exhaust fan is not working. Flammable storage building exhaust fan louvers are stuck closed. Flammable storage electrical heater is out of order.

### **Findings/Observations:**

Remaining mechanicals are in working order. Warehouse Refrigeration unit's cooler 1 and freezer 2 are performing as required. There is empty AST 300-gallon diesel fuel tank located near a storm drain. This tank is not listed with LARA.

### **Building 800 (Modular Unit)**

#### Deficiencies noted:

None.

#### Findings/Observations:

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

### **Gun Towers**

#### Deficiencies noted:

Tower 62 floor covering needs replacing. Tower 61 sallyport gate controls are not working. Tower 61 air conditioning unit is not operational.

#### Findings/Observations:

Tower 62 is operational. Tower 61 is not fully operational.

### **Fences, Zones, Security systems.**

#### Deficiencies noted:

Various StarNet II mechanical alarms are not correct. BLD 300 boiler fault alarms as RTN air handler failure. Housing unit 4 boiler fault alarms as a pump failure. The mechanical alarms between the mechanical rooms and StarNet II have no masking. When the heating system is off for summer StarNet II sees this condition as an active mechanical alarm.

#### Findings/Observations:

All fencing is in good shape with no visible damage. Security systems are operational. 2021/2023 security review team noted several recommendations to improve perimeter fencing security. Removal of ribbon wire above swinging gates and replace with ribbon panels. Attaching the ends of ribbon wire to the adjacent buildings to eliminate gaps. Covering vertical conduit on the administration building to prevent climbing.

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

#### Deficiencies noted:

Large areas of rust noted on the propane tank. Generator foundation needs painting.



Findings/Observations:

Generators are exercised weekly, and load tested monthly. Generators are well maintained and fully operational. Propane converter is operational.

**Water Tower**

Deficiencies noted:

Water tower cathodic protection is not operational. Water Tower low water alarms work at the remote and local control panels but do not interface with the Senstar II mechanical alarm monitor in the control center. Water tower fill valve and BLD 500 valve controls are due for servicing.

Findings/Observations:

Water tower inspected 2021 and is in good working order. New Haven Public works manager is advocating we renew the water tower 4411 microprocessor magnetic flow transmitter control unit because it is obsolete after twenty-four years of service.

**Fire Protection Life Safety Systems**

Deficiencies noted:

Building 200 HVAC dampeners do not close as intended during fire alarm activation.

Findings/Observations:

All fire alarm systems and fire suppression systems inspected and operational. Food Tech Kitchen hood fire protection is the Mist O Fire type and recommend replacement with a UL300 NFPA17 rated system. Kitchen hood fire protection is the Mist O Fire type and recommend replacement with a UL300 NFPA17 rated system. HU 7 Fire Alarm system new in 2024.

**Grounds, Site Utilities**

Deficiencies noted:

The concrete culvert pipe that allows storm water to drain the big yard to the ditch outside B fence under zone 7 has shifted due to erosion around the outfall. Culvert pipe under cabinet 5 driveway has collapsed.

Findings/Observations:

Roadways are serviceable. Perimeter road is due to be resealed. Site Utilities are operational. Storm water open ditches are showing signs that the system needs cleaning to restore proper storm water flow. Employee parking lot lighting, the 24 LED pole lamps have rows of extinguished diodes, all 24 lamps require renewal.

Summary:

Macomb has the following maintenance projects underway for 2024. Boiler Project phase II 472 19471MNB Completion June 2024. - ADA Egress Ramps and Related Infrastructure Improvements - Phase IV 472-23393.MNB, completion July 2024. Security System Upgrades Phase II 472-22201 Completion May 2024. VIDEO Management System Upgrades 472/22458 estimate completion Dec 2024. Wellness plan for improved staff work atmosphere project tasks, remodeling of staff bathrooms and building an outdoor pavilion.

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

My FY 2024-2025 goals are to continue contracting with our trade partners to assist in correcting major discrepancies discussed above. Fill the vacant maintenance department FTEs. Continue to develop and implement department training comparable to the improved safety training used in 2023. Continuing to improve Macomb's physical plant operations by developing written task specific preventive maintenance actions and increased accountability of documentation of those tasks and PM related consumable parts.

# MACOMB CORRECTIONAL FACILITY (MRF)

5-Year Plan

FY2026

Building	Project Description	Reason Description	Quantity & Units	Facility Priority	Cost Estimate
Building 500/200	Warehouse walk in cooler, Renew refrigeration equipment and cooler box. Food service walk in cooler, renew refrigeration system. Food service walk in freezer, Renew refrigeration system.	Refrigeration unit has exceeded its intended life cycle. Walkin cooler box in not intact. Mutable failures yearly. Refrigeration unit has exceeded its intended life cycle.	5 units	1	\$480,000
Units 4 & 5	Uppgrade cell door control system Housing units 4 and 5.	Age of system(36yrs), replacement parts are not available from the original manufacture.	2 units	2	\$230,000
Build 200 & 300	Renew Kitchen Fire Suppression system	Replace water mist type fire suppression system with a modern UL300 unit.	2 Units	3	\$190,000
Sallyport Gates	Renew Sallyport gates and gate operators.	Replace gate fabric with anticlimbing type. Replace gate operators with positive drive units to prevent forced opening.	2 units	4	\$180,000
Housing units 1-6	Replace Lavatory mechanical room doors.	Doors/frames and hardware are 25% corroded with holes rusted through. Door frames have swelled and doors are difficult to operate. Safety and security of prisoner accessible doors.	14 units	5	\$210,000
HU 3, 4 & 5	Repair Exterior Brick work phase 2	Repair deteriorated and damaged exterior brick.	3 units	6	\$280,000
Housing unit 7	Renew HU 7 cell door controls.	Replace 27 year old door control switching relays with a Programable logic controller.	1 unit	7	\$145,000
Walks and roadwa	Repair asphalt pavement on perimeter road, Replace cracked concrete side walks. Replace sallyport concrete and remove inspection pit.	Enhanced safety and security on walking surfaces.	3 Units	8	\$325,000
Housing unit 7	Renew housing unit 7 roof system	Mutable roof repairs conducted annually, roof system is nearing its life expectancy.	1 units	9	\$360,000
BLD 200	Support services building Kitchen floor renewal.	Remove current tile floor and replace with a seamless surface. Increased compliance with sanitation standards.	1 Unit	10	\$210,000
				<b>Total</b>	<b>\$2,610,000</b>

# MICHIGAN DEPARTMENT OF CORRECTIONS

*“Expecting Excellence Every Day”*

## MEMORANDUM

**DATE:** 4/19/2024

**TO:** Noah Nagy, Warden SMT  
Parnall Correctional Facility

**FROM:** Robert Cole, Facility Manager  
Parnall Correctional Facility

**SUBJECT:** Annual Facility Report 2024

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

### **Parnall Correctional Facility**

- The overall condition of the facility is good, and we are always looking to improve systems and make more efficient.

### **92-Administration Building**

- This building is in good condition.
- Needs split A/C units for bubble and communications, captain’s office.
- Need to replace the visiting room roof HVAC unit.
- Building needs roof repairs which is part of an approved DTMB project.

### **57-Warden Suite and Physical Training Center**

- This building is in fair condition.
- The siding is in poor shape as well as the panels under the windows.
- There is currently no emergency power in the warden’s suite. There has been some discussion on the possibility of generator power to this building.
- The Warden’s Suite half of the building needs new carpet.

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

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

- Laundry area newly remodeled in 2021 and is good condition.

### **61-Old Traffic Building –**

- This building structurally is in sound shape.
- Paint peeling
- No ceilings
- Windows need replacement
- This building has a loading dock and is useful for Maintenance parts storage and emergency storage, such as bed slabs and ends for possible Covid needs.
- Roof needs to be replaced which is part of an approved DTMB project.
- Gas pipe and venting is needed for heaters.

### **91-Levin School**

- This building is in good condition.
- Minor cosmetic repairs are needed.
- Roof is in reasonable condition.

### **200-Modular Annex**

- This building is in good condition.
- The heat and A/C system is outdated and is no longer efficient and needs replacement.
- Cast iron sanitary was replaced with 4" PVC in the fall of 2021.

### **201-Modular School Offices**

- This building is a modular unit and in poor condition.
- Roof and soffit need to be replaced which is part of an approved DTMB project.
- Siding needs to be replaced.
- Cast iron sanitary was replaced with 4" PVC in the fall of 2021.

### **219-Gym**

- This building is in good condition.
- Existing roof was recoated in 2022 with 10-year warranty.
- Concrete areas in front (east) of building need replacing.
- Make up air unit has reached life expectancy (20years) and needs to be replaced.
- Interlocking sports floor was damaged by roof leaks in 2022 and has been repaired.

### **198-Programs**

- This building is in very good condition.
- Exterior doors need replacement.

### **74-Maintenance**

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

### **213-Maintenance Storage**

- This Pole barn structure building is in fair condition.

### **79-Food Services**

- This building is in fair condition.
- Windows need energy efficient upgrade.
- Some floors need to be redone (epoxy coat) old Teri coda.
- ACR approved for DTMB project. Floor replacement is currently underway.
- Heating unit need replacement. Life expectancy has been met.

### **56-Storage Room**

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

### **8-Block-Housing**

- This building is in fair condition.
- This Unit currently houses the mechanical room, supplying water and heat to 9/10 block housing units.
- Roof was replaced in 2022.
- Heating boilers need new venting.

### **9-Block-Housing**

- This building is in good condition.
- The shower areas in this Housing Unit needs complete replacement. DTMB project is underway, with construction phase nearing completion.
- Roof replaced was replaced in 2022.
- 4-inch watermain in basement which supplies 9 block and other buildings is in very poor condition. ACR for replacement was approved and DTMB project is underway and the construction is nearing completion.

### **10-Block-Housing**

- This building is in good condition.
- Roof was replaced in 2022.
- The shower areas in this Housing Unit need complete replacement. DTMB project is underway, with construction nearing completion.

### **16-Block-Housing**

- This building is in good condition.
- Building has a shingled roof that is in poor condition and needs to be replaced.
- The shower areas in this building are in poor condition. DTMB project is underway to replace with construction phase beginning within the next 30 days.
- Exterior doors need replacement.

### **196-A-Unit-Housing**

- This building is in fair condition.

- Windows are in poor condition and need to be replaced.
- Building needs ventilation and heating improvement project. ACR is submitted.
- Exterior doors need replacement.

### **197-B-Unit-Housing**

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

### **32-Factory**

- This building is in fair condition.
- Painting of walls and floor coverings are needed.
- Windows need replacing throughout.
- Building is currently used to supply a portion of our tunnel system, electrical power, fiber optics, and water supply.
- A new roof is needed.

### **31-Vocational Village**

- This building is in good condition.
- Windows need replacing throughout.
- Second floor east 2/3rds (future space is awaiting to be built out).

### **30-Diesel Classroom, Lab, & Shop**

- DTMB project is underway for a new diesel Mechanic school class.
- Bldg.#30 will be added to the Vocational Village for the diesel classroom and an addition will be added to that building for a diesel lab and shop.

### **53-Chapel**

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

### **Sally port**

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

### **71-Maintenance Grounds**

- This building is in good condition.
- Radiant Heating system needs replacement.
- Needs roof repairs.
- Exterior doors need replacement.

### **Outside & Inside Grounds**

- DTMB project for replacement of parking areas and our perimeter road is underway and is currently in the planning phase.

**Summary** The facility is in good condition considering the temporary units are well over twenty-five years old. The grounds are well maintained. The roofing has been completed on all Cell Blocks. Many upgrades to this facility have been approved, and are in the construction and/or planning phases. .



**PARNALL CORRECTIONAL FACILITY (SMT)**

**5-Year Plan**

**FY2026**

Building	Project Description	Reason Description	Quantity & Units	Facility Priority	Cost Estimate
A & B Unit	Replace fire system in A&B unit	Systems are past their useful life and needs replacement	2	1	\$450,000
A & B Unit	Attic Ventilation, Main Heating, Upgrades	Boilers beyond useful life. Better attic ventilation needed	2	2	\$1,500,000
Bldg's 79 and 8	Boiler Venting and RTU/MAU	Beyond useful life. Repairs beyond cost of replacement	2	3	\$500,000
Facility Wide	Main Parking lot pavement, driveway, perimeter road. Maintenance area's in need of new pavement	Main parking lot is cracked and pot holing, area's flooding improper drainage. Perimeter road is cracked and pot holing, bitumus area's mostly gravel over old asphalt in places.		4	\$3,000,000
Gym	Make-up Air Unit	Beyond useful life. Repairs beyond cost of replacement	1	5	\$250,000
Food Service, 79	Food service walk through cooler to freezer added to south of building	Locate freezer closer to food service. Current freezer is beyond useful life.	1	6	\$160,000
Inside Perimeter	Pavement and sidewalk repairs around bldg #80, food service, control center and gym.	Beyond useful life. Repairs needed.		7	\$3,000,000
Facility Wide	Storm sewer repairs	Various needed storm sewer updates and repairs based on storm sewer study.		8	\$500,000
Wi-Fi	Add Wi-Fi infrastructure	Furnish and install various Wi-Fi infrastructure including but not limited to cabling.		9	\$454,901
71 and 213	Roof replacement bldg. 71 & 213	Beyond useful life. Repairs beyond cost of replacement		10	\$250,000
				<b>Total</b>	<b>\$10,064,901</b>

# MICHIGAN DEPARTMENT OF CORRECTIONS

*“Committed to Protect, Dedicated to Success”*

## MEMORANDUM

**DATE:** May 15, 2024

**TO:** Fredeane Artis,  
Warden  
Thumb Correctional Facility

**FROM:** John Black,  
Physical Plant Supervisor

**SUBJECT:** **Annual Physical Plant Report-2024**

Policy directives require an annual maintenance assessment of our facility. A key to ensuring the proper maintenance of any site is the resources human and financial that are provided toward that effort.

Detailed below is the annual assessment of our physical plant as required by PD 04.03.100. We have detailed each building's condition and any repairs/improvements that are recommended or have recently been completed. Many of the items have been previously identified and included on our five (5) year plans.

Most buildings at the Thumb Correctional Facility are in good condition with wear and tear typically found in building of this age. This report will detail only the work that is not considered “routine”, it will be items that directly affect the safety and security of the facility.

### Overview of Physical Plant Accomplishments

The facility has installing LED lighting throughout the facility and are 100% complete.

#### Auburn Unit/Burn Unit (Bldg. 700)

The overall appearance and structure of building 700 is in good shape both Maintenance and Custody do an excellent job of keeping this housing unit in great shape.

The Front entrances are still working well, but they need replacement.

The ADA Emergency Wheelchair Egress has reached the point of punch list items.

Cord Unit/Durant Unit (Bldg. 400)

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

The ADA Emergency Wheelchair Egress has reached the point of punch list items.

Essex Unit/Franklin Unit (Building 500 and Building 1000)

As with the other units Essex unit too needs new entry doors, hardware, and frames. The doors are not worn due to misuse but because of age and use.

Essex ADA Emergency Wheelchair Egress project has reached the point of punch list items.

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

There are some doors and door frames throughout food service that are still in the need of replacing. We will replace these as funding becomes available.

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

Programs (Building 300)

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

The entrance doors need replacement in building 300, but for the most part this building is in good shape.

Administration (Building 100)

We need to replace the sliding doors (Doors 1, 2, 3, and 4) at the Bubble and Control Center to maintain the safety and security of the facility when employees, visitors, and prisoners enter and exit this area. The doors are still functioning, but parts are becoming obsolete. This is in our five-year plan but due to the expense of this item it is still on hold.

We need to replace the entrance doors to the building 100 to a power assisted door which will make us fully compliant with ADA guidelines and improve building accessibility.

There is a burnt-out compressor in our air conditioning system. The compressor can be replaced but I feel it has reached its life expectancy and is bound to need further repair in the future.

### MSI (Building 600)

This building is changing to a vocational village.

### Site Needs

We need to replace our parking lots, perimeter roads and sidewalks. They are in disrepair. This is in our five-year plan, but for now we continue to patch as needed.

Inside the secured area needs the replacement on all sidewalks and roads.

### Generators

The main emergency backup power generator is being ran weekly as well as monthly load tests. System is functioning correctly.

The Franklin Medically Frail building generator is being ran weekly as well as monthly load tests. System is functioning correctly.

### Gun Range

The gun range project was started in 2023 and is nearing completion.

### Video Management Upgrade

This project keeps growing and is still moving forward.

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

### Fire Alarm Project

This project is still ongoing with the finding of 20 new devices. The project stands at about 95% completion.

### Security Mentor Upgrades

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

#### New PPD Project

This project is moving forward and has reached 85% completion.

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

- 1 Replacement of the perimeter road, sidewalks, and parking lots.
- 2 Replacement of all sidewalks and roads on the secured side of the facility.
- 3 Door entrance and exit door replacements.
- 4 The replacement of sliding bubble gates.

As indicated above, many of the items reported here have been identified through previous assessment documents. We will continue to review the facilities needs and update all concerned as our reassessment project is completed.

Cc.

Gene Page

Dave Albrecht

Richard White

Steve Zubek

# THUMB CORRECTIONAL FACILITY (TCF)

5-Year Plan

FY2026

Building	Project Description	Reason Description	Quantity & Units	Facility Priority	Cost Estimate
Site	Replace existing perimeter road, parking lots and sidewalks throughout the facility.	Existing perimeter road, parking lots and sidewalks are in need of replacement or repair as they have exceeded their normal usage and or life cycle.	6 Units	1	\$3,465,000
Bld's 100/200/300	Replace existing single exterior and interior door, door frames, and hardware. Main entrance, Bubble, Control Center, Food Service, Education and all housing units.	Existing doors, frames and hardware are in need of replacement as they have exceeded their normal usage and or life cycle.	6 Units, 3 Support	2	\$750,000
Bld 100	Replace air conditioning system For the whole building.	These systems are running at half compacity as one compressor is down. This system also cools the bubble which gets very hot with all the equipment located there.	2 Units	3	\$1,000,000
All buildings	Replace controls for all air handling units for all buildings.	Existing control systems are in need of replacement as they have exceeded their normal usage and or life cycle.	6 Units, 3 Support	4	\$800,000
Bld 100	Replace all security gates at the bubble and control center including all controls and interlock systems.	Gates and parts are obsolete as the gate has exceeded its usage and life cycle and the interlock systems are not functioning properly.	4 Units	5	\$490,875
				<b>Total</b>	<b>\$6,505,875</b>

# MICHIGAN DEPARTMENT OF CORRECTIONS

*“Committed to Protect, Dedicated to Success”*

## MEMORANDUM

**DATE:** September 10, 2024

**TO:** Paul Schreiber, Warden

**FROM:** Timothy Clifton, Physical Plant Supervisor

**SUBJECT:** Annual Facility Report 2024 Woodland Correctional Facility

This annual report has been prepared in accordance with PD. 04.03.100 Preventative and Emergency Maintenance for Correctional Facilities specifically, section “N” requires CFA Physical Plant Superintendents conduct an annual inspection of their respective facility to assess the need for future maintenance.

The overall condition of the facility is very good. There are some areas that need attention, however the majority of areas are in good condition. One issue that we are facing is outdated locking mechanisms on approximately 250 doors throughout the facility including all our cell doors in pods 1-10. An ACR was approved, and we have just had our Kick off meeting for this project. Another issue we are facing are deteriorating water valves throughout the facility. Many of the valves appear to be original to the facility from the mid 1960’s and do not function properly. Livingston county is known for having hard water and even though we have softeners installed, many valves were in disrepair prior to the softeners being added. When trying to isolate specific areas, we often need to isolate multiple areas of the facility due to faulty valves. Our fire hydrants are starting to fail however many of these will be repaired as part of a project. A project for both domestic and hot water lines has started and in early stages. Our main kitchen / warehouse building commonly have issues regulating heat in the winter. The air handler that supplies air to these areas is old and does not recycle return air. On frigid winter days, the heat exchanger cannot keep up with heating. The boilers are having issues with tubes continual going bad causing leaks and emergency repair. Currently at 80% staffing. Vacant FTE’s include 1 Refrigeration Mechanic, 1 Electrician, 1 maintenance Mechanic

### **Woodland Center Correctional Facility**

#### **Facility MOP Accomplishments:**

- Fire alarm upgrade- awaiting close out
- Install new and replace old card readers and airphones –complete.

-Water Tower/ pump house upgrade complete  
Emergency repairs for boilers 1 and 2

**Internal Facility Project Accomplishments:**

-Changing the facility over to LED lighting – ongoing 85 % complete  
- Water softener was upgraded to a larger unit for cedar, infirmary, and dialysis  
Administration building AC replaced with new

**Future projects known to date:**

-Fresh water sewer and storm lines upgrade  
-Lift Station upgrades adding wash bar and compactor ()  
-Hot water system upgrade  
- Generator upgrade/ replacement (currently in process)  
Some future concerns include install a pole barn for maintenance equipment,  
-Secondary hot water for dialysis  
The warehouse is in need of replacement for heating the system has been worked on and still not able to regulate temperature

**Current Infrastructure Observations:**

**Huron:**

Building in overall fair condition.

**Pods 1-10:**

Housing units 1-10 are in good condition.  
-The cell doors are in need of new locking mechanisms as current ones are outdated and no longer being made. Parts are not available for these anymore. (currently in process)  
-

**Infirmary and Med Clinic:**

Infirmary is in good condition.  
-

**Cedar Housing Unit / Dialysis Treatment room**

-These areas are newly renovated and in good condition.  
The floor in cedar where the old pool was filled in, is starting to settle again and is causing a dip in the floor that is being watched  
Water softener was upgraded to a larger unit

**MAC:**

Areas in fair condition.  
-HVAC is still pneumatic controlled in this area and hard to regulate. Ceiling tile needs replaced as it is perforated metal ceiling tile and shows signs of rust and bends. Lights have been



converted to LED

**Woodland Building:**

Areas in overall good condition.

-Starting to get some roof leaks in the lobby and surrounding areas patching as they become noticed

**Power Plant:**

Power plant is in good condition.

-The roof top AC unit needs repair.

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

**Lift Station:**

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

**Well house/Water Tower:**

Building in good condition. Water tower had a few recommended repairs from the inspection that took place in July 2020. As well as replacement of aeration tower as well as electrical upgrades

**Administration Building:**

Building in fair condition. Ac was just replaced with new unit

**Maintenance Building:**

Building in overall good condition. Flooring in need of updating as some of the asbestos tiles are beginning to pop. Building AC unit no longer works window units have been installed. Lights changed over to LED

**Parking Lot/Perimeter Road:**

The parking lot is in very good condition.

**Food Service/Warehouse**

Overall the area is in fair condition. The existing lighting is in need of upgrading as electrical internally is very brittle and causing issues. The warehouse is all LED now and half the kitchen has been upgraded as well. HVAC in this building is hard to regulate. Steel C-channel around over head door openings are beginning to rust out at the bottoms and need replaced. Drain lines and steam lines are in need of replacement. Ceiling tiles are in need of replacement in the kitchen they are in poor condition. There is multiple spots were the tiles on the floor and walls are in need of replacement The warehouse is in need of replacement for heating the system has been worked on and still not able to regulate temperature

**WOODLAND CENTER CORRECTIONAL FACILITY (WCC)**

**5-Year Plan                  FY2026**

<b>Building</b>	<b>Project Description</b>	<b>Reason Description</b>	<b>Quantity &amp; Units</b>	<b>Facility Priority</b>	<b>Cost Estimate</b>
food service	Move food service inside the secure facility	Food service is currently on the outside of the secured area causing them to cook outside and transfer food to the inside to be served which causes delays	10000 sqft	1	\$5,000,000
4,3,2	Replace Roof Membrane	Roof is in rough shape and needs replaced due to leaks	120000 sqft	2	\$500,000
	Build pole barn for equipment storage	there is no room to store all of maintenance equipment for the winter and house items	2800 sqft	3	150,000
Admin building 3	Replace admin air handler	Replace unit air handler past life expectancy and is contently breaking down and is more cost effective to replace admin building	1	4	\$400,000
MAC	Replace MAC A/C unit	The air conditioning is out of date and is in need of replacements	1	5	\$200,000
MAC	Replace plenum style ceiling tiles	Ceiling tiles are falling apart and in need of updating	15000 fq ft	6	\$224,472
				<b>Total</b>	<b>\$6,474,472</b>

**MICHIGAN DEPARTMENT OF CORRECTIONS**

*“Committed to Protect, Dedicated to Success”*

**MEMORANDUM**

**DATE:** June 1,2024

**TO:** Warden Jeremy Howard, WHV

**FROM:** Stephen Lenart, Physical Plant Superintendent - WHV

**SUBJECT:** 2024 Annual Physical Plant Report, Women’s Huron Valley Correctional Facility

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

**Annual Review of WHV Physical Plant.**

**West Administration Building**

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

**Housing Unit 1**

This building is structurally in good condition. Exterior brickwork on the building, overall looks to be in good condition. Windows need to be upgraded with energy efficient units. Doors are in good condition. Wall coverings and flooring in occupied areas of the building are in fair condition. Exterior double doors leading to the yard need to be replaced. Lighting is good. The air handlers need to be replaced and an ACR is being done. All coils on reheat system were replaced two years ago and appear to be doing well. The SEG side of roof needs replacement and an ACR is in place. Plumbing systems

are functional in occupied areas. Fire alarm system is functioning properly. Chiller coils are being replaced. Air testing completed.

### **Housing Unit 2**

This building is structurally in fair condition. Exterior brickwork on the building, overall looks to be in good condition. Windows need to be upgraded with energy efficient units. Doors are in good condition. Wall coverings and flooring in occupied areas of the building are in fair condition. Flooring in dayroom needs repairs. Lighting and HVAC systems are in good condition. The exterior doors to the lower mechanical room and electrical door are rusted beyond any further repairs and need to be replaced. Interior double doors leading to the yard need replacing. Plumbing systems are functional but need new ball systems. Fire alarm system is good and functioning properly. Roof is in good condition. Chiller coils are being replaced. Air testing completed.

### **Housing Unit 3**

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

### **Housing Unit 4**

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

### **Housing Unit 5**

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

### **Programs Building**

This building is structurally in good condition. Exterior brickwork on it is good condition. General lighting auditorium is to be updated. Windows need placing. Doors are in good condition. Lighting has been upgraded in most areas to modern standards.

HVAC systems are functional but in poor condition and are in the process of being updated.

Plumbing systems are functional. Flooring and wall coverings are in good condition. Exterior doors in hallway need replacing. The exterior doors to the lower mechanical room and electrical door are rusted beyond any further repairs and need to be replaced. The roof is in good condition. Cementing has been completed in front of Programs.

### **Vocational Village**

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

### **Fieldhouse**

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

### **Prisoner Services Building**

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

### **Food Services Building**

This building is structurally in good condition. Brickwork is in good condition. Windows are in fair condition. Doors in occupied areas are in good condition. The exterior doors to the mechanical room are in fair condition. Fire alarm panel is being replaced by Redguard. Flooring and wall coverings seem to be in good condition. The Ovens were replaced in 2023 as well as the food line serving tables. The blast chiller needs repair. Specifically, a circuit board is needed. A Back up PK boiler is installed and working. Toilets in inmate restrooms need to be upgraded. Preferably stainless steel. Garage door and loading dock in good repair. Alarms are needing to be installed in all coolers and freezers. RegROUTED and cleaned the serving line floor.

### **MSI and Dental Lab Building**

This building is structurally in good condition. Exterior walls are in fair condition. Windows and doors need to be upgraded with energy efficient units. Wall coverings and flooring are in good condition. Lighting, plumbing, and HVAC systems needs a condenser, and we are waiting for a quote. Roof is in good condition. Cage door being installed in shakedown room.

### **Calhoun Unit**

This building is structurally in good condition. Exterior brickwork on the building, overall looks to be in good condition. Windows appear to be in good standing. Doors are in good condition. Wall coverings and flooring in occupied areas of the building are in fair condition. Lighting is good and recently replaced with LED. HVAC systems are in good condition but need variable speed drive replacement on AHUs C. The entrance doors are operable but need replacing. Interior doors are in good condition. Plumbing systems are functional. Fire alarm system is good and functioning properly. Four cells in Calhoun B are in the process of being converted to wet cells. No other issues with the roof.

### **Dickenson Unit**

This building is structurally in good condition. Exterior brickwork on the building, overall looks to be in good condition. Windows appear good in all units. Doors are in good condition. Wall coverings and flooring in occupied areas of the building are in fair condition. Lighting is good and recently replaced with LED. HVAC systems are in good condition. The entrance doors are good Interior doors are in good condition. Plumbing systems are functional. Fire alarm system is good and functioning properly. Roof was replaced in 2022 and is in good condition.

### **Emmet Unit**

This building is structurally in good condition. Exterior brickwork on the building, overall looks to be in good condition. Windows appear good in all units. Doors are in good condition. Wall coverings in occupied areas of the building are in fair condition. Flooring needs to be replaced throughout all common areas. Completed flooring project in unit. Lighting is good and recently replaced with LED. HVAC systems are in good condition. The entrance doors are good Interior doors are in good condition. Plumbing systems are functional. Shower areas need proper ventilation. Shower areas have been regouted July of 2023. Fire alarm system is good and functioning properly. Roof was replaced in 2022 and is in good condition. ACR submitted for yard door replacement.

### **Filmore Unit**

This building is structurally in good condition. Exterior brickwork on the building, overall looks to be in good condition. Windows appear good in all units. Inner doors are in good condition. Both yard doors and transom in need of replacement. Wall coverings in occupied areas of the building are in fair condition. Flooring needs to be replaced throughout all common areas. A project is in place and actively repairing the flooring.

Lighting is good and recently replaced with LED. Air handlers need to be replaced as well as hot and cold decks. D-1 Compressors in need of coil cleaning. The entrance doors are good. Interior doors are in good condition. Fire doors in bowtie in need of replacement. Restroom and shower exhaust systems were upgraded via DTMB project 472/17090.JNS. The exhaust fans have insufficient air flow for bathrooms. Fire alarm system is good and functioning properly. Roof is in good condition.

#### **Gladwin Unit**

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

#### **Harrison Unit**

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

#### **Jennings/School/ Lenawee Unit**

This building is structurally in good condition. Exterior brickwork on the building, overall looks to be in good condition. Windows appear good in all units. Inner doors are in good condition. Wall coverings in occupied areas of the building are in good condition. Flooring is good. Lighting is good and recently replaced with LED. Air handlers need to be replaced as well as hot and cold decks. The entrance doors are good. Loading dock is in poor condition and needs repair for proper drainage. Interior doors are in good condition. Plumbing systems are functional. The exhaust fans have insufficient air flow for bathroom. Fire alarm system is good and functioning properly. Roof in good condition.

#### **RGC/ Unit 9/Adjacent Pole Barn**

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

handlers are in the process of being replaced the entrance doors are good. Loading dock is in poor condition and needs repair for proper drainage. Interior doors are in good condition. Plumbing systems are functional. Exhaust needs to be expanded in all bathroom areas on all wings. The exhaust fans have insufficient air flow for bathroom. Installation of direct digital controls for the HVAC system including new field devices and integration into the BAS controls system was completed in 2019. Air handlers in need of replacement. Fire alarm system is good and functioning properly. The ceiling over officers' area needs replacement of panels.

### **Kent Unit**

This building is structurally in good condition. Exterior brickwork on the building, overall looks to be in good condition. Windows appear good in all units. Inner doors are in good condition. Kent infirmary doors and transom in need of replacement. Wall coverings in occupied areas of the building are in good condition. Flooring is good. Lighting is good and recently replaced with LED. Air handlers need to be replaced as well as hot and cold decks In basement of Kent mechanical, the PK domestic water heater is replaced. The entrance doors are good. Loading dock is in poor condition and needs repair. Interior doors are in good condition. Plumbing systems are functional. The exhaust fans have insufficient air flow for bathroom. Fire alarm system is good and functioning properly. Roof in good condition. Cage door being installed in Kent shakedown room.

### **East Administration Building**

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

### **Warehouse Building**

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

### **Power Plant and Utilities**

This building is structurally in good condition. Exterior brickwork on the building overall, looks to be in good condition. Doors are in good condition. The building is in good status structurally. We are in progress of replacing the 3 Cleaver Brooks water tube steam boilers with 3 firetube boilers equipped with economizers, and low NOX burners. The boilers will be sized for new, lower steam load, due to replacement of steam



absorbers with electric chillers. Hood intake needs replacing. Quotes received for hood intake that was damaged in storm. MCC (Motor Control Center) needs to be replaced. Lighting and HVAC systems are in serviceable condition, Parking lot is in poor condition. Needs replacement. Multiple debris and Prison Beds, lockers, etc. are stored outside behind powerhouse and need to be removed or relocated. A plan is in place to remedy. Roof is in good condition. Quote for roof between East Admin and Dropship has been submitted. Glycol has been added to the chiller system this year.

### **Maintenance Building**

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

### **Roads and Parking Lots**

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

### **Towers**

All the towers are dilapidated. Doors function properly but are hard to open. All the stairs are safe and structure sound. No broken windows currently. Lighting and electrical supply are operable. Sinks and toilets have long been turned off and no longer work. Switch boards and phone lines are either removed or no longer working.

### **Tunnels and Utilities**

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

### **Lift Station**

All mechanical and electrical functions are good. Conveyer currently functioning well. Lighting in main station and utility room are good. Toxic gas levels are good. Extruder is still doing well with repairs made 2 years ago. Working on quote for preventative maintenance on two pumps.

## SUMMARY

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

- **Roofs** 1-Block replacement of SEG-side roof in progress.
- **Lighting project underway inside units and exteriors. Facility paging and PA systems.**
- **Video Management & Perimeter Surveillance Upgrade** – Replacement/addition of new surveillance cameras including a new video recording/storage system and perimeter lighting.
- **Electronic Security Systems Upgrade** – Upgrade Star Net 100 with Ultra link 2, Replace transponders.
- **RGC paving project ACR started.**
- **HVAC Upgrade-** 1 Block thru 5 Block and expanding to the East-side with air testing prisoner units.
- **Perimeter Stone project started.**
- **Tunnel restoration survey being started.**
- **All AHUs coils on the Eastside have been cleaned by ECS.**
- **Body scanner are in the process of installation.**
- **Netting project started.**

Needed future facility-wide issues:

- **Doors-** All back exterior doors. East and West side. Yard doors and transoms on Eastside need replacement with ACR started.
- **West Sally Port-** ACR started for replacement.
- **West Side Window Replacement-** Housing unit. Non insulated and beyond repair.
- **Caulking-** All exterior windows on Eastside of Facility need to be re-caulked.
- **Steam Traps-** Survey shows multiple replacements needed in tunnels.
- **Fiber replacement-** Needs to be replaced from Eastside Admin. going to Westside.
  
- **West Side-** 2,4,5 Block backdoors and electrical room doors need replacement. They are rusted and deteriorated.
- **Power Plant-** Need relocation of sallyport controls from basement to first level.
- **Tunnel-**Condensate and steam trap in tunnel in need of replacement.
- **MSI-** Rooftop heaters and A/C units in need of replacement.
- **West Admin, Calhoun, and Dickenson.** VFD's on Air handlers needing updating.
- **Eastside-** Replacement of all rooftop exhaust fan units.
- **Westside-** Update all electrical Federal Pacific panels on.
  
- **Maintenance Area-**Started pilot program with Grainger to control inventory and on demand ordering procedures. We started to warehouse

obsolete products in maintenance and revamping shelving areas to accommodate parts in designated areas. This has started in the electrical area. Parts will be labeled for easier ordering by maintenance and Vendors. Which will reduce inventory and ordering. Our goals will be hiring Staff and a having clean and fully stocked Maintenance Department that will foster a positive work environment.

- ACR started for new freezer condenser units outside the Maintenance shop.
  
- I am so proud of my Team and the constant emergent issues that come to us each day. It's Dwaine and my self's pleasure to have such a dedicated Team to work for. They do up and beyond what's asked of them every day!

CC: Dan Smith  
Jeremy Howard  
Toni Moore  
David Albrecht

**WOMEN'S HURON VALLEY CORRECTIONAL FACILITY (WHV)**

**5-Year Plan                      FY2026**

<b>Building</b>	<b>Project Description</b>	<b>Reason Description</b>	<b>Quantity &amp; Units</b>	<b>Facility Priority</b>	<b>Cost Estimate</b>
C and D building	Replacement of A/C units on roof	20 plus years old and failing. Uses R-22 coolant.	8 units	1	\$800,000
All Buildings	Replace all 480v and 208V motor control units	Equipment obsolete / Parts hard to replace.	21 units	2	\$3,000,000
Westside walks	replace concrete on tunnel side walk area.	Need to address cracks and holes in concrete area under vaulted area.	600 feet	3	\$650,000
Westside doors	Replace all mechanical doors on westside	Deteriorated beyond their functional use. Rusted jambs and frames.	10 units	4	\$250,000
1 thru 5 Block	Dual bundle steam convertors for domestic hot water	Adding another bundle give us redundancy and ease of cleaning. Never without hot water.	5 units	5	\$550,000
Facility wide	Replace steam and condasate lines in tunnel	Piping needs to be schedule 80 piping / Leaks thoughtout system.	297,000 sq.feet	6	\$2,500,000
Westside Yards	Blacktop Westside Yards	Replace existing blacktop yard areas.	5 units	7	\$500,000
Facility -wide	Update all office spaces Facility-wide	New furniture,lighting and flooring.	23 buildings	8	\$3,000,000
Eastside	Warehouse building	Lack of warehouse space for Facility's need.	15,000 sq.ft.	9	\$350,000
Eastside	East-side Back docks	Repair back doors on east-side.	7 units	10	\$450,000
				<b>Total</b>	<b>\$12,050,000</b>

**MICHIGAN DEPARTMENT OF CORRECTIONS**

*“Committed to Protect, Dedicated to Success”*

**MEMORANDUM**

Date: April 15, 2024

To: Eames Groenleer; CFA Jackson Business Office Business Manager

From: Dave Albrecht; CFA Jackson Business Office Physical Plant Administrator

Subject: **Annual Physical Plant Report CFA Jackson Business Office**

This Annual Report has been prepared in accordance with P.D.04.03.100 “Maintenance Operations for MDOC Operated Properties and Facilities”. Specifically, section “I” requires CFA Physical Plant Superintendents conduct an annual inspection of their respective facilities to assess the need for future maintenance. The results of the inspection are to be submitted in writing to the facility Warden. Buildings that are on the approved demolition list were not included in this report.

**Annual Review of SMR Physical Plant.**

**Building #4**

This building is structurally in good condition. Exterior brickwork on the building, overall looks to be in good condition. Windows need to be upgraded with energy efficient units. Doors are in good condition. Wall coverings and flooring in occupied areas of the building are in good condition. Lighting and HVAC systems are in serviceable condition but need to be updated to modern standards. Hydronic systems are in very poor condition and need to be replaced. Plumbing systems are functional in occupied areas. Plumbing in the cellblock area of the building have been disconnected. Fire alarm system is in good condition and functioning properly. Roof is in poor/fair condition. Parking lot to west of building is in poor condition but is currently undergoing renovation to add lighting and repair pavement.

**Building #5**

This building is structurally in good condition. Exterior brickwork on the building, overall looks to be in good condition. Windows need to be upgraded with energy efficient units. Doors are in good condition. Wall coverings and flooring in occupied areas of the building are in good condition. Lighting and HVAC systems are in serviceable condition but need to be updated to modern standards. Hydronic systems are in very poor condition and need to be replaced. Plumbing systems are functional in occupied areas. Plumbing systems in prisoner areas have been disconnected. Fire alarm system is in good condition and functioning properly. Roof is in poor/fair condition. Parking lot to west of building is in poor condition but is undergoing renovation currently.

**Building # 6**

This building is structurally in good condition. Exterior brickwork on the building is deteriorating and needs some repair. Windows need to be upgraded with energy efficient units. Doors are in good condition. Wall coverings and flooring in occupied areas of the building are in good condition. Lighting and HVAC systems are in serviceable condition but need to be updated to modern standards. Hydronics are in very poor condition and need to be replaced. Plumbing systems are functional in occupied areas. Plumbing systems in cellblock areas have been disconnected. Fire alarm system is in good condition and functioning properly. Roof is in poor condition. Parking lot is in good condition.

**Buildings # 7 (closed)**

The building structurally is in good condition. Exterior brickwork on it is deteriorating and needs some repair. Windows and doors need to be upgraded with energy efficient units. Doors are in good condition. Windows need to be upgraded to energy efficient units. Building 7 is currently closed with most systems shut down and heat turned down to minimum requirements. There is a project underway to completely winterize the building and take it offline. HVAC and lighting systems function adequately but need to be upgraded to modern standards. Hydronic systems are in poor condition and need to be replaced. Fire alarm system is in good condition. Roof of building 7 is in good condition. Parking lot is in good condition.

**Building #13**

This building is structurally in good condition. Exterior brickwork is in good condition. Doors are in good condition. The windows are in good condition. Lighting has been upgraded in most areas to modern standards. HVAC systems are functional but need to be upgraded to modern standards. There is a project underway to resolve this. Fire alarm system is in good condition. Hydronic systems are in poor condition and need to be replaced. There is a project underway to replace this system. Flooring and wall coverings are in good condition. Plumbing systems are functional but in poor condition. The roof is in new condition. Elevator is in fair condition. Parking lot is in good condition.

**Buildings #17**

This building is structurally in good condition. Exterior brickwork on it is deteriorating and needs some repair. Windows are in poor condition and need to be upgraded with energy efficient units. Doors in occupied areas are in good condition. Lighting in occupied areas is in good condition. Fire alarm system is in good condition. Flooring and wall coverings on the first floor seems to be in good condition. Rest of the building is in poor condition. Roof is in good condition. Elevator is in poor condition and should be replaced. HVAC systems are in poor condition and A/C is not functional.

**Buildings #18**

This building is structurally in good condition. Exterior brickwork on it is deteriorating and needs some repair. Windows are in poor condition. Doors are in good condition. Lighting has been upgraded in most areas to modern standards. HVAC systems are functional but in poor condition and need to be upgraded to modern standards. Hydronic systems are in poor condition and need to be replaced. Fire alarm system is in good condition and functioning properly. Plumbing systems are functional but in poor condition. Flooring and wall coverings are in good condition. The roof is in poor condition and should be replaced.

**Building #19 SMR admin and EMS warehouse**

This building is structurally in good condition. Exterior brickwork on it is deteriorating and needs some repair. Windows are in poor condition. Doors are in good condition. Lighting has been upgraded in most areas to modern standards in some areas. HVAC systems are functional but in poor condition and need to be upgraded to modern standards. Hydronics systems are in poor condition and need to be replaced. Fire alarm system is in good condition and functioning properly. Plumbing systems are functional in occupied areas. The roof is in good condition.

**Building # 26, Power Plant**

This building is structurally in good condition. Heating boilers are in good condition. Domestic hot water heaters are in good condition, but the system is having some corrosion issues in the piping. Windows and doors are in poor condition and need to be upgraded with energy efficient units. Emergency switchgear and generators are in excellent condition. Primary switchgear is in poor condition and is in the process of being replaced. Lighting, plumbing, and HVAC systems need to be updated to modern standards. Fire protection systems have been replaced and are in good condition. The crane has been replaced and is in new condition. Flooring is in good condition. Roof is in good condition.

**Building # 57, Health Fitness**

This building is structurally in good condition. Exterior walls are in poor condition as the siding is showing signs of rust through. Windows and doors are in poor condition and need to be upgraded with energy efficient units. Wall coverings and flooring are in good condition. Lighting, plumbing, and HVAC systems need to be updated to modern standards. Roof is in good condition. Parking lot is in good condition.

**Building # 62, ADD offices.**

This building is structurally in good condition. Exterior brickwork has been repaired and is in good condition. Windows have been replaced and are in new condition. Doors still need to be upgraded to energy efficient units. Fire alarm system is very old and in poor condition. Lighting, plumbing, mechanical, and HVAC systems need to be updated to modern standards. Wall coverings and flooring seems to be in good condition. Roof conditions range from poor to good. A project to replace the roof will kick off later this year. Parking lot and entrance roads are in like new condition.

**Building # 68, water tower**

The structure is in good condition.

**Building # 119, Gun Range,**

This building is structurally in good condition. Windows and doors need to be upgraded with energy efficient units. Doors have been replaced with the exception of the staff exterior bathroom door which will get replaced later this year. Lighting, plumbing, and HVAC systems need to be updated to modern standards. Roof is in good condition.

**Building # 126, Records Storage Building**

The interior of the building is in good condition. Lighting systems are in good condition. HVAC systems are in good condition. The exterior siding of the building is only in fair condition and should be replaced. Roof is in poor/fair condition. Parking lot is in good condition.

**Building # 137, Radio Shop**

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

**Building # 138, Maintenance shop portion**

The building is structurally in good condition. Windows and doors are in fair condition and need to be upgraded. Lighting, plumbing, and mechanical systems are all in good condition. Fire alarm system is in good condition. Roof is in good condition. Parking lot is in poor condition.



**Building # 194, Maintenance (Unheated Storage)**

The building is structurally in good condition. Doors are in poor condition and need to be upgraded. Roof is in good condition.

**Building # 218, Regional Warehouse**

This building is structurally in good condition. Windows and doors need to be upgraded with energy efficient units. Lighting has been upgraded and is in good condition. Plumbing and HVAC systems need to be updated to modern standards. Roof is in fair condition. Cooler and freezer equipment is outdated, and much is non-functional. It needs to be replaced with modern equipment. Fire alarm system is in good condition. Fire suppression system has been updated for current building use. Truck dock plates are in good condition. Overhead doors are in fair condition. Parking lots are in good condition.

**Roads and Parking Lots**

Main business office parking lot and roads and warehouse roads are in good condition. Most of the rest of the facility roads and parking lots are in fair to very poor condition.

**Tunnels and Utilities**

Most tunnel areas are becoming badly deteriorated and either need to be rebuilt or replaced. Domestic hot water lines are in good condition. Heating hot water lines are in poor condition with several expansion joints in poor condition. Primary and secondary electrical infrastructure is in fair condition. Domestic water system and fire hydrants are all functional and in fair condition. Sewer and stormwater systems are in poor condition. Manholes and catch basins in several areas are in poor condition. In the pump building, the south booster pump and the north pump are in good condition. Backflow preventors were tested and comply for the year.

**Grounds Areas and Cemetery**

All the various grounds areas are in good condition and maintained to a high standard by Regional Maintenance staff. Many derelict buildings have been demolished in the last year greatly improving the various areas. Cemetery is in good condition.

CC

Gene Page

Eames Groenleer

Pam McBride

Dan Smith

File

**SOUTHERN REGIONAL BUSINESS OFFICE (SRBO)**

**5-Year Plan**

**FY2026**

Building	Project Description	Reason Description	Quantity & Units	Facility Priority	Cost Estimate
Tunnel	Replace heating hydronic lines throughout entire complex tunnel system.	Most areas are in poor condition and are leaking badly. Alternatives to replacement should also be looked at. (package boilers at each building location)	1ea	1	\$ 20,000,000.00
6 block	Replace heating hydronic lines throughout entire building.	Most areas are in poor condition and leaks are frequent.	1ea	2	\$ 2,500,000.00
4, 5, and 6 block, Buildings 18 and 19	Replace existing large chiller with smaller package units for each building	Existing large chiller is in poor condition and uses obsolete refrigerants.	1ea	3	\$ 10,000,000.00
6 and 7 block	Repair damaged brickwork and concrete on exterior of buildings. Tuckpoint brick where needed.	Exterior of buildings is deteriorating and needs repairs.	1ea	4	\$ 900,000.00
218 and 126	Replace roof on Regional Warehouse and records building.	Roofs are past their life expectancy and are beginning to leak in spots.	1ea	5	\$ 850,000.00
218	Remodel west half of Regional Warehouse for storage.	Existing space used to be a kitchen and food prep area and needs to be demolished and rebuilt for warehouse storage.	1ea	6	\$ 500,000.00
62	Replace and update HVAC system and boiler with modern units and controls. Tie new system into existing building control system for complex.	Existing system is old and well past it's service life.	1ea	7	\$ 1,000,000.00
62	Replace fire alarm system in ADD's office	System is very old and well past it's service life.	1ea	8	\$ 250,000.00
138	Install new electric service to Regional Maintenance shop to allow removal of trellis and bridge system that current service relies on.	There is an existing overhead electrical service that could supply the shop and allow removal of the old system that needs to be demolished.	1ea	9	\$ 500,000.00
Complex	Replace complex primary and emergency electrical cabling and transformers	System is in poor condition and is well past it's service life.	1ea	10	\$ 5,000,000.00
				<b>Total</b>	<b>\$ 41,500,000.00</b>

# MICHIGAN DEPARTMENT OF CORRECTIONS

*“Committed to Protect, Dedicated to Success”*

## MEMORANDUM

**DATE:** September 10, 2024

**TO:** Daniel Smith, Physical Plant Division

**FROM:** John Cordell, Physical Plant Supervisor

**SUBJECT:** Annual Facility Report 2024 Green Oaks Training Academy

This annual report has been prepared in accordance with PD. 04.03.100 Preventative and Emergency Maintenance for Correctional Facilities specifically, section “N” requires CFA Physical Plant Superintendents conduct an annual inspection of their respective facility to assess the need for future maintenance.

The overall condition of the facility is excellent. Over the past three years, we have undergone three phases of construction. During this time, units A, B, C and D have gone through extensive renovations, and the new housing unit (lodge) and gun range are nearing completion. Renovation of kitchen is in the works with expected completion date of October 1, 2024.

However, there are still some areas of concern.

- (1) Aging underground water and sewer. I think this will be addressed in an upcoming project at WCC.
- (2) We are very limited in storage areas for maintenance. A new pole barn would be ideal, but a lean-to would work. This would at least protect our equipment from the elements.
- (3) For the most part, the water piping from powerhouse out to Unit A, B, D has been replaced but nothing has been done with the main inside the powerhouse. It is beginning to show its age along with branch piping to water fixtures in powerhouse.
- (4) There are some washout issues with the underground drain lines in maintenance warehouse. When tapping on the cement in certain areas and it sounds hollow underneath.
- (5) We have new HVAC units in unit A and B that used to be steam but are now hot water. The old steam lines need to be capped. Right now, we are just sending steam down these

lines and returning as condensate, but no heating is being done. This is a waste of energy.

- (6) We need fans in maintenance warehouse to circulate air in the summer. It gets extremely hot. We also need AC in lock shop. We will probably handle this internally.
- (7) SO3 tank (holding tank for condensate) needs to be replaced. It's 60 years old and showing its age. The pumps that return this condensate to the tank also need to be replaced. One set of pumps are in the basement underneath kitchen and another set in the powerhouse pit.
- (8) Main fire alarm panel for training academy needs upgrading.

### **Facility MOP Accomplishments:**

- hot water tank for training academy (July completion)
- hot water return lines from training academy back to powerhouse
- gas line to kitchen
- kitchen renovation (October completion)
- removal of old generator in powerhouse
- auto dialer for boiler alarms
- lodge and gun range (Certificate of occupancy issued but exterior to be completed in September)
- water softener for training academy (2022)
- heat exchanger coil for Unit D (2022)
- heat exchanger for training academy (2023)
- domestic cold water to kitchen and training academy (2022)
- chemical feed piping to boilers and associated pumps (2023)
- new chemical feed control system (2022)
- blinds in administrative offices (July completion)
- MEC replacing VFDs on HVACs for unit D along with some VAV controller upgrades in Unit B recruitment

### **Internal Facility Project Accomplishments:**

- Changing the facility over to LED lighting – ongoing 80 % complete
- Replaced 6 hand dryers in Unit A/B administrative bathrooms
- Converted unit A, B, and D urinals and toilets to automatic flush valves
- Upgraded 100 AMP electrical panel in powerhouse
- Prep for internal boiler inspections
- Disconnect all kitchen equipment in preparation for kitchen renovation. Put on MIBID.
- Added soap, towel, and hand sanitizer stations throughout facility
- Built and mounted 4 boards to hang cuffs for training
- Carpet, paint, and base molding in last office in Unit B that was not part of renovation
- Carpet, tile and paint in gym storage that was not part of renovation
- Cleaned up tree line next to training fence
- Powerhouse office electrical upgrades

- Powerhouse print room organization
- Installed water spicket in upper mechanical to be more efficient in cleaning HVAC coils on roof

**Future projects known to date:**

- Fresh water sewer and storm lines upgrade (WCC and GOTA).
- New switch gear in generator room and new generator to follow.
- Some future concerns include a need for maintenance equipment storage

**Facility Infrastructure Observations**

**Unit A: Administrative offices (Training Academy)**

No exhaust in bathroom (we will handle this internally)

**Unit B: Administrative offices (Training Academy)**

No exhaust in bathroom (we will handle this internally)

**Unit B: Human resource/ recruitment (Training Academy)**

Roll up door in recruitment warehouse needs upgrading

**Unit C: Powerhouse and Maintenance Warehouse**

Building is in fair condition. Some areas of concern (1) Tapping on cement in certain areas of warehouse creates a hollow sound which suggests a washing out of sand underneath concrete. (2) The maintenance warehouse needs better ventilation during the summer months. (3) Condensate system in powerhouse needs some attention. Replacement of SO<sub>3</sub> tank and associated pumps is recommended. (4) Domestic water main line in powerhouse needs attention as well as branch lines. (5) All roll up doors could use an upgrade

**Unit D: ORT Classrooms (Training Academy)**

HVAC controls are almost 15 years old. We are beginning to have problems. We would recommend local control of thermostats. Right now, it is all done with BMS. Given it is not a prison anymore localized control makes more sense.

**Parking Lot/Perimeter Road:**

Once the last phase of construction is complete our parking lots will be in excellent condition. Completion date should be August of this year.

**Kitchen/Food service**

Newly renovated. Date of completion is in October of this year.

### **Gun Range**

New build (July completion)

New targets need to be installed (we have been tasked to handle this internally)

### **Roofs**

The roofs are in fair condition. We had a roof inspection done by McDonald roofing on 4/27/2022. They rated them on an A to E grading system. Most of them got a B rating which is decent. There were a few that got a C rating which states: beginning to show age related deficiencies which can turn into leaks. The following roofs were rated with a C.

Unit A and B

Auditorium

Recruitment

Unit C (powerhouse and maintenance warehouse)

# GREEN OAKS TRAINING ACADEMY (GOTA)

5-Year Plan

FY2026

Building	Project Description	Reason Description	Quantity & Units	Facility Priority	Cost Estimate
D-Unit	HVAC Food Service Chiller & D-Unit Condensing unit	The HVAC control system needs repair/upgrade and the reffridgerant system requires preventative maintenance and service work.	1	8	\$685,000
All Older Buildings	Roofing Systems	All existing roofing has a grade of B and lower and nearing end of life. This roofing will need to be replaced within a five year period to protect the investment of the infrastructure improvements made to the training academy.	3	1	\$2,255,607
All Older Buildings	Overhead Door and Window replacement	Exterior overhead doors in many areas have deteriorated due to weather and deicing. Windows are from original installation in 1958 and powerplant added in 1967.	27	7	\$243,000
PowerPlant & Food Service	Coldwater Distribution, Steam system infrastructure and collection tank, and sanitary infrastructure.	Coldwater piping infrastructure has deteriorated and is at end of life.Steamline piping, traps, and fittings are required for safe operation of the boiler heating systems and hot water distribution. Removal of unused steam piping in Power Plant.	1	5	\$965,000
Maintenance	Maintenance Equipment Storage Building & Utility Vehicle	A utility vehicle is needed to offload large equipment for repairs, facility supplies, officer uniforms, maintenance items that need a raised working platform, gunrange infrastructure repairs and landscaping, large accumulation of snow removal, and large equipment lifting capabilities.	1	2	\$150,000
Site	Walking/Jogging Trail and Cross Walk to Access State linear Trail for Cadets.	This will be used for cadet training and physical fitness as well as off time enjoyment to access the federal walking path across the street.	1	9	\$90,000.00
Generator Building & Power Plant	Emergency Generator Replacement	Original installation 1993 and will reach end of life with limited access to replacement parts as years pass.	1	6	\$1,100,000
D-Unit	Fire Alarm Replacement	The current system is spliced together to meet immediate needs and replacing the existing fire alarm system to match the new system installed in the classrooms would ensure proper functionality.	1	3	\$80,000
Power Plant	AST Unleaded Fuel Tank	This is needed to fuel the mowers, mainenance equipment, and snow removal equipment that run on unleaded fuel. Now the staff have to run down to the gas station to fill small 5 gallon cans.	1	4	\$65,000
				<b>Total</b>	<b>\$5,633,607</b>