Fiscal Year 2017
5-Year Plan for the Airport Safety, Protection, and Improvement Program & MDOT’s Buildings and Facilities Program
Airport Improvement Program

The Fiscal Year 2017 Airport Improvement Program (AIP) 5 - Year plan includes project estimates provided by each individual Michigan airport and exceeds the annual Federal Aviation Administration (FAA) federal revenues available. The actual annual AIP appropriation will need adjustments to reflect the FAA’s decision on what discretionary projects will be chosen and how much federal revenue will be awarded to Michigan for these various airport projects.
### AIRPORTS CAPITAL IMPROVEMENTS 5-YEAR PLAN

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| CHARLOTTE |      |      |      |      |      | $804,634 |
| Conduct MP - ALP update |      |      | 150,000 |      |      |      |
| Rehabilitate Parking Lot incl. entrance road - design |      |      | 30,000 |      |      |      |
| Rehabilitate Parking Lot incl. entrance road - construction |      |      | 291,300 |      |      |      |
| Airport Development - TBD |      |      | 166,667 |      |      |      |
| Airport Development - TBD |      |      | 166,667 |      |      |      |
| TOTAL |      |      |      |      |      | 317,000 |

| CHEBOYGAN |      |      |      |      |      | $1,270,000 |
| Construct SRE building - construction; Terminal Building Study |      |      | 317,000 |      |      |      |
| Improve & Expand Terminal Building - design |      |      | 38,000 |      |      |      |
| Improve & Expand Terminal Building - construction |      |      | 265,000 |      |      |      |
| Rehabilitate Apron - Terminal - design |      |      | 60,000 |      |      |      |
| Rehabilitate Apron - Terminal - construction |      |      | 590,000 |      |      |      |
| TOTAL |      |      |      |      |      | 1,018,250 |

| CLARE |      |      |      |      |      | $1,751,584 |
| Construct Taxiway A - Part B construction |      |      | 1,018,250 |      |      |      |
| Rehabilitate Runway Lighting 4/22 including REILs - design; Install Taxiway Lighting - design |      |      | 29,500 |      |      |      |
| Rehabilitate Runway Lighting 4/22 including REILs - construction; Install Taxiway Lighting - construction |      |      | 370,500 |      |      |      |
| Airport Development - TBD |      |      | 166,667 |      |      |      |
| Airport Development - TBD |      |      | 166,667 |      |      |      |
| TOTAL |      |      |      |      |      | 1,018,250 |

<p>| COLDWATER |      |      |      |      |      | $1,585,000 |
| Rehabilitate Runway 4/22 (3500’ x 75’) - design |      |      | 50,000 |      |      |      |
| Rehabilitate Runway 4/22 (3500’ x 75’) - construction |      |      | 800,000 |      |      |      |
| Rehabilitate Taxiway F, B &amp; Hangar area taxiways - design |      |      | 45,000 |      |      |      |
| Rehabilitate Taxiway F, B &amp; Hangar area taxiways - construction |      |      | 665,000 |      |      |      |
| Rehabilitate Apron - West Terminal - design |      |      | 25,000 |      |      |      |
| TOTAL |      |      |      |      |      | 1,585,000 |</p>
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| DOWAGIAC     |       |       |       |       |       |         |
| Construct Building - 6 unit Hangar - design | 25,000 |     |     | 396,000 |     |         |
| Construct Building - 6 unit Hangar - construction |     |     |     | 30,000 |     |         |
| Rehabilitate Runway 9/27 - design |     |     |     | 332,000 |     |         |
| Rehabilitate Runway 9/27 - construction |     |     |     | 145,000 |     |         |
| Rehabilitate Runway Lighting 9/27 including signs |     |     |     |     |     |         |
| TOTAL       | 25,000 | 396,000 | 30,000 | 332,000 | 145,000 | $928,000 |

| DRUMMOND ISLAND |       |       |       |       |       |         |
| Rehabilitate Runway 8/26 - surface treatment (S/L) | 0 | 200,000 |     | 50,000 | 600,000 | 0 |
| Rehabilitate Runway Lighting - design (S/L) |     |     |     |     |     |         |
| Rehabilitate Runway Lighting - construction (S/L) |     |     |     |     |     |         |
| TOTAL | 0 | 200,000 | 50,000 | 600,000 | 0 | $850,000 |

| EVART        |       |       |       |       |       |         |
| Unclassified Airport - Development TBD | 0 | 200,000 |     |     |     | 300,000 |
| TOTAL        | 0 | 200,000 |     |     |     | $500,000 |

| FRANKFORT    |       |       |       |       |       |         |
| Acquire land for runway 15/33 approaches phase 1 | 250,000 |     |     |     |     |         |
| Acquire land for runway 15/33 approaches phase 2 | 250,000 |     |     |     |     |         |
| Remove obstructions - runway 15/33 phase 1 |     |     |     | 166,667 |     |         |
| Remove obstructions - runway 15/33 phase 2 |     |     |     | 105,000 |     |         |
| Airfield crack sealing & paint marking; Install emergency generator |     |     |     | 200,000 |     |         |
| TOTAL | 250,000 | 250,000 | 166,667 | 105,000 | 200,000 | $971,667 |

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| **KALAMAZOO** |        |        |        |        |        |            |
| Construct ARFF/SRE building                     | 9,500,000 |        |        |        |        |            |
| New Aircraft Rescue & Fire Fighting Vehicle     | 800,000  |        |        |        |        |            |
| Convert Rwy 9/27 to Twy                         |        | 500,000 |        |        |        |            |
| Extend Rwy 17/35 ph1                            |        |        | 5,000,000 |        |        |            |
| Extend Rwy 17/35 ph2                            |        |        | 5,000,000 |        |        |            |
| **TOTAL**                                      |        |        |        |        |        | **$20,800,000** |

| **LANSING** |        |        |        |        |        |            |
| New Airfield Electrical Vault                   | 3,143,000 |        |        |        |        |            |
| New Terminal Feasibility Study                  | 325,000  |        |        |        |        |            |
| Rehab. of Rwy 28L and Twys A, B, C, D, F, & M  | 3,500,000 |        |        |        |        |            |
| Master Plan and Noise Study Updates             | 600,000  |        |        |        |        |            |
| Acquire Land for Rwy 6/24 Upgrade              |        |        |        |        |        | 2,060,000  |
| Aircraft Rescue & Fire Fighting truck replacement|        |        |        |        |        | 1,012,500  |
| Rwy 6/24 upgrade ph1                           |        |        |        |        |        | 10,000,000 |
| **TOTAL**                                      |        |        |        |        |        | **$20,640,500** |

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| Rwy 1 Approach Pavement Rehabilitation          | 365,000 |        |        |        |        |            |
| Runway pavement rehabilitation design           | 202,000 |        |        |        |        |            |
| Runway pavement rehabilitation                  |        |        |        |        |        | 6,600,000  |
| Taxiway Pavement Rehabilitation Design          |        |        |        |        |        | 30,000     |
| Taxiway Pavement Rehabilitation                 |        |        |        |        |        | 480,000    |
| Acquire Snow Removal Equipment                  |        |        |        |        |        | 610,000    |
| Paint Marking of Airport Pavements              |        |        |        |        |        | 160,000    |
| Acquire Snow Removal Equipment                  |        |        |        |        |        | 650,000    |
| Terminal Backup Generator                      |        |        |        |        |        | 530,000    |
| <strong>TOTAL</strong>                                      |        |        |        |        |        | <strong>$9,097,000</strong> |</p>
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**PRIMARY AIRPORT TOTALS:**

- 2017: $92,135,300
- 2018: $69,452,500
- 2019: $85,101,000
- 2020: $119,563,000
- 2021: $90,940,500
- TOTAL: $457,192,300

**NON-PRIMARY + PRIMARY TOTALS:**

- 2017: $128,327,906
- 2018: $106,091,117
- 2019: $110,204,286
- 2020: $142,718,958
- 2021: $111,102,108
- TOTAL: $598,444,375
FY 2017 CAPITAL OUTLAY BUDGET REQUEST
AND
FIVE-YEAR FACILITIES STRATEGIC PLAN
FY 2017-2021

AN OVERVIEW OF THE
MICHIGAN DEPARTMENT OF
TRANSPORTATION
STATEWIDE FACILITIES PLAN

Prepared by
Office of Operations Administrative Services
Operations Facilities Review Team
October 2015
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MISSION, VISION, VALUES, and STRATEGIC AREAS of FOCUS

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

Mission

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

Vision

The vision of MDOT is to be recognized as a progressive and innovative agency with an exceptional workforce that inspires public confidence.

Values

Quality: Achieving our best within our resources.
Teamwork: Effective involvement of people.
Customer Orientation: Knowing our customers and understanding their needs.
Integrity: Doing the right thing.
Pride: In MDOT and the importance of our work.

Strategic Areas of Focus

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

Customer-centered:
Understand our customers’ most important needs to achieve a more customer-focused agency that results in better service and lower cost.
System Focus:
Provide cost-effective, integrated, and sustainable transportation solutions.

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

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

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

Workforce:
Recruit, develop, and retain a high-performing workforce.
EXECUTIVE SUMMARY

Department Strategies for Prioritization

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

- **Safety and Emergency Response/Repairs:**

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

- **Security:**

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

- **Operational Need:**

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

- **Rules, Regulations, and Mandates:**

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

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

• **Energy Efficient Facilities:**

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

• **Partnering/Consolidation:**

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

• **Buy versus Lease:**

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

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

Michigan's system of state highways, county roads, and municipal/other streets total 123,091 route miles (see Table 1). MDOT has jurisdiction over the state trunkline system, which includes 9,668 routes miles and all "I," "US," and "M" numbered highways. Michigan's 90,231 route miles of county roads are under the jurisdiction of 83 counties and 21,310 route miles of municipal streets are owned by 533 incorporated cities and villages. Additionally, there are 1,882 miles of federal and tribal roads owned by the U.S. Department of Defense, National Forest Service, National Wildlife Service, National Parks Service, and the Bureau of Indian Affairs and Tribes. MDOT has an obligation to the taxpayers of Michigan to provide the best possible overall transportation system, which takes into account all aspects and modes of the system.

<table>
<thead>
<tr>
<th>Route Miles in Michigan</th>
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<tbody>
<tr>
<td><strong>Regions</strong></td>
</tr>
<tr>
<td>Superior</td>
</tr>
<tr>
<td>North</td>
</tr>
<tr>
<td>Grand</td>
</tr>
<tr>
<td>Bay</td>
</tr>
<tr>
<td>Southwest</td>
</tr>
<tr>
<td>University</td>
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<tr>
<td>Metro</td>
</tr>
<tr>
<td><strong>Subtotal</strong></td>
</tr>
<tr>
<td><strong>Local Agencies</strong></td>
</tr>
<tr>
<td>Cities and Villages**</td>
</tr>
<tr>
<td>Counties**</td>
</tr>
<tr>
<td>Federal/Tribal***</td>
</tr>
<tr>
<td><strong>Subtotal</strong></td>
</tr>
<tr>
<td><strong>STATEWIDE TOTAL:</strong></td>
</tr>
</tbody>
</table>

* Source: Preliminary 2014 Sufficiency File
** Source: 2014 Act 51 Certification
*** Source: MDOT Planning from FHWA 2015 Data

Table 1
Michigan travelers who use the freeway system have access to 65 rest areas, 14 welcome centers, and 81 roadside parks. Additionally, throughout northern Michigan, travelers will find 18 picnic table sites and 23 scenic turnouts. Scenic turnouts provide motorists with the ability to park and view some of the natural beauty and majesty offered by Michigan’s four seasons.

Prior to 1997, the department was organized into nine districts with executive and bureau/division offices in Lansing. Under this previous organizational structure, there were more than fifty project/construction offices throughout the state located within the nine districts. In 1997, in an effort to better serve the public, build stronger relationships with the public and local agencies, and adapt to increased and transitioning responsibilities, MDOT changed the way it did business. A substantial reorganization occurred, resulting in a change from nine districts and over fifty project offices to seven geographic regions and 26 Transportation Services Centers (TSCs). While there were some functions that shifted from being performed centrally to being performed in the regions, the result of the reorganization was not decentralization; rather, it was an increased emphasis on customer focus and streamlining operations and facilities in adapting to and performing progressive department responsibilities and functions. In 2011, with a continued focus on streamlining operations and an emphasis on core functions, MDOT underwent a reorganization which resulted in further facility closings and consolidations resulting in 22 TSCs within the department’s seven regions. In FY 2016, as part of the Governor’s Regional Prosperity Initiative (RPI), MDOT implemented a change in its regional boundaries. One of the central themes of this organizational change was “One MDOT”—MDOT is one agency united in its purpose and vision. The goal is to break down boundaries and barriers, not only between our customers and the service outcomes desired, but also internally, between service groups within the organization. Under this structure, MDOT will continue to be more intentional about opportunities to provide services across boundaries where doing so will result in a more effective and efficient outcome. The goal is to become less focused on boundaries and more focused on the effective and efficient delivery of services with an emphasis on leveraging our current talent and resources.

An overview of the updated region structure is as follows:

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


**Grand:** The Grand Region serves thirteen (13) counties in the western part of Michigan serving 1,399 trunkline route miles. Three (3) TSCs serve this region. Grand Region is also home to the West Michigan Transportation Operations Center (WMTOC). The Cadillac TSC services Lake, Mecosta, a portion of Montcalm, Newago, and Osceola counties. The Grand Rapids TSC serves a portion of Allegan, Barry, Ionia, Kent, and a portion of Montcalm counties. The Muskegon TSC serves a portion of Allegan, Mason, Muskegon, Oceana, and Ottawa counties. Major state trunklines include I-96, I-196, US-31, US-131, and M-6.

**Bay:** The Bay Region includes fifteen (15) counties in the Saginaw Bay area serving 1,767 trunkline route miles. Four (4) TSCs serve the transportation needs of this region. The Bay City TSC serves Arenac, Bay, and Saginaw counties. The Davison TSC serves Genesee, Lapeer, and Shiawassee counties. The Huron TSC serves Huron, St. Clair, Sanilac, and Tuscola counties. The Mt. Pleasant TSC serves Clare, Gladwin, Gratiot, Isabella, and Midland counties. Major state trunklines include I-75, I-69, US-127, US-23, and US-10.


**University:** The University Region serves nine (9) counties in the heart of southeastern Michigan, serving 1,241 trunkline route miles. Three (3) TSCs serve the transportation needs of this region. The Brighton TSC serves Livingston, Monroe, and Washtenaw counties. The Jackson TSC serves Hillsdale, Jackson, and Lenawee counties. The Lansing TSC serves Clinton, Eaton, and Ingham counties. The University Region’s centralized location makes it the “crossroads”

- **Metro:** The Metro Region serves three (3) counties in southeastern Michigan supporting 717 trunkline route miles. Four (4) TSCs serve the transportation needs of this region. The Macomb TSC serves Macomb county, the Oakland TSC serves Oakland County, and both the Detroit TSC and the Taylor TSC jointly serve Wayne County. The three counties encompass 161 cities and townships. Major state trunklines include I-69, I-75, I-94, I-96, I-275, M-3, M-10, M-39, M-59, and M-97. Metro Region is also home to the Southeast Michigan Traffic Operations Center (SEMTOC), formerly known as the Michigan Intelligent Transportation System (MITS) Center, and the Blue Water Bridge. SEMTOC plays an important role in the safety of the traveling public through its Freeway Courtesy Patrol (FCP); monitoring the trunkline system; and advising motorists of accidents, work zones, and heavily congested areas. Many of these functions are performed through the use of strategically placed camera towers and electronic message boards located along the major trunklines. The Blue Water Bridge is home to a major international border crossing and includes a Plaza, Visitors Center, Administrative Building, and Maintenance Garage.

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

In addition to the region-based facilities, MDOT occupies several buildings in the Lansing vicinity. Aeronautics, Fleet Administration and Operations, Nixon Road Warehouse, and Operations Field Services locations are MDOT-owned. The Van Wagoner Building and Secondary Complex locations are leased from the Department of Technology, Management, and Budget (DTMB). The Van Wagoner Building is home to the Statewide Transportation Operations Center (STOC). STOC monitors traffic conditions and operates ITS devices across five MDOT Regions (Bay, North, Southwest, Superior, and University), and assists with overnight operations in the Grand Region. In addition, STOC is in constant contact with the University Region Freeway Courtesy Patrol (FCP). The MDOT Secondary Complex encompasses Construction Field Services, the MDOT Warehouse, and the Horatio S. Earle Learning Center.
MDOT has approximately 400 buildings of various sizes located throughout the state, ranging in age from newly-constructed to over sixty years old. MDOT owns the majority of the facilities occupied by staff, equipment, and materials. Owning a facility provides greater flexibility, and the department considers the purchase of a facility if it proves to be more cost-effective for the state to own rather than lease. The design and utilization of many MDOT facilities were based on existing industry standards, DTMB standards, and MDOT operational needs at the time of their original construction. The functionality and size of proposed facilities and improvements to existing facilities are based on meeting the program and operational needs of today, as well as those of the future.

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

In line with the department's strategic focus, the projects outlined in the Five-Year Facilities Strategic Plan for fiscal years 2017-2021 will accomplish the following:

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

**Upgrade Facilities to Comply with Building and Environmental Code Requirements:**

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

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

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

Construct Facilities from an Improved Operational and Economic Perspective:

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

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

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

Provide Energy Efficient and Structurally Updated Facilities:

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

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

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

Renovate Existing Facilities to Accommodate Additional Employees:

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

Continue to Perform Preventive and Corrective Maintenance:

The goal of preventive maintenance is to preserve MDOT’s assets by maximizing the useful life of buildings and related systems to prevent premature failure of building components and equipment. In line with this goal, MDOT conducts annual assessments to capture preventive maintenance needs on buildings and their primary systems. Scheduled activities include such items as roof inspections; repainting; door hardware adjustments; and belt replacements on heating, ventilation, and air conditioning equipment. When problems arise requiring immediate attention, corrective maintenance is used to resolve these problems so as to ensure continued functionality of the building and avoid more extensive deterioration. The department continues to strive for implementation of a comprehensive, integrated facilities management system so preventive maintenance facility project needs can be optimally projected, planned, scheduled, and tracked.
MDOT evaluates the capital outlay funding levels versus the operational facilities needs, and recognizes that it must balance the preservation of existing facilities with the need for new facilities. Programming changes and trends are consistent with the "Strategies for Prioritization" identified in the Executive Summary. The programming changes are highlighted below:

Facility Assessments
To ensure the assessment of MDOT facilities is consistent with needs of the buildings involved and resources required, the following occurred in FY 2015:

- Continued to collect/validate types of utility services (including water and sanitary sewer) at each assessed location including the names of the utility providers.
- Continued to collect/validate types of parking lot surfaces (paved, unpaved, partially paved) and the extent of lot markings (striped, unstriped, partially striped) at assessed locations.
- During the spring and summer of 2015, facility assessments were performed in the Southwest Region, Superior Region, Passenger Transportation facilities, and all Welcome Centers. MDOT facilities are assessed on a triennial basis, and are planned in future years according to the following schedule:
  - 2016 Metro and University Regions (last assessed in 2013)
  - 2017 Bay Region, Grand Region, North Region, and Lansing-based facilities
  - 2018 Southwest and Superior Regions

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

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

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

Brief Synopsis of Past Facilities-Related Programming Changes
In August 2006, in an effort to further streamline operations and make better use of resources, the department made changes with respect to facilities engineering and programming responsibilities so that like functions could be brought under one direction.
The alignment and integration of facility administration and operations personnel strengthened and enhanced MDOT's overall asset management approach and provided additional assurance that the department's facilities' prioritization is in alignment with MDOT's program strategies and goals.

FY 2007
- Developed a comprehensive inventory of MDOT facilities.
- Performed comprehensive assessments of MDOT facilities in all regions.

FY 2008
- Developed and implemented a standardized documentation tool using numerical ratings to aid in documenting facility assessments.
- Developed a scoping concept document to improve the accuracy and consistency of developing facility project budgets.
- Assessed MDOT facilities in all regions.

FY 2009
- Placed facilities assessments on a triennial schedule.
- Included Passenger Transportation facilities in annual facility assessments.
- Improved the process for submitting, receiving, processing, and documenting MDOT facility "work orders" (Building Maintenance Work Requests, Form 2113) to provide standardization for submission, better tracking of requests, and more efficient assignment of work.

FY 2010
- Enhanced the assessment documentation tool through the inclusion of facility photographs to aid in building identification.
- Scanned and digitized all facility legacy plans and specifications. These documents are now retained within a secured document management system. This enhancement provides for long-term secured retention and allows for immediate multiple-user access while maintaining original document integrity.
- Implemented a document management system for facilities projects to automate the facilities project workflow process, improve document availability and sharing, and provide security to those processes and documents.

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

FY 2012

- Refined the Safety/Security section of the project prioritization tool to enhance clarity and scoring consistency.
- Published (in PDF format) the Capital Outlay Budget Request and Five-Year Facilities Strategic Plan for FY 2010, FY 2011, and FY 2012 in ProjectWise to improve accessibility of the resource material to internal customers in a more cost-effective manner. Current/future year documents will be published in ProjectWise.
- Started collecting utility service data (including water and sanitary sewer) including the names of the utility providers.
- Started collecting more detailed parking lot surface data (paved, unpaved, and partially paved) and the extent of lot markings (striped, unstriped, and partially striped).
FY 2017 Implementation Plan

Implementation Plan – 2017 Major Capital Projects
With continued projected revenue shortfalls for the upcoming years, the outlook for adequate transportation funding, including the ability to match federal aid, is of great concern. Due to the transportation funding crisis, major facility capital improvement projects have been deferred resulting in limited available funds for critical maintenance on existing facilities only. It is important to recognize the department has major capital improvement investment needs that must be addressed in the long-range plan.

Implementation Plan – 2017 Special Maintenance Projects
In recognition of the transportation funding crisis, the amount identified and requested for FY 2017 special maintenance projects is abbreviated and does not reflect all investment needs. The projects selected and included in this budget request address health and safety issues, as well as critical repairs required to maintain existing assets. Although all projects represented by the requested amount have been identified, scoped, and estimated, if other special maintenance facility needs become an emergency or critical in nature, those projects will be addressed with this funding.

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

Miscellaneous Repairs, Renovations, and Upgrades - Statewide
FY 2017 Appropriation Request: $3,001,500

Repairs, renovations, and upgrades to be performed with Special Maintenance funding include the following:
- Structure and roof repairs
- Energy improvements including insulation and windows
- Facility exterior repairs and painting
- Facility site improvements including pavement, drainage, and fencing
- Emergency and miscellaneous renovations, maintenance, and repairs

Total Special Maintenance Projects Request for FY 2017: $3,001,500

Total Capital Outlay Budget Request for FY 2017 (STF Funding): $3,001,500
With continued projected revenue shortfalls for the upcoming years, the outlook for adequate transportation funding, including the ability to match federal aid, is of great concern. Due to the transportation funding crisis, major facility capital improvement projects have been deferred resulting in limited available funds for critical maintenance on existing facilities only. It is important to recognize the department has major capital improvement investment needs that must be addressed in the long-range plan.
<table>
<thead>
<tr>
<th>FY</th>
<th>Bureau/Region Location</th>
<th>Building/ Facility</th>
<th>Brief Scope Work</th>
<th>Current Condition</th>
<th>Performance Outcome</th>
<th>Alternatives</th>
<th>Benefit to Taxpayer</th>
<th>Project Cost/ Fund Source</th>
</tr>
</thead>
<tbody>
<tr>
<td>2017</td>
<td>Southwest Region</td>
<td>WCT-1 Welcome Center</td>
<td>Remove and replace water treatment system</td>
<td>The pumps are antiquated, require frequent non-routine repair, and are costly to have serviced.</td>
<td>Protect the health and safety of employees and visitors. Maintain critical welcome center operations that support Michigan tourism.</td>
<td>No viable alternative.</td>
<td>Savings realized through the protection of existing assets, the mitigation of short-term risk of aging equipment, and the safety of personnel and the traveling public.</td>
<td>$55,700/ 2116-STF</td>
</tr>
<tr>
<td>2017</td>
<td>Lansing Operations Field Services</td>
<td>GAR-1 Garage</td>
<td>Apply roof coating over entire building.</td>
<td>The existing metal roof has numerous leaks and needs to be coated.</td>
<td>Maintain a fully functional roof system that protects both the structure and the contents of the building.</td>
<td>Defer project and absorb risk of damage to structure and contents.</td>
<td>Preventive maintenance investment will mitigate risk of structural damage and protect building contents.</td>
<td>$227,200/ 2116-STF</td>
</tr>
<tr>
<td>2017</td>
<td>University Region Brighton Garage</td>
<td>HSB-1 Heated Storage</td>
<td>Replace all single-pane windows with new energy-efficient windows</td>
<td>Existing windows are in poor condition and not energy efficient (single pane).</td>
<td>Protection and preservation of building and contents. Reduce energy consumption and associated costs.</td>
<td>Defer project and absorb risk of costly structural and content damage. Absorb higher utility costs.</td>
<td>Preventive maintenance investment will mitigate risk to structure and building contents. Additional savings realized in the reduction of energy consumption and associated costs.</td>
<td>$67,900/ 2116-STF</td>
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<td>FY</td>
<td>Bureau/Region Location</td>
<td>Building/Facility</td>
<td>Brief Scope Work</td>
<td>Current Condition</td>
<td>Performance Outcome</td>
<td>Alternatives</td>
<td>Benefit to Taxpayer/Project Cost/ Fund Source</td>
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<td>2017</td>
<td>Superior Region</td>
<td>GAR-1 Garage</td>
<td>Replace windows and twelve (12) garage door jams with energy efficient products.</td>
<td>Broken seals on windows and moisture between glass panes resulting in reduced visibility and reduced insulating values. Ferrous oxides on garage door jams has caused significant section loss.</td>
<td>Protection and preservation of building and contents. Reduce energy consumption and associated costs.</td>
<td>Defer project and absorb risk of costly structural and content damage. Absorb higher utility costs.</td>
<td>Preventive maintenance investment will mitigate risk to structure and building contents. Additional savings realized in the reduction of energy consumption and associated costs. $27,600 2116-STF</td>
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<td>L'Anse Garage</td>
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<tr>
<td>2017</td>
<td>Metro Region</td>
<td>STE-1 Site</td>
<td>Remove remaining pavement, perform necessary earthwork and install new pavement (6&quot;) HMA) with 6&quot; aggregate base and 10&quot; subbase.</td>
<td>Existing pavement has deteriorated to unacceptable conditions with large cracks and potholes. This facility supports road maintenance operations and has frequent heavy equipment traffic.</td>
<td>Protective surface for maintenance vehicles and equipment to operate.</td>
<td>Pavement is deteriorated beyond salvage and resurfacing would be a more costly solution due to short term benefits.</td>
<td>Improved operations from a smooth transportation surface. $135,100 2116-STF</td>
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<td>Ford/Wyoming Salt</td>
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<tr>
<td>2017</td>
<td>Bay Region</td>
<td>STE-1 Site</td>
<td>Resurface internal driveways, excluding main driveway and parking lot (Phase 2 of 2).</td>
<td>Internal driveways have visible areas of broken/missing asphalt which collect water and accelerate further deterioration. This facility supports road maintenance operations and has frequent heavy equipment traffic.</td>
<td>Protective surface on which maintenance vehicles and equipment will operate.</td>
<td>Full rehab and replacement was considered. However, further investigation revealed existing pavement can be salvaged if repaired before pavement condition deteriorates further.</td>
<td>Significant savings by performing a mill and resurface in lieu of complete rehab and replacement. $422,100 2116-STF</td>
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<td>Saginaw East Garage</td>
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<tr>
<td>2017</td>
<td>Grand Region</td>
<td>STE-1 Site</td>
<td>Mill and resurface parking lot and drives.</td>
<td>Existing pavement has deteriorated to unacceptable conditions showing signs of large cracks and potholes.</td>
<td>Protective surface for maintenance vehicles and equipment to operate.</td>
<td>Full rehab and replacement was considered; further investigation revealed existing base can be salvaged if repaired before pavement condition further deteriorates.</td>
<td>Significant savings by repairing existing pavement in lieu of complete rehab and replacement.</td>
<td>$355,700 2116-STF</td>
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<tr>
<td>2017</td>
<td>Metro Region</td>
<td>STE-1 Site</td>
<td>Add additional exterior lighting on the south and east side of site.</td>
<td>There is poor lighting along the south and east sides of site.</td>
<td>Improved lighting for better protection of personnel and site.</td>
<td>No viable alternative.</td>
<td>Mitigate risk of vandalism and theft.</td>
<td>$324,300 2116-STF</td>
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<tr>
<td>2017</td>
<td>Metro Region</td>
<td>STE-1 Site</td>
<td>1.5&quot; HMA mill and resurface of existing pavement on site. Replace concrete curbs around the office/garage parking area.</td>
<td>Multiple longitudinal and transverse cracks with several areas of fatigue cracking, saturated undermined sub base adjacent to drain structures. This facility supports road maintenance operations and has frequent heavy equipment traffic.</td>
<td>Protective surface for maintenance vehicles and equipment to operate.</td>
<td>Full rehab and replacement was considered; further investigation revealed existing pavement can be salvaged if repaired before pavement condition further deteriorates.</td>
<td>Significant savings by repairing existing pavement in lieu of complete rehab and replacement.</td>
<td>$172,500 2116-STF</td>
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<td>Year</td>
<td>Bureau/Region Location</td>
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<td>Brief Scope Work</td>
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<tr>
<td>2017</td>
<td>Grand Region</td>
<td>GAR-1 Garage</td>
<td>Tuck-point and paint exterior</td>
<td>Building exterior finish is in poor condition.</td>
<td>Preserve and protect structural integrity of building.</td>
<td>Sheet metal siding was considered but proved to be too cost prohibitive.</td>
<td>Preventive maintenance investment will mitigate risk of structural and building content damage.</td>
<td>$117,100 2115-STF</td>
</tr>
<tr>
<td>2017</td>
<td>North Region</td>
<td>GAR-1 Garage</td>
<td>Tuck point and paint exterior</td>
<td>The exterior surface is showing signs of significant wear.</td>
<td>Preserve and protect structural integrity of building.</td>
<td>No viable alternative.</td>
<td>Preventive maintenance investment will mitigate risk of structural and building content damage.</td>
<td>$82,000 2115-STF</td>
</tr>
<tr>
<td>2017</td>
<td>Grand Region</td>
<td>GAR-1 Garage</td>
<td>Tuck point and paint exterior</td>
<td>The exterior surface is showing signs of significant wear.</td>
<td>Preserve and protect structural integrity of building.</td>
<td>Siding was considered but proved to be too cost prohibitive.</td>
<td>Preventive maintenance investment will mitigate risk of structural and building content damage.</td>
<td>$78,300 2115-STF</td>
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<td>FY</td>
<td>Location</td>
<td>Building/Facility</td>
<td>Brief Scope Work</td>
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<td>2017</td>
<td>Superior Region</td>
<td>WCT-1</td>
<td>Remove and replace exterior windows.</td>
<td>The window glazing leaks, (all windows), and there is no inert gas left causing fog within the perimeter of the window. The frames have deteriorated and leak.</td>
<td>Protection and preservation of building and contents. Reduce energy consumption and associated costs.</td>
<td>Defer project and absorb risk of higher repair or replacement costs. Continue to pay higher utility costs.</td>
<td>Preventive maintenance investment will mitigate risk to structure and building contents. Additional savings realized in the reduction of energy consumption and associated costs.</td>
<td>$563,000/2116-STF</td>
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<tr>
<td>2017</td>
<td>Southwest Region</td>
<td>S54-2</td>
<td>Paint exterior and repair masonry at entrance of dome.</td>
<td>Paint is chipping, fading, and peeling. The masonry has cracks, and chips at the entrance.</td>
<td>Protection and preservation of building structure and contents.</td>
<td>Defer project and absorb risk of damage to structure and contents.</td>
<td>Preventive maintenance investment will mitigate risk of structural and building contents/damage.</td>
<td>$60,200/2116-STF</td>
</tr>
<tr>
<td>2017</td>
<td>Superior Region</td>
<td>WCT-1</td>
<td>Remove and replace exterior windows on first floor. Fill-in window openings with legs matching the reality on the second floor.</td>
<td>Windows are broken in poor condition and no longer energy efficient. The seals are broken in several windows and the inert gas has escaped causing the windows to fog. Frames have deteriorated and leak.</td>
<td>Protection and preservation of building and contents. Reduce energy consumption and associated costs.</td>
<td>Defer project and absorb risk of higher repair or replacement costs. Continue to pay higher utility costs.</td>
<td>Preventive maintenance investment will mitigate risk to structure and building contents. Additional savings realized in the reduction of energy consumption and associated costs.</td>
<td>$58,300/2116-STF</td>
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<td>FY</td>
<td>Bureau/Region</td>
<td>Building/Facility</td>
<td>Brief Scope/Work</td>
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<tr>
<td>2017</td>
<td>Southwest Region</td>
<td>GAR-2</td>
<td>Tuck point and paint entire exterior.</td>
<td>Paint is chipping, fading, and peeling.</td>
<td>Protection and preservation of building, structure and contents.</td>
<td>Defer project and absorb risk of damage to structure and contents.</td>
<td>Preventive maintenance investment will mitigate risk of structural and building content damage.</td>
<td>$40,000 2116-STF</td>
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<td>Prosperity Region</td>
<td>Garage</td>
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<td>2017</td>
<td>University Region</td>
<td>SPC-1</td>
<td>Paint exterior of building.</td>
<td>Exterior paint is peeling in many locations and is not providing proper protection of the masonry.</td>
<td>Preserve and protect structural integrity of building.</td>
<td>Defer project and absorb risk of costly structural and content damage.</td>
<td>Preventive maintenance investment will mitigate risk of structural and building content damage.</td>
<td>$41,200 2116-STF</td>
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<td>Maintenance Crews</td>
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<tr>
<td>2017</td>
<td>University Region</td>
<td>GAR-1</td>
<td>Replace windows in mechanic's bay area and main garage.</td>
<td>Existing windows are in poor condition and not energy efficient (single pane).</td>
<td>Protection and preservation of building and contents. Reduced energy consumption and associated costs.</td>
<td>Defer project and absorb risk of higher repair or replacement costs. Continue to pay higher utility costs.</td>
<td>Preventive maintenance investment will mitigate risk to structure and building contents. Additional savings realized in the reduction of energy consumption and associated costs.</td>
<td>$40,200 2116-STF</td>
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<td>FY</td>
<td>Bureau/Region Location</td>
<td>Building/Facility</td>
<td>Brief Scope Work</td>
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<td>Alternatives</td>
<td>Benefit to Taxpayer</td>
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<tr>
<td>2017</td>
<td>Southwest Region Jones Garage</td>
<td>SSB-2 Salt/Sand Storage</td>
<td>Paint exterior.</td>
<td>Paint is peeling. Salt has leached through wood so paint will not stick.</td>
<td>Protection and preservation of building structure and contents.</td>
<td>Defer project, and absorb risk of costly structural and content damage.</td>
<td>Preventive maintenance investment will mitigate risk to structure and building contents.</td>
<td>$38,300 2116-STF</td>
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<tr>
<td>2017</td>
<td>Grand Region Grand Rapids Garage</td>
<td>GAR-1 Garage</td>
<td>Tuck point and paint building exterior.</td>
<td>Exterior paint is in poor condition.</td>
<td>Preserve and protect structural integrity of building.</td>
<td>No visible alternative.</td>
<td>Preventive maintenance investment will mitigate risk of structural and building content damage.</td>
<td>$37,800 2116-STF</td>
</tr>
<tr>
<td>2017</td>
<td>Bay Region Mt. Pleasant Garage/ Mt. Pleasant TSC</td>
<td>SSB-1 Salt/Sand Storage</td>
<td>Paint siding overhead.</td>
<td>Paint has faded and is in poor condition.</td>
<td>Preserve and protect structural integrity of building.</td>
<td>Deferment of project will increase risk of moisture penetrating block walls and causing further deterioration.</td>
<td>Preventive maintenance investment will mitigate risk of structural and building content damage.</td>
<td>$37,600 2116-STF</td>
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<td>FY</td>
<td>Bureau/Region Location</td>
<td>Building/ Facility</td>
<td>Brief Scope/ Work</td>
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<tr>
<td>2017</td>
<td>North Region Office/ Gaylord TSC North Central Region</td>
<td>REC-1 Region Office</td>
<td>Paint exterior of building.</td>
<td>The exterior surface is showing signs of significant wear.</td>
<td>Preserves and protects structural integrity of building.</td>
<td>Deferment of project will result in further deterioration with potentially higher repair costs.</td>
<td>Preventive maintenance investment will mitigate risk of structural and building content damage.</td>
<td>$35,700 - 2116-STF</td>
</tr>
<tr>
<td>2017</td>
<td>University Region Charlotte Garage South Central Region</td>
<td>GAR-1 Garage</td>
<td>Insulate mechanic's bay area roof (spray foam).</td>
<td>Inadequate insulation resulting in heat loss.</td>
<td>Reduced energy consumption and associated costs.</td>
<td>Defer project and continue to pay higher energy costs and reduce the service life of the heating system.</td>
<td>Savings realized through reduced utility consumption and associated costs, as well as reduced maintenance costs and prolonged service life for the heating system.</td>
<td>$35,399 - 2116-STF</td>
</tr>
<tr>
<td>2017</td>
<td>Southwest Region Colesse Garage</td>
<td>GAR-1 Garage</td>
<td>Paint and tuck point exterior.</td>
<td>Exterior paint showing signs of wear.</td>
<td>Preserve and protects structural integrity of building.</td>
<td>Defer project and absorb risk of costly structural and content damage.</td>
<td>Preventive maintenance investment will mitigate risk of structural and building content damage.</td>
<td>$32,400 - 2115-STF</td>
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## MICHIGAN DEPARTMENT OF TRANSPORTATION
### CAPITAL OUTLAY FIVE-YEAR PROGRAM
### FY 2017 SPECIAL MAINTENANCE PROJECTS

<table>
<thead>
<tr>
<th>FY</th>
<th>Bureau/Region Location</th>
<th>Building/Facility</th>
<th>Brief Scope Work</th>
<th>Current Condition</th>
<th>Performance Outcomes</th>
<th>Alternatives</th>
<th>Benefit to Taxpayer</th>
<th>Project Cost/Fund Source</th>
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<tbody>
<tr>
<td>2017</td>
<td><strong>Southwest Region</strong>&lt;br&gt;Jones-Garage&lt;br&gt;Cass County&lt;br&gt;Cass</td>
<td>GAR-2 Garage</td>
<td>Core-fill all Concrete Masonry Unit (CMU) block walls.</td>
<td>Hollow CMU block walls have low thermal resistance and require core-fill to increase thermal properties. Cold drafts come through block and interior paint has deteriorated.</td>
<td>Reduced energy consumption. Provide uniform and efficient heating.</td>
<td>Defer project and continue to pay higher energy costs and reduce the service life of the heating system.</td>
<td>Savings realized through reduced utility consumption and associated costs, as well as reduced maintenance costs and prolonged service life of the heating system.</td>
<td><strong>$32,200</strong>&lt;br&gt;2116-STF</td>
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<tr>
<td>2017</td>
<td><strong>North Region</strong>&lt;br&gt;Mio Garage&lt;br&gt;Northeast Prosperity Region&lt;br&gt;Osceola County&lt;br&gt;Osceola</td>
<td>SSB-2 Salt/Sand Storage</td>
<td>Paint building exterior including lean-to.</td>
<td>The exterior surface is showing signs of significant wear.</td>
<td>Preserve and protect structural integrity of building.</td>
<td>Steel metal siding was considered but proved to be too cost prohibitive.</td>
<td>Preventive maintenance investment will mitigate risk of structural and building content damage.</td>
<td><strong>$31,100</strong>&lt;br&gt;2116-STF</td>
</tr>
<tr>
<td>2017</td>
<td><strong>Southwest Region</strong>&lt;br&gt;Sawyer Garage&lt;br&gt;Cass County&lt;br&gt;Benzie</td>
<td>GAR-1 Garage</td>
<td>Paint exterior.</td>
<td>Paint is chipping, fading, and peeling.</td>
<td>Preserve and protect structural integrity of building.</td>
<td>Defers project and absorbs risk of damage to structure and contents.</td>
<td>Preventive maintenance investment will mitigate risk of structural and building content damage.</td>
<td><strong>$30,200</strong>&lt;br&gt;2116-STF</td>
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<tr>
<td>FY</td>
<td>Bureau/Region Location</td>
<td>Building/ Facility</td>
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<td>2017</td>
<td>Bay Region</td>
<td>SSB-2 SatuSand Storage</td>
<td>Paint exterior wood surfaces.</td>
<td>The exterior surface is showing signs of significant wear.</td>
<td>Preserve and protect structural integrity of building.</td>
<td>Sheet metal siding was considered but too cost prohibitive.</td>
<td>Preventive maintenance investment will mitigate risk of structural and building content damage.</td>
<td>$28,800. 2116-STF</td>
</tr>
<tr>
<td>2017</td>
<td>Southwest Region</td>
<td>GAR-1 Paw Paw Garage</td>
<td>Concrete Masonry Unit (CMU) block walls.</td>
<td>Hollow CMU block walls have low thermal resistance and require core fill to increase thermal properties. Interior paint has deteriorated.</td>
<td>Reduced energy consumption. Provide uniform and efficient heat.</td>
<td>Deter project and continue to pay higher energy costs and reduce the service life of the heating system...</td>
<td>Savings realized through reduced utility consumption and associated costs, as well as reduced maintenance costs and prolonged service life of the heating system...</td>
<td>$22,300. 2116-STF</td>
</tr>
<tr>
<td>2017</td>
<td>Grand Region</td>
<td>SSB-1 Sand/Sand Storage</td>
<td>Paint exterior.</td>
<td>The exterior surface is showing signs of significant wear.</td>
<td>Preserve and protect structural integrity of building.</td>
<td>Siding was considered but proved to be too cost prohibitive.</td>
<td>Preventive maintenance investment will mitigate risk of structural and building content damage.</td>
<td>$21,700. 2116-STF</td>
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<thead>
<tr>
<th>FY</th>
<th>Bureau/Region/Location</th>
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<tbody>
<tr>
<td>2017</td>
<td>University Region</td>
<td>GAR-1 Garage</td>
<td>Replace windows with energy efficient product.</td>
<td>Existing windows are in poor condition and not energy-efficient (single pane).</td>
<td>Protection and preservation of building and contents. Reduce energy consumption and associated costs.</td>
<td>Defer project and absorb risk of higher repair or replacement costs. Continue to pay higher utility costs.</td>
<td>Preventive maintenance investment will mitigate risk to structure and building contents. Additional savings realized in the reduction of energy consumption and associated costs.</td>
<td>$20,400 2116-STF</td>
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<tr>
<td>2017</td>
<td>Southwest Region</td>
<td>SSB-3 Salt/Sand Storage</td>
<td>Paint exterior.</td>
<td>Stain showing extreme wear and is no longer protecting wood.</td>
<td>Preserve and protect structural integrity of building.</td>
<td>Defer project and absorb risk of costly structural and content damage.</td>
<td>Preventive maintenance investment will mitigate risk of structural and building content damage.</td>
<td>$20,100 2116-STF</td>
</tr>
<tr>
<td>2017</td>
<td>Lansing</td>
<td>HSB-1 Heated Storage</td>
<td>Paint exterior, service doors, door frames, and awnings. Repair gutters.</td>
<td>Current paint is peeling on awnings, siding, doors, and door frames. Gutters are in poor condition.</td>
<td>Preserve and protect structural integrity of building.</td>
<td>Defer project and absorb risk of costly structural and content damage.</td>
<td>Preventive maintenance investment will mitigate risk of structural and building content damage.</td>
<td>$20,000 2116-STF</td>
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<td>2017</td>
<td>Southwest Region Sawyer Garage</td>
<td>SSB-3 Salt/Sand Storage</td>
<td>Paint T1-11 siding.</td>
<td>Paint is chipping, fading, and peeling.</td>
<td>Protection and preservation of building structure and contents.</td>
<td>Defer project and absorb risk of costly structural and content damage.</td>
<td>Preventive maintenance investment will mitigate risk of structural and building content damage.</td>
<td>$19,600 2116-STF</td>
</tr>
<tr>
<td>2017</td>
<td>Southwest Region Janesville Garage</td>
<td>SSB-1 Salt/Sand Storage</td>
<td>Paint/stain exterior.</td>
<td>Paint is chipping, fading, and peeling.</td>
<td>Protection and preservation of building structure and contents.</td>
<td>Defer project and absorb risk of damage to structure and contents.</td>
<td>Preventive maintenance investment will mitigate risk of structural and building content damage.</td>
<td>$19,300 2116-STF</td>
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<tr>
<td>2017</td>
<td>Superior Region St. Ignace Garage</td>
<td>SSB-2 Salt/Sand Storage</td>
<td>Paint exterior T1-11 siding and fascia boards.</td>
<td>Paint is chipping, fading, and peeling.</td>
<td>Protection and preservation of building structure and contents.</td>
<td>Defer project and absorb risk of damage to structure and contents.</td>
<td>Preventive maintenance investment will mitigate risk of structural and building content damage.</td>
<td>$19,100 2116-STF</td>
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<td>2017</td>
<td>University Region Addisian Garage</td>
<td>CSB-1 Cold Storage</td>
<td>Paint exterior of building.</td>
<td>Exterior paint is peeling in many locations and is not providing proper protection to the building’s masonry.</td>
<td>Protection and preservation of building structure and contents.</td>
<td>Defer project and risk further moisture penetration.</td>
<td>Preventive maintenance investment will mitigate risk of structural and building content damage.</td>
<td>$18,100 2118-STF</td>
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<tr>
<td>2017</td>
<td>Grand Region Fannville Garage</td>
<td>CSB-1 Cold Storage</td>
<td>Repair metal panel. Blast and paint exterior wall and metal roof trim.</td>
<td>Metal structure is starting to rust with approximately 75% of the bottom 2 ft. of structure showing severe rust.</td>
<td>Preserve and protect structural integrity of building.</td>
<td>Defer project and absorb risk of costly structural and content damage.</td>
<td>Preventive maintenance investment will mitigate risk of structural and building content damage.</td>
<td>$89,500 2118-STF</td>
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<tr>
<td>2017</td>
<td>Southwest Region Jones Garage</td>
<td>CSB-1 Cold Storage</td>
<td>Replace metal wall and roof panels.</td>
<td>Metal roof and siding are showing visible signs of deterioration and no longer provide protection to structure.</td>
<td>Preserve and protect structural integrity of building.</td>
<td>Defer project and absorb risk of costly structural and content damage.</td>
<td>Preventive maintenance investment will mitigate risk of structural and building content damage.</td>
<td>$75,200 2118-STF</td>
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<tr>
<td>2017</td>
<td>Grand Region</td>
<td>STE-1 Site</td>
<td>Automate gate on west side of parking area and add card reader consistent with existing region system (Video Tec Tronics).</td>
<td>Present gate is a large manually operated gate. Due to its size it requires regular maintenance. In addition, consultants and construction staff require off-hour access to the building.</td>
<td>Improved safety and security of site.</td>
<td>No viable alternative.</td>
<td>Better stewardship of facility assets through improved security...</td>
<td>$30,200 2116-STF</td>
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**FY 2017 SPECIAL MAINTENANCE TOTAL** $3,001,500
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<tr>
<td>2018</td>
<td>Lansing: Bureau of Field Services, South Central Prosperity Region, County: Lansing</td>
<td>CTH-1 Other</td>
<td>Design and construct combined field services facility.</td>
<td>Currently field services is housed in five separate locations throughout the Lansing vicinity.</td>
<td>Gain efficiencies and cost savings from having operations housed in one MDOT owned facility.</td>
<td>Continues to operate from separate locations which is inefficient and not cost effective.</td>
<td>Combined facility provides economic benefit by maximizing the use of property and shared use of common buildings, equipment, and services.</td>
<td>$216-STF Formal scope and cost estimation in progress.</td>
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<tr>
<td>2018</td>
<td>Grand Region Muskegon, TSC West Michigan Prosperity Region, County: Muskegon</td>
<td>TSC-1 Transportation Service Center</td>
<td>Design and construct 2,424 sq. ft. addition and reconfigure the office layout within existing building footprint. Address building security.</td>
<td>Existing facility has insufficient space to effectively accommodate current personnel, as well as insufficient meeting and storage space.</td>
<td>Facility that will accommodate current and future personnel, as well as provide sufficient meeting and storage space.</td>
<td>Continue to operate in a facility that is not conducive to efficient operations.</td>
<td>Increased productivity and optimized operations by having sufficient office, meeting, and storage space. Increased security will reduce risk to building and contents.</td>
<td>$216-STF Formal scope and cost estimation in progress.</td>
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<tr>
<td>2018</td>
<td>University Region Ann Arbor TSC, Southeast Michigan Prosperity, County: Washtenaw</td>
<td>TSC-1 Transportation Service Center</td>
<td>Design and construct new 5,850 sq. ft. TSC in Washtenaw County, or MDOT owned property.</td>
<td>MDOT currently leases office space in Livingston County. The TSC services Livingston, Washtenaw, and Monroe Counties and the current location is not optimal for customer services.</td>
<td>Improve customer service through the utilization of an MDOT-owned facility.</td>
<td>Lease an alternative facility. After extensive research DTMB/MDOT has not been able to identify a lease space that is more cost effective than constructing a new state-owned facility.</td>
<td>Increased visibility and services to the customer. Buy versus lease supports long term savings, and meets operational needs.</td>
<td>$216-STF Formal scope and cost estimation in progress.</td>
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<tr>
<td>2019</td>
<td>Southwest Region</td>
<td>GAR-1 Garage</td>
<td>Enlarge garage by adding a 4,000 sq. ft. addition to accommodate the parking of tandem axle plow trucks.</td>
<td>For improved operations, MDOT has transitioned to use of tandem trucks which are longer than the single-axle trucks. This creates a logistic issue due to existing garage configuration for smaller trucks.</td>
<td>Equipment is protected from the elements.</td>
<td>Continue to store equipment outside where it is exposed to the elements.</td>
<td>Cost savings are realized by protecting purchased assets.</td>
<td>2116-STF</td>
</tr>
<tr>
<td>2019</td>
<td>University Region</td>
<td>TSC-1 Transportation Service Center</td>
<td>Design and construct new 14,000 sq. ft. Transportation Service Center (TSC).</td>
<td>The TSC is a tenant in a shared facility which is not conducive to long-term operations.</td>
<td>State of Michigan owned facility to meet existing and future staffing levels. New facility to have a small materials lab, typical to a TSC.</td>
<td>Continue to share space in a facility that is not in alignment with long-term operational needs.</td>
<td>Overall efficient use of financial resources, sustain project and customer service products and services, and better able to retain and manage operations for transparency reporting requirements.</td>
<td>2116-STF</td>
</tr>
<tr>
<td>2019</td>
<td>Grand Region</td>
<td>TSC-1 Transportation Service Center</td>
<td>Construct a new 14,000 sq. ft. Grand Rapids TSC on state-owned land or purchase property.</td>
<td>The Grand Rapids TSC is currently a leased facility located in the southeast quadrant of I-96 and Leonard Street within the City of Grand Rapids. This lease agreement is for 5 years with two 5 year renewable options.</td>
<td>MDOT-owned facility in alignment with department strategy for prioritization.</td>
<td>Continue to lease either at the existing location or alternate location.</td>
<td>Increased visibility and service to the customer. Buy vs. lease supports long-term savings of this MDOT-owned facility.</td>
<td>2116-STF</td>
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<tr>
<td>2019</td>
<td>Southwest Region</td>
<td>SSB-3 Salt/Sand Storage</td>
<td>Design and construct new 17,500 sq. ft. 7,000 ton salt/sand storage building with secondary containment.</td>
<td>The current salt dome (4,000 ton capacity) is almost 30 years in age with ongoing structural issues and insufficient fill capacity. The structure is not in alignment with secondary containment rules and regulations.</td>
<td>Safe and efficient facility which is in compliance with environmental laws, rules, and regulations.</td>
<td>Continue to delay project and accept operational deficiencies, rule/regulation non-compliance, and absorb cost of maintaining an aging structure.</td>
<td>New construction with covered loading area will meet environmental rules/regulations. Building to full capacity will reduce winter salt costs. Existing structure will be used for cold storage.</td>
<td>2115-STF Formal scope and cost estimation in progress</td>
</tr>
<tr>
<td>2019</td>
<td>University Region</td>
<td>GAR-1 Garage</td>
<td>Design and construct 2,400 sq. ft. wash bay.</td>
<td>Equipment is washed within the main building. Moisture from washing activity is deteriorating structural integrity, as well as tools and equipment stored in same location.</td>
<td>Preserve the integrity of the maintenance garage structure and contents.</td>
<td>Absorb risk of long-term structure and content damage by delaying project.</td>
<td>Frequent washing of equipment extends service life. Savings are also realized through preserving existing structure and contents by moving washing operations to separate facility.</td>
<td>2116-STF Formal scope and cost estimation in progress</td>
</tr>
<tr>
<td>2019</td>
<td>Southwest Region</td>
<td>WSH-1 Washbay</td>
<td>Design and construct 2,400 sq. ft. external wash bay.</td>
<td>Existing equipment is washed within the main building. Moisture from washing activity is deteriorating structural integrity, as well as tools and equipment stored in same location. Increase risk of employees injury.</td>
<td>Preserve the integrity of the maintenance garage structure and contents.</td>
<td>Continue to delay project and accept operational deficiencies and absorb long-term financial risk.</td>
<td>Frequent washing of equipment extends service life. Savings are also realized through preserving existing structure and contents by moving washing operations to separate facility.</td>
<td>2115-STF Formal scope and cost estimation in progress</td>
</tr>
<tr>
<td>FY</td>
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<td>2019</td>
<td>Southwest Region</td>
<td>Sawyer Garage</td>
<td>WSH-1 Washbay</td>
<td>Design and construct 2,400 sq. ft. wash bay.</td>
<td>Existing equipment is washed within the main building. Moisture from washing activity is deteriorating structural integrity, as well as tools and equipment stored in same location and increase risk of employee injury.</td>
<td>Preserve the integrity of the maintenance garage structure and contents by protecting materials and equipment from the elements. Extend life of building's steel framing. Provide safer washing environment for staff.</td>
<td>Continue to delay project and accept operational deficiencies and absorb long-term financial risk.</td>
<td>Frequent washing of equipment extends service life. Savings are also realized through preserving existing structure and contents by moving washing operations to separate facility.</td>
</tr>
<tr>
<td>2019</td>
<td>Southwest Region</td>
<td>Jones Garage</td>
<td>WSH-1 Washbay</td>
<td>Design and construct 2,400 sq. ft. external wash bay.</td>
<td>Equipment is washed within the main building. Moisture from washing activity is deteriorating structural integrity, as well as tools and equipment stored in same location.</td>
<td>Preserve the integrity of the maintenance garage structure and contents by protecting materials and equipment from the elements. Extend life of building's steel framing. Provide safer washing environment for staff.</td>
<td>Continue to delay project and accept operational deficiencies and absorb long-term financial risk.</td>
<td>Frequent washing of equipment extends service life. Savings are also realized through preserving existing structure and contents by moving washing operations to separate facility.</td>
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<tr>
<td>2019</td>
<td>Metro Region</td>
<td>Caniff-Greeley Salt Storage Building</td>
<td>SSB-3 Salt/Storage</td>
<td>Construct new Salt/Storage Building (SSB-3). Demolish existing SSB-1 and SSB-2.</td>
<td>The two existing salt and storage buildings are non-DOT compliant and have ongoing structural deficiencies.</td>
<td>Safe and efficient facility in compliance with environmental laws, rules, and regulations.</td>
<td>Continue to delay project and accept operational deficiencies, rule/ regulation non-compliance, and absorb cost of maintaining an aging structure.</td>
<td>New construction with covered loading area will meet environmental rules/regulations. Building to full capacity will reduce winter salt costs.</td>
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<td>2020</td>
<td>Southwest Region</td>
<td>GAR-2 Garage</td>
<td>Design and construct 224 sq. ft. addition and renovate existing office space.</td>
<td>Inadequate office and conference room space. There is no computer area. The mechanic and shop supply areas do not accommodate the necessity for emergency tasks.</td>
<td>Additional space will allow for optimum space allocation for existing and additional staff. In addition, increased storage space will result in more efficient operations.</td>
<td>Lease or purchase an additional facility/office space which would result in an increase of region operational expenditures.</td>
<td>Adding additional space, rather than buying or leasing, will be a more efficient use of taxpayer dollars, and will result in an increase in employee productivity and efficiency.</td>
<td>2116-STF</td>
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<tr>
<td>2020</td>
<td>University Region</td>
<td>GAR-1 Garage</td>
<td>Design and construct 46,000 sq. ft. Garage, 2,000 sq. ft. wash bay, and 7,500 sq. ft. heated storage building on existing MDOT owned property.</td>
<td>The current facility exceeds 50 years in service, is operating at more than twice the intended capacity, is not centrally located to the geographic area of responsibility.</td>
<td>Combined facility located on existing state owned property will meet current and future operational and staffing needs.</td>
<td>Substantial critical repair/ renovation investment (Est. 52M) to a facility which does not meet operational needs and is located outside the geographic area of responsibility.</td>
<td>Combined facility provides economic benefits by maximizing the use of property and shared use of common buildings.</td>
<td>2116-STF</td>
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<tr>
<td>2020</td>
<td>University Region</td>
<td>WCT-1 Welcome Center</td>
<td>Design and construct new 8,000 sq. ft. Welcome Center.</td>
<td>The existing facility is in need of costly repairs and is understated for the volume of public served.</td>
<td>Welcome Center which is ADA compliant with both external and internal accessible restroom facilities, adequate space for public use of the welcome center area and administrative offices, and reduction in annual energy costs.</td>
<td>Continue to delay project. Continue to pay high utility and maintenance costs.</td>
<td>Promote tourism with an updated facility which adequately serves the traveling public.</td>
<td>2116-STF</td>
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<td>University Region Charleston Garage</td>
<td>WSH-1 Washbay</td>
<td>Design and construct 2,400 sq. ft. external wash bay.</td>
<td>Equipment is washed within the main building. Moisture from washing activity is deteriorating structural integrity, as well as tools and equipment stored in the same location.</td>
<td>Preserve the integrity of the maintenance garage structure and contents by protecting materials and equipment from the elements. Extend life of building's steel framing. Provide safer washing environment for staff.</td>
<td>Continue to delay project and accept operational deficiencies and absorb long-term financial risk.</td>
<td>Frequent washing of equipment extends service life. Savings are also realized through preserving existing structure and contents by moving washing operations to separate facility.</td>
<td>2116-STF</td>
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<td>South Central Prosperity Region</td>
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<td>Southwest Region South Haven Garage</td>
<td>CSB-2 Cold Storage</td>
<td>Design and construct 800 sq. ft. cold storage building.</td>
<td>Many materials and equipment are stored outside and exposed to the elements thereby increasing the rate of corrosion and reducing the service life.</td>
<td>Materials and equipment are protected from the elements. Warranty, where applicable, is not compromised due to improper storage.</td>
<td>Continue to allow materials and equipment to be exposed to the elements.</td>
<td>Cost savings are realized by protecting assets, securing material and equipment in alignment with warranty. Purchase materials in bulk, at reduced cost.</td>
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<tr>
<td>2021</td>
<td>Southwest Region</td>
<td>GAR-1 Garage</td>
<td>Design and construct 4,800 sq. ft. addition to garage to accommodate the parking of tandem axle plow trucks.</td>
<td>For improved operations, MDOT has transitioned to use of large tandem trucks. Exposed equipment has increased rate of corrosion and reduced service life.</td>
<td>Equipment is protected from the elements and is not compromised due to improper storage.</td>
<td>Continues to store equipment outside where it is exposed to the elements.</td>
<td>Cost savings are realized by protecting purchased assets.</td>
<td>2116-STF Formal scope and cost estimation in progress.</td>
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<tr>
<td>2021</td>
<td>Metro Region</td>
<td>TSC-1 Transportation Service Center</td>
<td>Design and construct new TSC and testing lab.</td>
<td>The TSC and testing lab currently operate from separate leased facilities in Macomb County with inadequate space to efficiently conduct daily operations.</td>
<td>Buy vs. lease analysis supports long term savings of MDOT owned facilities built along MDOT right-of-way to meet operational needs.</td>
<td>Lease another facility and not recognize savings and operational efficiencies from building a new facility.</td>
<td>Increased visibility and services to the customer and the elimination of an expensive lease resulting in more prudent use of taxpayer dollars.</td>
<td>2116-STF Formal scope and cost estimation in progress.</td>
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<tr>
<td>2021</td>
<td>North Region</td>
<td>TSC-1 Transportation Service Center</td>
<td>Design and construct new 8,000 sq. ft. Transportation Service Center (TSC).</td>
<td>The TSC currently operates from a leased facility.</td>
<td>MDOT owned facility in alignment with department strategy for prioritization.</td>
<td>Continue to lease either at the existing location or alternate location.</td>
<td>Increased visibility to the customer and the elimination of an expensive lease.</td>
<td>2116-STF Formal scope and cost estimation in progress.</td>
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<tr>
<td>2021</td>
<td>Superior Region</td>
<td>WCT-1 Welcome Center</td>
<td>Design and construct new 6,000 sq. ft. Welcome Center.</td>
<td>Current facility is inadequate in size to accommodate public need.</td>
<td>Welcome Center which is ADA compliant, with both external and internal accessible restroom facilities, adequate space for public use of the welcome center area and administrative offices, and reduction in annual energy costs.</td>
<td>No viable alternative.</td>
<td>Promote tourism with an updated facility which adequately serves the traveling public.</td>
<td>2116-STF Formal scope and cost estimation in progress.</td>
</tr>
<tr>
<td>2021</td>
<td>Superior Region St. Ignace</td>
<td>WCT-1 Welcome Center</td>
<td>Design and construct new 5,000 sq. ft. Welcome Center.</td>
<td>The existing facility is in need of costly repairs and is undersized for the volume of public served.</td>
<td>Welcome Center with adequate visitor area, ADA compliant restroom facilities, and storage space.</td>
<td>No viable alternative.</td>
<td>Promote tourism with an updated facility which adequately serves the traveling public.</td>
<td>2116-STF Formal scope and cost estimation in progress.</td>
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<tr>
<td>2021</td>
<td>Superior Region Ironwood</td>
<td>WCT-1 Welcome Center</td>
<td>Design and construct new 5,000 sq. ft. Welcome Center building.</td>
<td>Existing facility is very small, with external accessible restrooms and limited handicap accessibility.</td>
<td>Welcome Center which is ADA compliant, with both external and internal accessible restroom facilities, adequate space for public use of the welcome center area and administrative offices, and reduction in annual energy costs.</td>
<td>No viable alternatives.</td>
<td>Promote tourism with an updated facility better serving the traveling public.</td>
<td>2116-STF Formal scope and cost estimation in progress.</td>
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<tr>
<td>2021</td>
<td>Grand Region</td>
<td>SSB-2</td>
<td>Design and construct 4,600 ton salt/sand storage building with secondary containment.</td>
<td>The current salt concrete has a capacity of 3,000 tons which is inadequate since the 5-year average for salt usage at this garage is 4,070 tons. Existing structure does not have a covered loading area (secondary containment).</td>
<td>Building this structure will enable salt to be handled in compliance with environmental requirements, and late season fills will not be necessary in an average winter. The existing salt structure can be utilized for sand storage.</td>
<td>Continue to delay project and accept operational deficiencies, rule regulation non-compliance, and avoid cost of maintaining an aging structure.</td>
<td>New construction with covered loading area will meet environmental rule/regulations. Building to full capacity will reduce winter salt costs. Existing structure will be used for cold storage.</td>
<td>2116-STF</td>
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<tr>
<td>2021</td>
<td>Grand Region</td>
<td>TST-1</td>
<td>Construct 2,400 sq. ft. materials testing laboratory.</td>
<td>Currently contracted. This is not a cost effective option and MDOT does not retain control of testing environment/controls.</td>
<td>MDOT owned and operated facility to perform controlled testing operations in compliance with FHWA requirements.</td>
<td>Continue to contract materials testing at increased cost and decreased efficiency and potential for compromised schedule/testing controls.</td>
<td>Savings are realized by testing operations located in a single testing location. Optimize available FHWA funds by constructing facility to meet current and future testing requirements.</td>
<td>2116-STF</td>
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Formal scope and cost estimation in progress.
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<thead>
<tr>
<th>FY</th>
<th>Bureau/Region Location</th>
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<tbody>
<tr>
<td>2018</td>
<td>University Region</td>
<td>STE-1 Site</td>
<td>Mill and resurface existing parking lot and driveways.</td>
<td>The existing pavement is extremely deteriorated. Some areas around the new washbay and HSB3 are gravel and need to be upgraded to hard surface.</td>
<td>Restore pavement to full function and mitigate environmental concerns.</td>
<td>Considered replacement of full pavement structure, including base. However, early mill and resurfacing can salvage the base layer.</td>
<td>Lower overall operating costs by applying early maintenance intervention.</td>
<td>$561,100</td>
<td>2116-STF</td>
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<tr>
<td>2018</td>
<td>University Region</td>
<td>SSB-2 Salt/Sand Storage</td>
<td>Install metal siding.</td>
<td>Existing siding is in poor condition with peeling paint.</td>
<td>Preserve and protect structural integrity of building.</td>
<td>Defers project and absorbs risk of costly structural and content damage.</td>
<td>Preventive maintenance investment will mitigate risk of structural and building content damage.</td>
<td>$54,600</td>
<td>2116-STF</td>
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<tr>
<td>2018</td>
<td>Bay Region</td>
<td>GAR-1 Garage</td>
<td>Replace two (2) existing floor hoists.</td>
<td>The two (2) existing floor hoists are inadequate to handle the larger, tandem-axle trucks. Currently the garage is equipped with portable hoists.</td>
<td>Maintain daily operations through less down time and saved expense of repeated emergency repairs to existing hoist.</td>
<td>Defers project and absorbs risk of costly repairs and operational down time.</td>
<td>Savings realized by providing safe and reliable equipment.</td>
<td>$886,900</td>
<td>2116-STF</td>
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<td>2018</td>
<td>Bay Region</td>
<td>STE-1 Site</td>
<td>Resurface internal driveways, excluding main driveway and parking lot (Phase 2 of 2).</td>
<td>Internal driveways have visible areas of broken/missing asphalt which collect water and accelerate further deterioration. This facility supports road maintenance operations and has frequent heavy equipment traffic.</td>
<td>Protective surface on which maintenance vehicles and equipment will operate.</td>
<td>Full rehab and replacement was considered. However, further investigation revealed existing pavement can be salvaged if repaired before pavement condition deteriorates further.</td>
<td>Significant savings by performing a mill and resurface in lieu of complete rehab and replacement.</td>
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<td>2018</td>
<td>Bay Region</td>
<td>STE-1 Site</td>
<td>Replace parking lot lighting including foundations and underground electric.</td>
<td>Parking lot lighting foundations are deteriorated and underground electric has numerous splice and is unreliable.</td>
<td>Asset management approach to facilities and pavement resulting in a life cycle savings.</td>
<td>No visible alternatives.</td>
<td>Improved safety for personnel and visitors.</td>
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<tr>
<td>2018</td>
<td>Superior Region</td>
<td>GAR-2 Garage</td>
<td>Replace in-ground floor hoist.</td>
<td>Hoist requires frequent repairs and is not suited for lifting tandem trucks.</td>
<td>Maintain daily operations through less downtime and saved expense of repeated emergency repairs to existing hoist.</td>
<td>Defer project and absorb risk of costly repairs and operational downtime.</td>
<td>Savings realized by providing safe and reliable equipment.</td>
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<td>2018</td>
<td>Southwest Region</td>
<td>GAR-1 Garage</td>
<td>Upgrade electrical system and install new energy efficient lighting system</td>
<td>Lighting is not sufficient for operations and is not energy efficient. Upgraded electrical system required for modern lighting fixtures.</td>
<td>Improved operations as a result of improved lighting.</td>
<td>Defer project and absorb high energy consumption and associated costs.</td>
<td>Improved operations and a reduction in energy consumption and associated costs.</td>
<td>$166,400 / 2116-STF</td>
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<tr>
<td>2018</td>
<td>Metro Region</td>
<td>STE-1 Site</td>
<td>Correct poor drainage in the parking lot, on both south and west sides of the site.</td>
<td>The existing site has poor drainage which ponds and floods.</td>
<td>Proper drainage for long-term protection of pavement.</td>
<td>No viable alternative.</td>
<td>Preventive maintenance will mitigate risk of costly pavement repair.</td>
<td>$164,700 / 2116-STF</td>
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<tr>
<td>2018</td>
<td>Grand Region</td>
<td>GAR-1 Garage</td>
<td>Insulate ceiling and walls.</td>
<td>Ceiling and walls have low thermal resistance and require insulation to increase thermal properties.</td>
<td>Reduced energy consumption and associated costs.</td>
<td>Defer project and continue to pay higher energy costs and reduce the service life of the heating system.</td>
<td>Savings realized through reduced utility consumption and associated costs, as well as reduced maintenance costs and prolonged service life for the heating system.</td>
<td>$95,100 / 2116-STF</td>
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<td>2018</td>
<td>University Region</td>
<td>GAR-1 Garage</td>
<td>Paint exterior.</td>
<td>Paint is deteriorating and no longer providing structural protection.</td>
<td>Protection and preservation of building structure and contents.</td>
<td>Defers project and absorbs risk of structural and content damage.</td>
<td>Preventive maintenance investment will mitigate risk to structure and building contents.</td>
<td>$82,400 2116-STF</td>
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<td>Grand Ledge Garage</td>
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<td>2018</td>
<td>Bay Region</td>
<td>GAR-1 Garage</td>
<td>Exterior window replacement for northeast corner meeting room and north side office area.</td>
<td>Exterior windows are in poor condition and are not energy efficient.</td>
<td>Preserve and protect structural integrity of building.</td>
<td>No viable alternative.</td>
<td>Preventive maintenance investment will mitigate risk of structural and building content damage. Reduced energy consumption and associated costs.</td>
<td>$75,700 2116-STF</td>
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<td>Saginaw East Garage</td>
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<td>2018</td>
<td>Southwest Region</td>
<td>GAR-1 Garage</td>
<td>Insulate walls.</td>
<td>Walls have low thermal resistance and require insulation to increase thermal properties.</td>
<td>Reduced energy consumption. Provide uniform and efficient heat.</td>
<td>Defers project and continue to pay higher energy costs and reduce the service life of the heating system.</td>
<td>Savings realized through reduced utility consumption and associated costs, as well as reduced maintenance costs and prolonged service life of the heating system.</td>
<td>$23,100 2116-STF</td>
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<td>Niles Garage</td>
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<td>2018</td>
<td>University Region Mason Garage South Central Prosperity Region County: Ingham</td>
<td>SSB-2 Salt/Sand Storage</td>
<td>Paint exterior.</td>
<td>Paint is deteriorating and no longer providing structural protection.</td>
<td>Preserve and protect structural integrity of building.</td>
<td>Defers project and absorbs risk of structural and content damage.</td>
<td>Preventive maintenance investment will mitigate risk of structural and building content damage.</td>
<td>$20,600 2116-STF</td>
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<tr>
<td>2018</td>
<td>Southwest Region Southwest Region Office Southwest Prosperity Region County: Kalamazoo</td>
<td>REG-1 Region Office</td>
<td>Clean efflorescence on exterior brick and apply sealant.</td>
<td>Scale efflorescence on brick causing the brick to spall.</td>
<td>Protection and preservation of building structure and contents.</td>
<td>Defers project and absorbs risk of damage to structure and contents.</td>
<td>Preventive maintenance investment will mitigate risk of structural and building content damage.</td>
<td>$19,900 2116-STF</td>
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<tr>
<td>2018</td>
<td>University Region Williamson Garage South Central Prosperity Region County: Ingham</td>
<td>CSB-1 Cold Storage</td>
<td>Paint exterior and interior.</td>
<td>Paint is deteriorating and no longer providing structural protection.</td>
<td>Preserve and protect structural integrity of building.</td>
<td>Defers project and absorbs risk of structural and content damage.</td>
<td>Preventive maintenance investment will mitigate risk of structural and building content damage.</td>
<td>$16,500 2116-STF</td>
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<tr>
<td>2018</td>
<td>Superior Region</td>
<td>TST-1 Testing Lab</td>
<td>Tuck point and paint exterior of the building.</td>
<td>Exterior paint is beginning to deteriorate.</td>
<td>Preserve and protect structural integrity of building.</td>
<td>Defers project and absorbs risk of costly structural and content damage.</td>
<td>Preventive maintenance investment will mitigate risk of structural and building content damage.</td>
<td>$15,500 2116-STF</td>
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<tr>
<td>2018</td>
<td>Southwest Region</td>
<td>WCT-1 Welcome Center</td>
<td>Drill additional well.</td>
<td>Currently there is not enough pressure at peak times. Current well will not support fire suppression system</td>
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<td>Improved safety for personnel and visitors.</td>
<td>$90,400 2116-STF</td>
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<tr>
<td>2018</td>
<td>Grand Region</td>
<td>GAR-1 Garage</td>
<td>Install exhaust hose and reels.</td>
<td>There are no exhaust hoses at this facility. The existing fans were not intended for this type of facility and only remove a limited amount of exhaust fumes, posing a safety concern.</td>
<td></td>
<td>Enhanced air quality and less soot impeding on building mechanical systems.</td>
<td>Protection of personnel, mechanical systems, and compliance with MIOSHA standards.</td>
<td>$90,300 2116-STF</td>
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<td>2018</td>
<td>Southwest Region</td>
<td>WCT-1, Welcome</td>
<td>Replace security gate.</td>
<td>The gate has deteriorated and requires frequent repair.</td>
<td>Improved safety and security of site.</td>
<td>Absorb cost of short-term costly repairs.</td>
<td>Better stewardship of facility assets and site</td>
<td>$61,200</td>
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<td>Coldwater Welcome</td>
<td>Center</td>
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<td>2018</td>
<td>Southwest Region</td>
<td>STE-1, Site</td>
<td>Crack seal parking lot and repair truck parking slab</td>
<td>Existing pavement is in poor condition with large cracking.</td>
<td>Smooth quality transportation service.</td>
<td>Deferment of project will result in further deterioration and higher repair costs.</td>
<td>Mitigate safety risk and provide the traveling public with a smooth reliable transportation surface.</td>
<td>$468,900</td>
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<td>New Buffalo</td>
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<td>2018</td>
<td>Grand Region</td>
<td>GAR-1, Garage</td>
<td>Upgrade electrical system and install new energy efficient lighting system.</td>
<td>Lighting is not sufficient for operations and is not energy efficient. Upgraded electrical system required for modern lighting fixtures.</td>
<td>Improved operations as a result of improved lighting.</td>
<td>Defer project and absorb high energy consumption and associated costs.</td>
<td>Improved operations and a reduction in energy consumption and associated costs.</td>
<td>$100,000</td>
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<td>Hastings Garage</td>
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<td>2018</td>
<td>Bay Region Saginaw East Garage East Central Prosperity Region</td>
<td>GAR-1 Garage</td>
<td>Install infra-red heaters in mechanic's area and adjacent parts room.</td>
<td>Heating and ventilation system in mechanic's area and adjacent parts room is in poor condition and are inefficient to operate.</td>
<td>Protection of structure and reduction in energy consumption and associated costs.</td>
<td>No viable alternative.</td>
<td>Savings realized in replacing an inefficient and antiquated system requiring frequent maintenance. Additional savings realized in the reduction of energy consumption and associated costs.</td>
<td>$173,300 2116-STF</td>
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<tr>
<td>2018</td>
<td>Southwest Region New Buffalo Welcome Center Southwest Prosperity Region</td>
<td>STE-1 Site</td>
<td>Rework irrigation system with all new controls and wiring.</td>
<td>Irrigation system no longer works automatically. Wiring has deteriorated and is damaged.</td>
<td>More efficient care of grounds. Improved safety of facility.</td>
<td>No viable alternative.</td>
<td>Provide safer environment for personnel and public.</td>
<td>$83,400 2116-STF</td>
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<tr>
<td>2018</td>
<td>Bay Region Saginaw East Garage East Central Prosperity Region</td>
<td>GAR-1 Garage</td>
<td>Install 2 ton overhead crane along the length of the existing main center roof truss.</td>
<td>The mechanic's area currently does not have an overhead crane for vehicle repair operations.</td>
<td>Complete vehicle work in-house, safely, and on time.</td>
<td>Taking the work outside the garage/MIDOT which is not feasible due to cost and operational impacts of scheduling service.</td>
<td>Improved safety at the facility.</td>
<td>$82,000 2116-STF</td>
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<td>2018</td>
<td>University Region Grand Ledge Garage South Central Prosperity Region</td>
<td>CGB-1 Cold Storage</td>
<td>Install heating system</td>
<td>Cold storage building is currently being used as an expanded garage operation due to insufficient space in the existing maintenance garage building.</td>
<td>Workspace better suited for personnel and equipment.</td>
<td>No viable alternative.</td>
<td>More efficient operations.</td>
<td>$74,300 - 2115-STF</td>
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<tr>
<td>2018</td>
<td>Metro Region Ford/Wyoming Self Storage Building Detroit Metro Prosperity Region</td>
<td>STE-1 Site</td>
<td>Replace fence and gates.</td>
<td>Fences and gates are deteriorating.</td>
<td>Improved safety and security of site.</td>
<td>No viable alternative.</td>
<td>Provide deterrence of theft, vandalism, or personal injury.</td>
<td>$59,700 - 2116-STF</td>
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<tr>
<td>2018</td>
<td>Southwest Region Jones Garage Southwest Prosperity Region</td>
<td>GAR-2 Garage</td>
<td>Upgrade electrical system and install new energy efficient lighting system.</td>
<td>Lighting is not sufficient for operations and is not energy efficient. Upgraded electrical system required for modern lighting fixtures.</td>
<td>Improved operations as a result of improved lighting.</td>
<td>Deter project and absorb high energy consumption and associated costs.</td>
<td>Improved operations and a reduction in energy consumption and associated costs.</td>
<td>$46,800 - 2116-STF</td>
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<td>2016 Southwest Region Coldwater Welcome Center</td>
<td>WCT-1 Welcome Center</td>
<td>Replace lighting in the lobby and brochure area.</td>
<td>Lighting is not sufficient for operations and is not energy efficient.</td>
<td>Improved operations as a result of improved lighting.</td>
<td>Defer project and absorb high energy consumption and associated costs.</td>
<td>Improved operations and a reduction in energy consumption and associated costs.</td>
<td>$36,000 2116-STF</td>
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<td>2018 Superior Region Houghton Garage</td>
<td>STE-1 Site</td>
<td>Install site fencing, security gate, and fuel storage building.</td>
<td>Fence is in poor condition. There is no existing gate to secure site, and exterior lighting is inadequate for operational and security purposes.</td>
<td>Identify and secure property lines.</td>
<td>No viable alternative to protect investment in materials, equipment, and building structures.</td>
<td>Provide deterrence from theft, vandalism, or injury.</td>
<td>$97,200 2116-STF</td>
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<td>2018 Superior Region Engadine Garage</td>
<td>STE-1 Site</td>
<td>Repair sections of existing chain link fence, and replace missing sections. Install new double gate with ID card security system.</td>
<td>Existing chain link fence requires spot locations of repair and replacement. Inadequate sight of way fencing on the east property line presents access control concerns.</td>
<td>Identify and secure property lines.</td>
<td>No viable alternative to protect investment in materials, equipment, and building structures.</td>
<td>Provide deterrence from theft, vandalism, or injury.</td>
<td>$1173,000 2116-STF</td>
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<td>2018</td>
<td>Metro Region M-102 - US-24</td>
<td>SITE-1 Site</td>
<td>Remove remaining pavement, perform necessary earthwork and install new pavement (6&quot; HMA) with 6&quot; aggregate base and 10&quot; subbase.</td>
<td>Pavement has deteriorated beyond surface level repair, and there are several areas where no pavement remains. This facility supports road maintenance operations and has frequent heavy equipment traffic.</td>
<td>Protective surface on which maintenance vehicles and equipment will operate.</td>
<td>Pavement is deteriorated beyond salvage and resurfacing would be a more costly solution due to short-term benefits.</td>
<td>Improved operation from a smooth surface.</td>
<td>$144,500 2116-STF</td>
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<td>2018</td>
<td>University Region</td>
<td>STE-1 Site</td>
<td>Lagoon lift gates need to be replaced.</td>
<td>Lift gates are broken and inoperable.</td>
<td>The facility will remain open and available for traveling public.</td>
<td>Existing lift gates have deteriorated beyond the point of repair. Therefore, an alternative solution is not applicable.</td>
<td>The facility will remain open and available for traveling public.</td>
<td>$70,500 2116-STF</td>
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<td>2018</td>
<td>University Region</td>
<td>STE-1 Site</td>
<td>Install new electronic slide gate.</td>
<td>The existing gate is manually operated and is near the end of its service life. Security consists of a chain and simple lock that is easily defeated by a thief.</td>
<td>More efficient operation with an automatic gate and a higher level of security with a card reader system.</td>
<td>Leave as is. Eventually the gate will need to be replaced and it will continue to have a low level of security with just a gate and simple lock.</td>
<td>Higher level of security for state owned assets.</td>
<td>$51,200 2116-STF</td>
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<td>2018</td>
<td>Metro Region:</td>
<td>STE-1 Site</td>
<td>Correct site drainage,</td>
<td>Southwest corner of site and area behind salt shed are retaining water.</td>
<td>Proper drainage for long-term protection of pavement.</td>
<td>No viable alternative.</td>
<td>Preventive maintenance will mitigate risk of costly pavement repair.</td>
<td>$46,100 2116-STF</td>
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<td></td>
<td>Peletiah Yard</td>
<td>Sail Storage Building</td>
<td>Detroit Metro Prosperity Region</td>
<td>County: Wayne</td>
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<td>2018</td>
<td>University Region</td>
<td>STE-1 Site</td>
<td>Install new electronic slide entry gate.</td>
<td>Currently there is an old swinging style gate to close off the garage area north of Grand River.</td>
<td>Electronic gate will create a higher level of security for materials and equipment stored in this area. It will also increase our efficiency due to speed of operation.</td>
<td>Leave as is which will result in lower security and less efficient operation.</td>
<td>Higher level of security and more efficient operations.</td>
<td>$40,700 2116-STF</td>
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<td>Brighton Garage</td>
<td>Southeast Michigan Prosperity Region</td>
<td>County: Livingston</td>
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<td>2018</td>
<td>Bay Region:</td>
<td>STE-1 Site</td>
<td>Crack and seal asphalt as needed.</td>
<td>Large deep cracks in asphalt</td>
<td>Restore pavement to full function and mitigate environmental concerns.</td>
<td>Deferral of project will result in continued deterioration.</td>
<td>Lower overall operating costs by applying early maintenance intervention</td>
<td>$34,000 2116-STF</td>
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<td>2016</td>
<td>University Region</td>
<td>STE-1 Site</td>
<td>Remove and replace fencing.</td>
<td>Existing fence is in poor condition.</td>
<td>Improved safety and security of site.</td>
<td>No viable alternative.</td>
<td>Provide deterrence of theft, vandalism, or personal injury.</td>
<td>$29,400 2118-STF</td>
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**FY 2018 SPECIAL MAINTENANCE TOTAL** $5,577,700
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<th>FY</th>
<th>Bureau/Region Location</th>
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<tr>
<td>2019</td>
<td>University Region</td>
<td>STE-1 Site</td>
<td>Mill and replace existing bituminous pavement.</td>
<td>Existing 0.3&quot; to 0.4&quot; of HMA over gravel. Recommended fix is to reconstruct with 5&quot; of HMA and place ultra thin over the rest of the lot. Mill and fill 1.5&quot; in the car parking area.</td>
<td>Protective surface on which maintenance vehicles and equipment will operate.</td>
<td>Full rehab and replacement was considered; further investigation revealed existing base can be salvaged if repaired before pavement condition further deteriorates.</td>
<td>Improved operations: from a smooth transportation surface.</td>
<td>$655,600</td>
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<tr>
<td>2019</td>
<td>Bay Region</td>
<td>STE-1 Site</td>
<td>Mill and resurface ramps and parking area.</td>
<td>Parking lot and ramp pavement is beginning to deteriorate.</td>
<td>Protective surface on which maintenance vehicles and equipment will operate.</td>
<td>Full rehab and replacement was considered. Further investigation revealed existing pavement base can be salvaged if repaired before pavement condition deteriorates further.</td>
<td>Asset management approach to facilities and pavement resulting in a life cycle savings.</td>
<td>$375,600</td>
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<tr>
<td>2019</td>
<td>University Region</td>
<td>STE-1 Site</td>
<td>Rehabilitate HMA parking lot.</td>
<td>Current parking lot has alligator cracking which demonstrates total pavement failure. If this is addressed soon, the base will be salvageable.</td>
<td>Restore pavement to full function and mitigate environmental concerns.</td>
<td>Considered replacement of full pavement structure, including base. However, early mill and resurfacing can salvage the base layer.</td>
<td>Lower overall operating costs by applying early maintenance intervention.</td>
<td>$616,600</td>
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<td>2019</td>
<td>St. Ignace Garage</td>
<td>STE-1 Site</td>
<td>Install security system at gate (including fence replacement), paging system and ID card entrance. Install 6 new perimeter lights and replace 9 existing units.</td>
<td>Existing site fence condition and entrance gates enable the potential of unauthorized access to the facility as well as safety concerns. Exterior site lighting is inadequate and presents opportunities for site vandalism and theft of property.</td>
<td>Preserve security of grounds and reduce potential damage to buildings, property, work force and prevent unnecessary repair and replacement costs.</td>
<td>Existing site fence and entrance gates have deteriorated beyond the point of reasonable repair costs with no viable alternative. Absorb risk of poor fencing and null security. Inadequate site lighting will continue.</td>
<td>By reducing or eliminating potential vandalism, theft, and bodily injury, there will be a cost savings to taxpayers by reducing or eliminating potential replacement costs and lawsuits.</td>
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<tr>
<td>2019</td>
<td>Bay Region</td>
<td>STE-1 Site</td>
<td>Replace sidewalk on south bound ramp.</td>
<td>Sidewalk is in poor condition and is a trip hazard.</td>
<td>Improved site safety.</td>
<td>No viable alternative.</td>
<td>Preservation and safety of site grounds for personnel and visitors.</td>
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<tr>
<td>2019</td>
<td>University Region</td>
<td>GAR-1 Garage</td>
<td>Replace lighting system.</td>
<td>Lighting is not sufficient for operations and is not energy efficient.</td>
<td>Improved lighting and better energy efficiency.</td>
<td>Defer project and absorb high energy consumption and associated costs.</td>
<td>Improved operations and a reduction in energy consumption and associated costs.</td>
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<td>2019</td>
<td>University Region Mason Garage</td>
<td>GAR-1 Garage</td>
<td>Replace lighting system.</td>
<td>Lighting is not sufficient for operations and is not energy efficient.</td>
<td>Improved lighting and better energy efficiency.</td>
<td>Defer project and absorb high energy consumption and associated costs.</td>
<td>Improved operations and a reduction in energy consumption and associated costs.</td>
<td>$33,800. 2116-STF</td>
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<td>2019</td>
<td>University Region Jackson TSC</td>
<td>STE-1 Site</td>
<td>Reconstruct drive back to administration building with 6&quot; of HMA, mill and fill 1.5&quot; in the car parking area.</td>
<td>Existing 0.3&quot; to 0.4&quot; of HMA.</td>
<td>Protective surface on which maintenance vehicles will operate.</td>
<td>Pavement resurfacing was considered. Further investigation of pavement found condition to be deteriorated beyond salvage.</td>
<td>Smooth transportation surface for improved operations</td>
<td>$183,200. 2116-STF</td>
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<tr>
<td>2019</td>
<td>Superior Region Engadine Garage</td>
<td>SSB-1 Salt/Sand Storage</td>
<td>Construct 70' x 25' x 20' lean-to over bulk material storage bins on east side of salt/sand storage building.</td>
<td>This facility has inadequate covered storage to store equipment and materials.</td>
<td>Adequate space to store materials and equipment protected from the elements.</td>
<td>Continue to store materials and equipment outside and unprotected from the elements. This alternative was rejected due to high cost of replacing purchased assets.</td>
<td>Keeping assets readily available in a covered structure allows for a faster response to requests by police and emergency personnel. Additionally, savings are realized by protecting assets from the elements, thereby maintaining warranties.</td>
<td>$165,000. 2116-STF</td>
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<td>2019</td>
<td>Metro Region</td>
<td>STE-1 Site</td>
<td>1.5&quot; HMA mill and resurface of existing pavement on site.</td>
<td>Pavement has been patched to a point where it feasibly makes sense to complete an overall surface repair to the entire site in order to extend the life of the existing pavement.</td>
<td>Protective surface on which maintenance vehicles and equipment will operate.</td>
<td>Defer project and absorb risk of damage to structure, equipment, and vehicles.</td>
<td>Significant savings by repainting existing pavement in lieu of complete rehab and replacement.</td>
<td>$129,600 2116-STF</td>
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<tr>
<td>2019</td>
<td>Southwest Region</td>
<td>SSB-2 Sawyer Garage</td>
<td>Design and construct a 3,200 sq. ft. lean-to.</td>
<td>Materials and equipment are exposed to the elements. Exposed materials and equipment have increased rate of corrosion and reduced service life.</td>
<td>Protect materials and equipment from the elements. Corrosion repair work to various pieces of equipment will be greatly reduced.</td>
<td>Continue to store materials and equipment outside, unprotected from the elements. This alternative was rejected due to high cost of replacing assets.</td>
<td>Cost savings are realized by protecting purchased assets, securing materials and equipment in alignment with warranty, and extending the opportunity to order materials at bulk rates.</td>
<td>$80,100 2116-STF</td>
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<tr>
<td>2019</td>
<td>University Region</td>
<td>GAR-1 Grand Garage</td>
<td>Install drains in mechanic's area.</td>
<td>Water is pooling resulting in accelerated deterioration of the concrete floor.</td>
<td>Provide improved working conditions and compliance with health and safety regulations.</td>
<td>No viable alternative.</td>
<td>Savings realized through the protection of existing assets and personnel.</td>
<td>$71,400 2116-STF</td>
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<tr>
<td>2019</td>
<td>North Region</td>
<td>SSB-2</td>
<td>Construct/extend lean-to along north side of the building.</td>
<td>Materials and equipment are exposed to the elements. Exposed materials and equipment have increased rate of corrosion and reduced service life.</td>
<td>Protect materials and equipment from the elements. Corrosion repair work to various equipment will be greatly reduced.</td>
<td>Continue to store various materials and equipment outside and unprotected from the elements. This alternative was rejected due to high material and equipment replacement cost.</td>
<td>Cost savings are realized by protecting purchased assets, securing material and equipment, and affording the opportunity to order materials in bulk at reduced cost.</td>
<td>$67,200 2116-STF</td>
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<td></td>
<td>Kalkaska Garage</td>
<td>Salt/Sand Storage</td>
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<td></td>
<td>Northwest Prosperity Region</td>
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<td></td>
<td>University Region</td>
<td>STE-1</td>
<td>Install new aluminum slide gate, replace 550 ft. of fence, including posts, fabric and 3-strand barbed wire top and arm supports. Replace 400 ft. of 3-strand barbed wire top and arm supports.</td>
<td>Southside fencing and gate on the west side of building are in poor condition.</td>
<td>Identify and secure property lines.</td>
<td>No viable alternative.</td>
<td>Provide deterrence of theft, vandalism, or personal injury.</td>
<td>$44,100 2116-STF</td>
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<td></td>
<td>Williamson Garage</td>
<td>Site</td>
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<td>South Central Prosperity Region</td>
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<td></td>
<td>Superior Region</td>
<td>WCT-1</td>
<td>Replace handrails at ramp and steps with aluminum railings.</td>
<td>Handrails do not meet current AID guidelines and are deteriorating.</td>
<td>Aluminum railings will not deteriorate and require no maintenance.</td>
<td>Replace with galvanized railing. Salt on ramp and walk will eventually deteriorate vertical post bases.</td>
<td>Provide long-term safety support for public ingress and egress to the Welcome Center and bathrooms.</td>
<td>$27,700 2116-STF</td>
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<td></td>
<td>Ironwood Welcome Center</td>
<td>Welcome Center</td>
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<td>Western UP Prosperity Region</td>
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<td>County: Gogebic</td>
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<td>2019</td>
<td>University Region Brighton Garage Southeast Michigan Prosperity County: Livingston</td>
<td>STE-1 Site</td>
<td>Replace fence along east side of property.</td>
<td>Along the east portion of property line, fencing is either deteriorated or completely missing.</td>
<td>Identify and secure property lines.</td>
<td>No viable alternative.</td>
<td>Provide deterrence of theft, vandalism, or personal injury.</td>
<td>$24,800 2116-STF</td>
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<tr>
<td>2019</td>
<td>Grand Region Hastings Garage West Michigan Prosperity Region County: Barry</td>
<td>STE-1 Site</td>
<td>Replace bituminous pavement.</td>
<td>Pavement is in poor condition with excessive cracking.</td>
<td>Protective surface on which maintenance vehicles and equipment will operate.</td>
<td>Pavement resurfacing was considered. Further investigation of pavement found condition to be deteriorated beyond salvage.</td>
<td>Taxes used appropriately to protect existing assets.</td>
<td>$395,200 2116-STF</td>
</tr>
<tr>
<td>2019</td>
<td>University Region Grand Lodge Garage South Central Prosperity Region County: Eaton</td>
<td>SSB-3 Salt/Sand Storage</td>
<td>Replace two (2) existing single-wall brine tanks.</td>
<td>Current single-wall brine tanks are old and do not have proper containment as required by code.</td>
<td>Fully operational brine tanks that meet code which require secondary containment.</td>
<td>Construct containment around the existing tanks. Concrete containment walls are expensive and the current tanks are nearing the end of their service life.</td>
<td>Efficient winter operations in compliance with environmental laws, rules and regulations.</td>
<td>$164,400 2116-STF</td>
</tr>
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<td>FY</td>
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<td>2019</td>
<td>Bay Region</td>
<td>STE-1 Site</td>
<td>Remove existing lagoon.</td>
<td>Lagoon is no longer required and must be removed.</td>
<td>Remove unnecessary safety hazard.</td>
<td>No viable alternative.</td>
<td>Mitigate unnecessary safety hazard.</td>
<td>$109,500 2116-STF</td>
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<td></td>
<td>Clare Welcome Center</td>
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<td>2019</td>
<td>Southwest Region</td>
<td>OFF-1 Office Building</td>
<td>Replace DNAN backup generator.</td>
<td>The generator for this facility has failed multiple times in two years. This facility has an elevator and as a result a functional generator is required to supply power during an outage.</td>
<td>Backup power supply to operate building elevator.</td>
<td>The generator has been serviced several times. However, the system is antiquated and parts are difficult to obtain and very costly.</td>
<td>Public safety and compliance with Michigan building code rules and regulations.</td>
<td>$83,700 2118-STF</td>
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<td>Southwest Region Office</td>
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<td>2019</td>
<td>Superior Region</td>
<td>GAR-2 Garage</td>
<td>Install generator for backup power supply.</td>
<td>No alternatives during emergency situations.</td>
<td>Emergency response issues can be addressed. The garage is at the end of a power transmission line which has been prone to lose power during adverse weather conditions.</td>
<td>No viable alternative.</td>
<td>Provides necessary preparedness. Reduced potential for liability and lost production.</td>
<td>$45,200 2116-STF</td>
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<td>Engadine/ Garage</td>
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<td>2019</td>
<td>University Region</td>
<td>GAR-1 Garage</td>
<td>Replace lighting system.</td>
<td>Lighting is not sufficient for operations and is not energy efficient.</td>
<td>Improved lighting and better energy efficiency.</td>
<td>Defer project and absorb high energy consumption and associated costs.</td>
<td>Improved operations and a reduction in energy consumption and associated costs.</td>
<td>$43,100 2116-STF</td>
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<tr>
<td>2019</td>
<td>Lansing</td>
<td>GAR-1 Garage</td>
<td>Replace all Fleet Administration and Operations Office fluorescent light fixtures with efficient fixtures and install night light timer in front office area.</td>
<td>Current four foot fluorescent light fixtures are T-12 and are very inefficient and half of the fixtures in front office remain on for night security due to the way they are wired to the switches.</td>
<td>Improved lighting and better energy efficiency.</td>
<td>Defer project and absorb high energy consumption and associated costs.</td>
<td>Improved operations and a reduction in energy consumption and associated costs.</td>
<td>$39,700 2116-STF</td>
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<tr>
<td>2019</td>
<td>Bay Region</td>
<td>STE-1 Site</td>
<td>Install trench drain in front of testing lab area and route run-off to the northwest.</td>
<td>Water flows into testing lab area at service door and overhead door.</td>
<td>Protect building and contents from water and weather damage.</td>
<td>No viable alternative.</td>
<td>Protection and preservation of assets.</td>
<td>$20,000 2116-STF</td>
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<td>FY</td>
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<td>Building/Facility</td>
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<tr>
<td>2019</td>
<td>Lansing</td>
<td>GAR-1 Garage</td>
<td>Repave parking lot from garage eastward. Pave gravel area.</td>
<td>Existing parking area is nearing the end of its useful life. The pavement is cracked extensively. The cracks were sealed with hot rubber in 2009 with low spots filled with AM22 material to help prolong the life. The gravel area is uneven.</td>
<td>Protective surface on which maintenance vehicles and equipment will operate.</td>
<td>Full rehab and replacement was considered. However, further investigation revealed existing pavement base can be salvaged if reconstructed before existing pavement condition deteriorates further.</td>
<td>Significant savings by repaving existing pavement in lieu of complete rehab and replacement.</td>
<td>$619,500 2116-STF</td>
</tr>
<tr>
<td>2019</td>
<td>Southwest Region</td>
<td>STE-1 Site</td>
<td>Mill and replace top course.</td>
<td>Pavement is in poor condition with excessive cracking.</td>
<td>Protective surface on which maintenance vehicles and equipment will operate.</td>
<td>Full rehab and replacement was considered. However, further investigation revealed existing pavement base can be salvaged if reconstructed before existing pavement condition deteriorates further.</td>
<td>Improved operations from a smooth transportation surface.</td>
<td>$412,900 2116-STF</td>
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<tr>
<td>2019</td>
<td>Southwest Region</td>
<td>GAR-2 Garage</td>
<td>Tuck point, paint exterior, and paint interior.</td>
<td>Interior and exterior paint is peeling and worn.</td>
<td>Protection and preservation of building structure and contents.</td>
<td>Defer project and absorb risk of damage to structure and contents.</td>
<td>Preventive maintenance investment will mitigate risk of structural and building content damage.</td>
<td>$154,000 2116-STF</td>
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<td>FY</td>
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<tr>
<td>2019 Superior Region L'Anse Garage</td>
<td>STE-1 Site</td>
<td>Cold mill and replace pavement</td>
<td>Existing pavement has deteriorated to poor conditions showing signs of large cracks.</td>
<td>Protective surface on which maintenance vehicles and equipment will operate.</td>
<td>Pavement resurfacing was considered. Further investigation of pavement found condition to be deteriorated beyond salvage.</td>
<td>Improved operations from a smooth transportation surface.</td>
<td>$82,900 2116-STF</td>
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<tr>
<td>2019 Southwest Region Southwest Region Office</td>
<td>REG-1 Region Office</td>
<td>Install T8 ballast and lights to replace T12 that have not yet been changed.</td>
<td>Lighting is not sufficient for operations and is not energy efficient.</td>
<td>Improved lighting and better energy efficiency.</td>
<td>Defer project and absorb high energy consumption and associated costs.</td>
<td>Improved operations and a reduction in energy consumption and associated costs.</td>
<td>$71,000 2116-STF</td>
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<tr>
<td>2019 University Region Jackson Testing Lab</td>
<td>GAR-1 Garage</td>
<td>Replace all T12 lighting with energy efficient T8 lighting.</td>
<td>The existing lighting is insufficient for operations, is nearing the end of its life and is not energy efficient.</td>
<td>Improved lighting and better energy efficiency.</td>
<td>Defer project and absorb high energy consumption and associated costs.</td>
<td>Improved operations and a reduction in energy consumption and associated costs.</td>
<td>$63,900 2116-STF</td>
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<td>Year</td>
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<td>Brief Scope/Work</td>
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<td>Performance Outcome</td>
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<td>2019</td>
<td>Superior Region</td>
<td>QAR-1 Garage</td>
<td>Remove and replace existing concrete floor slab.</td>
<td>Cracks in the slab have allowed water to penetrate to the rebar causing ferrous caide. The resulting ferrous caide is popping/ cracking concrete slabs.</td>
<td>Preserve and protect the asset and provide a safe working surface for the public and MDOT employees.</td>
<td>Repairing and patching the existing concrete floor slab was considered an alternate, but due to the amount of patch and repair work involved it is not a viable cost efficient option.</td>
<td>Preventive maintenance investment will mitigate risk of structural and building content damage as well as address safety issues.</td>
<td>554,900 2116-STF</td>
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<tr>
<td>2019</td>
<td>University Region</td>
<td>SSB-1 Salt/Sand Storage</td>
<td>Install efficient fluorescent lighting in SSB-1</td>
<td>Existing heated storage building lighting is inefficient metal halides.</td>
<td>Improved lighting and better energy efficiency.</td>
<td>Defer project and absorb high energy consumption and associated costs.</td>
<td>Improved operations and a reduction in energy consumption and associated costs.</td>
<td>334,100 2116-STF</td>
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<tr>
<td>2019</td>
<td>University Region</td>
<td>SSB-2 Salt/Sand Storage</td>
<td>Replace sodium lighting inside salt storage building.</td>
<td>Inefficient/dated lighting.</td>
<td>Improved lighting and better energy efficiency.</td>
<td>Defer project and absorb high energy consumption and associated costs.</td>
<td>Improved operations and a reduction in energy consumption and associated costs.</td>
<td>326,800 2116-STF</td>
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<td>2019</td>
<td>University Region Mason Garaga</td>
<td>CSB-1 Cold Storage</td>
<td>Install efficient fluorescent lighting in CSB-1.</td>
<td>Existing cold storage building lighting is inefficient metal halide.</td>
<td>Improved lighting and better energy efficiency.</td>
<td>Defer project and absorb high energy consumption and associated costs.</td>
<td>Improved operations and reduction in energy consumption and associated costs.</td>
<td>$16,300 2015-STF</td>
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<tr>
<td>2019</td>
<td>University Region Grand Ledge Garage</td>
<td>GAR-1 Garage</td>
<td>Install in-ground hoist for tandem-axle trucks.</td>
<td>Need hoist to lift tandem trucks. Currently the garage is equipped with 2 sets of portable hoists.</td>
<td>Maintain daily operations through less down time and saved expense of repeated emergency repairs to existing hoist.</td>
<td>Defer project and absorb risk of costly repairs and operational down time.</td>
<td>Savings realized by providing safe and reliable equipment.</td>
<td>$247,900 2015-STF</td>
</tr>
<tr>
<td>2019</td>
<td>University Region Brighton Garage</td>
<td>HSB-2 Heated Storage</td>
<td>Replace floor drain.</td>
<td>Existing drain is failing.</td>
<td>Functional drain.</td>
<td>No viable alternative.</td>
<td>Preventive maintenance investment will mitigate risk of structural and building content damage.</td>
<td>$27,200 2015-STF</td>
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<th>FY</th>
<th>Bureau/Region</th>
<th>Location</th>
<th>Building/Facility</th>
<th>Brief Scope Work</th>
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<tr>
<td>2019</td>
<td>North Region</td>
<td>Mackinaw City</td>
<td>WGT-1</td>
<td>Make outside restrooms ADA accessible.</td>
<td>Not accessible to all customers.</td>
<td>Improved access for ADA customers.</td>
<td>No viable alternative.</td>
<td>Compliance with ADA and building code requirements. Improved customer service for the travelling public.</td>
<td>$18,600/219-STF</td>
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**FY 2019 SPECIAL MAINTENANCE TOTAL**: $5,565,700
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<tr>
<td>2020</td>
<td>Bay Region</td>
<td>STE-1 Site</td>
<td>Removal of 44,600 cubic yards of foundry sand from site.</td>
<td>Removal of contaminated material from site.</td>
<td>Leave pile of foundry sand as is.</td>
<td>No viable alternative.</td>
<td>Clean environment and no threats to drinking water or loss of habitat.</td>
<td>$2,541,500 2116-STF</td>
</tr>
<tr>
<td>2020</td>
<td>Southwest Region</td>
<td>STE-1 Site</td>
<td>Cold mill and replace pavement.</td>
<td>Existing pavement has deteriorated to unacceptable conditions showing signs of large cracks and potholes.</td>
<td>Protective surface on which maintenance vehicles and equipment will operate.</td>
<td>Defeat project and absorb risk of damage to structure, equipment, and vehicles.</td>
<td>Significant savings by repairing existing pavement in lieu of complete rehab and replacement.</td>
<td>$228,600 2116-STF</td>
</tr>
<tr>
<td>2020</td>
<td>Superior Region</td>
<td>STE-1 Site</td>
<td>Replace sidewalk.</td>
<td>Sidewalk has cracking and heaving and is not safe for pedestrian passage.</td>
<td>Improved safety at the site.</td>
<td>Asphalt replacement was considered but not selected due to durability.</td>
<td>Mitigate safety risk and provide safe walking surface for the public and MDOT employees.</td>
<td>$83,500 2116-STF</td>
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<td>2020</td>
<td>North Region Mackinaw City Welcome Center</td>
<td>WCT-1 Welcome Center</td>
<td>Replace floor tile in restrooms.</td>
<td>Floor tile is in poor condition.</td>
<td>Improved appearance and structural protection.</td>
<td>Epoxy flooring with abrasive texture. The alternative was not selected due to aesthetics.</td>
<td>Protection of the structural integrity of the asset.</td>
<td>$30,000 2116-STF</td>
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<tr>
<td>2020</td>
<td>Southwest Region New Buffalo Welcome Center</td>
<td>WCT-1 Welcome Center</td>
<td>Recarpet floors in public area.</td>
<td>Carpet is showing visible signs of wear.</td>
<td>Safe walking surface for the public and MDOT employees.</td>
<td>Defer project and absorb risk of potential safety hazard.</td>
<td>Mitigate safety risk and improve customer service.</td>
<td>$25,000 2116-STF</td>
</tr>
<tr>
<td>2020</td>
<td>Southwest Region New Buffalo Welcome Center</td>
<td>WCT-1 Welcome Center</td>
<td>Update ADA restroom stalls (family restroom).</td>
<td>Only the front restroom (men/women's) has a handicapped stall. Other men/women's restroom is not fully accessible.</td>
<td>Improved access for ADA customers.</td>
<td>No-viable alternative.</td>
<td>Compliance with ADA and building code requirements. Improved customer service for the traveling public.</td>
<td>$27,000 2116-STF</td>
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<td>Building/ Facility</td>
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<td>Current Condition</td>
<td>Performance Outcomes</td>
<td>Alternatives</td>
<td>Benefit to Taxpayer</td>
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<td>2020</td>
<td>University Region</td>
<td>GAR-1 Garage</td>
<td>Concrete floor restoration.</td>
<td>The existing concrete floor has visible cracks and surface spalling. Because the surface is not sealed it is difficult to clean.</td>
<td>Preserve and protect the asset and provide a safe walking surface for the public and MDOT employees.</td>
<td>Deferring project will result in further deterioration and then will require a full rehab and replacement.</td>
<td>Preventive maintenance investment will mitigate risk of structural and building content damage as well as address safety issues.</td>
<td>$162,900 2116-STF</td>
</tr>
<tr>
<td>2020</td>
<td>Southwest Region</td>
<td>STE-1 Site</td>
<td>Resurface parking lot.</td>
<td>Pavement is in poor condition with excessive cracking.</td>
<td>Protective surface on which maintenance vehicles and equipment will operate.</td>
<td>Full rehab and replacement was considered. However, further investigation revealed existing pavement base can be salvaged if reconstructed before existing pavement condition deteriorates further.</td>
<td>Improved operations from a smooth transportation surface.</td>
<td>$353,900 2116-STF</td>
</tr>
<tr>
<td>2020</td>
<td>Grand Region</td>
<td>TSC-1 Transportation Service Center</td>
<td>Remodel receptionist area.</td>
<td>Existing receptionist area is not adequate for office operations and servicing the public.</td>
<td>More efficient operation and improved customer service at this public entrance.</td>
<td>Deferralment of project would result in continued inefficient operation and reduced customer service.</td>
<td>Improved customer service for the public enter the facility and reduced operational costs due to insufficient layout of office space.</td>
<td>$230,100 2116-STF</td>
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<tr>
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<td>Bureau/Region Location</td>
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<td>Current Condition</td>
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<tr>
<td>2020</td>
<td>Southwest Region</td>
<td>TSC-1</td>
<td>Repave parking lot</td>
<td>Large areas of broken asphalt collect water which accelerates further deterioration. Heavy equipment and traffic patterns have degraded the asphalt, particularly in areas for employee vehicles and areas where there is heavy truck and vehicle traffic.</td>
<td>Protective surface on which maintenance vehicles and equipment will operate.</td>
<td>Full rehab and replacement was considered; further investigation revealed existing pavement base can be salvaged if repaired before pavement condition deteriorates further.</td>
<td>Significant savings by repairing existing pavement in lieu of complete rehab and replacement.</td>
<td>$197,800/ 2116-STF</td>
</tr>
<tr>
<td>2020</td>
<td>Grand Region</td>
<td>REG-1</td>
<td>Replace carpeting</td>
<td>Carpet is showing visible signs of wear.</td>
<td>Safe walking surface for the public and MDOT employees.</td>
<td>Defer project and absorb risk of potential safety hazard.</td>
<td>Mitigate safety risk and improve facility condition.</td>
<td>$68,500/ 2116-STF</td>
</tr>
<tr>
<td>2020</td>
<td>Southwest Region</td>
<td>WCT-1</td>
<td>Modify three points of vestibule.</td>
<td>Excessive heat and moisture trapped in vestibule area.</td>
<td>Decrease temperature and humidity levels.</td>
<td>No viable alternative.</td>
<td>Improved facility condition for the traveling public.</td>
<td>$60,600/ 2116-STF</td>
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<tr>
<td>Bureau/Region Location</td>
<td>Building/Facility</td>
<td>Brief Scope Work</td>
<td>Current Condition</td>
<td>Performance Outcomes</td>
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<td><strong>FY 2020</strong> University Region</td>
<td>GAR-1 Garage</td>
<td>Paint garage interior.</td>
<td>Paint peeling, scaling needs replacement.</td>
<td>Building will be sealed from moisture, thus protecting the integrity of the block walls.</td>
<td>Defer project and absorb risk of damage to structure and contents.</td>
<td>Preventive maintenance investment will mitigate risk of structural and building content damage.</td>
<td>$96,700 2116-STF</td>
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<tr>
<td>Southwest Region</td>
<td>GAR-1 Garage</td>
<td>Paint interior walls of garage, parts room, washbay and boiler room; Repair source of leaks before painting.</td>
<td>Paint is showing signs of significant wear. The east wall of the boiler room and west wall of parts room have water damage due to leaking chimney.</td>
<td>Protection and preservation of building structure and contents.</td>
<td>Defer project and absorb risk of damage to structure and contents.</td>
<td>Preventive maintenance investment will mitigate risk of structural and building content damage.</td>
<td>$85,700 2116-STF</td>
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<tr>
<td>Grand Region</td>
<td>SPC-1 Maintenance Crews</td>
<td>Paint interior surfaces.</td>
<td>Paint is showing signs of deterioration, including peeling and chipping.</td>
<td>Protected wall surface and structural integrity.</td>
<td>Absorb risk of not taking action and allow further deterioration.</td>
<td>Preventive maintenance investment will mitigate risk of structural and building content damage.</td>
<td>$61,200 2116-STF</td>
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<td>Building/Facility</td>
<td>Brief Scope Work</td>
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<tr>
<td>2020</td>
<td>Southwest Region, Coloma Garage</td>
<td>GAR-1 Garage</td>
<td>Paint interior.</td>
<td>Interior paint is falling. Paint has faded and is peeling.</td>
<td>Protected wall surface and structural integrity.</td>
<td>Absorb risk of not taking action and allow further deterioration.</td>
<td>Preventative maintenance investment will mitigate risk of structural and building content damage.</td>
<td>$57,800 2116-STF</td>
</tr>
<tr>
<td>2020</td>
<td>Metro Region, Detroit Garage</td>
<td>GAR-1 Garage</td>
<td>Replace the existing metal halide lighting fixtures inside the garage with electronic fluorescent fixtures.</td>
<td>The existing lights are inefficient.</td>
<td>Improved lighting and better energy efficiency.</td>
<td>Defer project and absorb high energy consumption and associated costs.</td>
<td>Improve operations and a reduction in energy consumption and associated costs.</td>
<td>$39,000 2116-STF</td>
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<tr>
<td>2020</td>
<td>University Region, Charlotte Garage</td>
<td>GAR-1 Garage</td>
<td>Paint the interior ceiling of garage.</td>
<td>Paint is peeling in the interior washbay area and throughout the garage. Of particular concern is the fact that trucks are washed inside the building so the ceiling is exposed to very high levels of moisture.</td>
<td>Ceiling will be sealed from moisture, thus protecting the integrity of the roof system.</td>
<td>Defer project and absorb risk of damage to structure and contents, including costly roof repairs.</td>
<td>Preventative maintenance investment will mitigate risk of structural and building content damage.</td>
<td>$39,000 2116-STF</td>
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<td>Building/Facility</td>
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<tr>
<td>2020</td>
<td>University Region</td>
<td>GAR-1 Garage</td>
<td>Install efficient fluorescent lighting.</td>
<td>Existing garage lighting is inefficient metal fixture.</td>
<td>Improved lighting and better energy efficiency.</td>
<td>Defers project and absorbs high energy consumption and associated costs.</td>
<td>Improved operations and a reduction in energy consumption and associated costs.</td>
<td>$37,200 2116-STF</td>
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<td>Mason Garage</td>
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<tr>
<td>2020</td>
<td>Metro Region</td>
<td>STE-1 Site</td>
<td>Pave vehicle storage lot.</td>
<td>Existing lot is gravel and not operationally adequate for parking of vehicles and equipment.</td>
<td>Protective surface on which maintenance vehicles and equipment will operate.</td>
<td>No alternative.</td>
<td>Smooth transportation surface for improved operations and protection of environment.</td>
<td>$112,500 2116-STF</td>
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<td>Taylor-TSC</td>
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<td>Detroit Metro Prosperity Region</td>
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<tr>
<td>2020</td>
<td>Southwest Region</td>
<td>STE-1 Site</td>
<td>Install bituminous pavement to/from building and create truck parking area.</td>
<td>No pavement to/from site areas. Lack of pavement creates environmental concerns, no protection from spilled contaminants.</td>
<td>Protective surface on which maintenance vehicles and equipment will operate.</td>
<td>Defers project and absorbs risk of damage to structure and contents.</td>
<td>Improved operations from a smooth transportation surface.</td>
<td>$324,100 2116-STF</td>
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<td>Niles Garage</td>
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<tr>
<td>2020</td>
<td>Southwest Region</td>
<td>SSB-1, Sand Storage</td>
<td>Replace lighting system</td>
<td>Lighting is not sufficient for operations and is not energy efficient</td>
<td>Improved lighting and better energy efficiency</td>
<td>Defer project and absorb high energy consumption and associated costs.</td>
<td>Improved operations and a reduction in energy consumption and associated costs.</td>
<td>$72,900: 2116-STF</td>
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<tr>
<td></td>
<td>Coloma Garage</td>
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<tr>
<td>2020</td>
<td>Grand Region</td>
<td>TSC-1, Transportation Center</td>
<td>Remodel reception area</td>
<td>Existing reception area is not adequate for office operations and servicing the public</td>
<td>More efficient operation and improved customer service at this public entrance</td>
<td>Delayment of project would result in continued inefficient operation and reduced customer service.</td>
<td>Improved customer service for the public enter the facility and reduced operational costs due to insufficient layout of office space.</td>
<td>$571,100: 2116-STF</td>
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<td>Cadillac TSC</td>
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<tr>
<td>2020</td>
<td>Bay Region</td>
<td>WCT-1, Welcome Center</td>
<td>Replace carpet</td>
<td>Carpet is in poor condition throughout brochure area</td>
<td>Safe walking surface for the public and MDOT employees</td>
<td>Hard surfaces, wood, and tile were considered but not selected due to potential of slip/fall incidents in wet weather conditions.</td>
<td>Mitigate risk of potential safety hazards for the public and MDOT employees.</td>
<td>$19,600: 2116-STF</td>
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<td>Clare Welcome Center</td>
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<td>Brief Scope Work</td>
<td>Current Condition</td>
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<td>Benefit to Taxpayer</td>
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<tr>
<td>2020</td>
<td>Superior Region</td>
<td>STE-1 Site</td>
<td>Reconstruct parking lot and restore surface drainage with improvements.</td>
<td>Large cracking and areas of missing pavement. Improper drainage allows water to pool accelerating pavement deterioration. Current parking spaces are inadequate. Some cracking.</td>
<td>Protective surfacing on which maintenance vehicles and equipment will operate.</td>
<td>Defer project and absorb risk of damage to structure and contents.</td>
<td>Improved operations from a smooth transportation surface.</td>
<td>$156,000 2116-STF</td>
</tr>
<tr>
<td>2020</td>
<td>Southwest Region</td>
<td>TSC-1 Transportation Service Center</td>
<td>Replace carpet in original part of building.</td>
<td>Carpet is showing visible signs of wear.</td>
<td>Safe walking surface for the public and MDOT employees.</td>
<td>Delay project and absorb risk of potential safety hazard.</td>
<td>Mitigate safety risks and improve customer service.</td>
<td>$30,000 2116-STF</td>
</tr>
<tr>
<td>2020</td>
<td>Superior Region</td>
<td>SSB-2 Salt/Grit Storage</td>
<td>Design and construct lean-to on existing salt shed.</td>
<td>Materials and equipment are exposed to the elements. Exposed materials and equipment have increased rate of corrosion and reduced service life.</td>
<td>Protect materials and equipment from the elements. Repair work to various equipment will be greatly reduced.</td>
<td>Continue to store various materials and equipment outside and unprotected from the elements. This alternative was rejected due to high material and equipment replacement cost.</td>
<td>Cost savings are realized by protecting purchased assets, securing material and equipment and affording the opportunity to order materials 4 bulks at reduced cost.</td>
<td>$900,400 2116-STF</td>
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**FY 2020 SPECIAL MAINTENANCE TOTAL**  
$85,770,000
<table>
<thead>
<tr>
<th>FY</th>
<th>Bureau/Region Location</th>
<th>Building Facility</th>
<th>Brief Scope/Work</th>
<th>Current Condition</th>
<th>Performance Outcome</th>
<th>Alternatives</th>
<th>Benefit to Taxpayer</th>
<th>Project Cost Fund Source</th>
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<tbody>
<tr>
<td>2021</td>
<td>Southwest Region</td>
<td>SSB-1 Salt/Sand Storage</td>
<td>Convert salt dome to cold storage.</td>
<td>Materials and equipment are exposed to the elements. Exposed materials and equipment have increased rate of corrosion and reduced service life.</td>
<td>Materials and equipment are protected from the elements, and is not compromised due to improper storage.</td>
<td>Constructing a new cold storage facility was considered but repurposing an existing facility is more cost-conducive.</td>
<td>Cost savings are realized by protecting purchased assets, securing material and equipment, and affording the opportunity to order materials in bulk at reduced cost.</td>
<td>$227,460 2116-STF</td>
</tr>
<tr>
<td>2021</td>
<td>Southwest Region</td>
<td>SSB-1 Salt/Sand Storage</td>
<td>Convert salt/sand storage building to cold storage, including repairing asphalt floor.</td>
<td>Materials and equipment are exposed to the elements. Exposed materials and equipment have increased rate of corrosion and reduced service life.</td>
<td>Materials and equipment are protected from the elements, and is not compromised due to improper storage.</td>
<td>Constructing a new cold storage facility was considered but repurposing an existing facility is more cost-conducive.</td>
<td>Cost savings are realized by protecting purchased assets, securing material and equipment, and affording the opportunity to order materials in bulk at reduced cost.</td>
<td>$40,300 2116-STF</td>
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<tr>
<td>2021</td>
<td>Grand Region</td>
<td>REG-1 Region Office</td>
<td>Paint interior surfaces.</td>
<td>Paint is showing signs of deterioration, including peeling and chipping.</td>
<td>Protection and preservation of building structure and contents.</td>
<td>Absorb risk of not taking action and allow further deterioration.</td>
<td>Preventive maintenance investment will mitigate risk of structural and building content damage.</td>
<td>$24,500 2116-STF</td>
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<td>FY 2021</td>
<td>Bureau/Region Location</td>
<td>Building/Facility</td>
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<td></td>
<td>Southwest Region</td>
<td>STE-1 Sila</td>
<td>Pave areas to west and south of salt dome.</td>
<td>Areas to west and south of salt dome are gravel (unpaved).</td>
<td>Protective surface on which maintenance vehicles and equipment will operate.</td>
<td>Defer project and accept inefficient operations and potential environmental impact depending on volume and duration of vehicles moving/standing on unpaved surface.</td>
<td>Improved operations from a smooth transportation surface.</td>
<td>$2,977,700/2116-STF</td>
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<td>Sawyer Garage</td>
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<td>Eastern UP Region</td>
<td>TSC-1 Transportation Service Center</td>
<td>Modify remaining office space, conference room, and storage room configurations and upgrade restrooms (a portion of the facility was remodeled in 2005).</td>
<td>Remaining areas of TSC need to be completed for improved operations and maximized utilization of existing space.</td>
<td>Improved office efficiency and effective use of office space.</td>
<td>No visible alternative.</td>
<td>Operational savings by maximizing the existing space to accommodate personnel, furnishings, and stored items.</td>
<td>$4,963,700/2116-STF</td>
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<td>Newberry TSC</td>
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<tr>
<td></td>
<td>Southwest Region</td>
<td>STE-1 Site</td>
<td>Repave entire area.</td>
<td>Pavement is in poor condition with excessive cracking.</td>
<td>Protective surface on which maintenance vehicles and equipment will operate.</td>
<td>Full rehab and replacement was considered. However, further investigation revealed existing pavement base can be salvaged if reconstructed before existing pavement condition deteriorates further.</td>
<td>Improved operations from a smooth transportation surface.</td>
<td>$1,274,600/2116-STF</td>
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<tr>
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<td>Current Condition</td>
<td>Performance Outcomes</td>
<td>Alternatives</td>
<td>Benefit to Taxpayer</td>
<td>Project Cost/ Fund Source</td>
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<tr>
<td>2021</td>
<td>Southwest Region</td>
<td>GAR-1 Garage</td>
<td>Renovate/upgrade: restrooms, offices, windows, and entrance to meet A.D.A. and operational needs.</td>
<td>Built as maintenance garage and in need of update for use as public training facility.</td>
<td>Adequate training facility which is A.D.A. compliant.</td>
<td>Continue present operations.</td>
<td>ADA compliant facility. Use of natural resource and associated costs will be reduced.</td>
<td>$417,700 2116-STF</td>
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<tr>
<td>2021</td>
<td>Southwest Region</td>
<td>STE-1 Site</td>
<td>Cold mill HMA pavement and pave 2&quot; (north portion).</td>
<td>Pavement is in poor condition with excessive cracking on the north side of the site.</td>
<td>Protective surface on which maintenance vehicles and equipment operate.</td>
<td>Full rehab and replacement was considered. However, further investigation revealed existing pavement base can be salvaged if reconstructed before existing pavement condition deteriorates further.</td>
<td>Improved operations from a smooth transportation surface...</td>
<td>$229,000 2116-STF</td>
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<tr>
<td>2021</td>
<td>Metro Region</td>
<td>SSB-1 Salt/Sand Storage</td>
<td>Reskin entire building including soffit and fascia.</td>
<td>Existing metal panels are missing and/or rusting.</td>
<td>Preserve and protect structural integrity of building.</td>
<td>Delay project and absorb risk of costly structural and content damage.</td>
<td>Preventive maintenance investment will mitigate risk of structural and building content damage.</td>
<td>$69,100 2116-STF</td>
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<td>FY</td>
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<td>Project Cost/ Fund Source</td>
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<tr>
<td>2021</td>
<td>Metro Region Office Building</td>
<td>OFF-1</td>
<td>Paint all exterior surfaces including masonry joint repointing, caulking/sealing, and patching masonry holes as needed.</td>
<td>The exterior surface is showing signs of wear.</td>
<td>Protection and preservation of building structure and contents.</td>
<td>Defer project and absorb risk of damage to structure and contents.</td>
<td>Preventive maintenance investment will mitigate risk of structural damage and protect building contents.</td>
<td>$35,600 2116-STF</td>
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<tr>
<td>2021</td>
<td>Metro Region Port Huron Garage</td>
<td>GAR-1</td>
<td>Construct a lean-to on the south side of the maintenance garage.</td>
<td>Insufficient equipment storage.</td>
<td>Improved storage, providing better protection of equipment from weather.</td>
<td>No viable alternative.</td>
<td>Better stewardship of facility assets.</td>
<td>$155,700 2116-STF</td>
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<tr>
<td>2021</td>
<td>Southwest Region Sault/Sand Storage</td>
<td>SSB-1</td>
<td>Install T1-11 siding.</td>
<td>Paint has difficulty adhering to the wood due to salt leaching. Paint has chipped away exposing raw wood.</td>
<td>Preserve and protect structural integrity of building.</td>
<td>Defer project and absorb risk of costly structural and content damage.</td>
<td>Preventive maintenance investment will mitigate risk of structural and building content damage.</td>
<td>$302,900 2116-STF</td>
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<td>FY</td>
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<td>Building/Facility</td>
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<td>Performance Outcome</td>
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<tr>
<td>2021</td>
<td>Southwest Region</td>
<td>STE-1 Silos</td>
<td>Replace bituminous pavement.</td>
<td>Pavement is in poor condition with excessive cracking.</td>
<td>Protective surface with maintenance vehicles and equipment will operate.</td>
<td>Pavement resurfacing was considered. Further investigation of pavement found condition to be deteriorated beyond salvage.</td>
<td>Improved operations from a smooth transportation surface.</td>
<td>$96,000 2116-STF</td>
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<tr>
<td>2021</td>
<td>Supanor Region</td>
<td>CSB-4 Cold Storage</td>
<td>Demolish old 1950 sail and sand storage facility. Design and construct 4,500 sq. ft. replacement cold storage facility.</td>
<td>Existing building was constructed in 1960. After 60 years the building is beyond desirable service life, and in need of costly repair. Replacement is needed to provide adequate storage space for material and equipment.</td>
<td>Materials and equipment are protected from the elements, and are not compromised due to improper storage.</td>
<td>There are no alternatives. The existing building is not desirable for continued use.</td>
<td>Cost savings are realized by protecting purchased assets, securing materials and equipment, and affording the opportunity to order materials in bulk at reduced cost.</td>
<td>$804,900 2116-STF</td>
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<tr>
<td>2021</td>
<td>Grand Region</td>
<td>CSB-1 Cold Storage</td>
<td>Design and construct 20,000 sq. ft cold storage building.</td>
<td>Materials and equipment are exposed to the elements. Exposed materials and equipment have increased rate of corrosion and reduced service life.</td>
<td>Materials and equipment are protected from the elements, and are not compromised as a result of improper storage.</td>
<td>Continue to store materials and equipment and reduce theft, damage, or voidance of warranty.</td>
<td>Cost savings are realized by protecting purchased assets, securing materials and equipment, and affording the opportunity to order materials in bulk at reduced cost.</td>
<td>$620,500 2115-STF</td>
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<td>FY</td>
<td>Bureau/Region Location</td>
<td>Building/Facility</td>
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<tr>
<td>2021</td>
<td>Southwest Region Kalamazoo Garage</td>
<td>CSB-1 Cold Storage</td>
<td>Design and construct new 20,000 sq. ft. cold storage building.</td>
<td>Materials and equipment are exposed to the elements. Exposed materials and equipment have increased rate of corrosion and reduced service life.</td>
<td>Materials and equipment are protected from the elements, and are not compromised due to improper storage.</td>
<td>No visible alternative.</td>
<td>Cost savings are realized by protecting purchased assets, securing material and equipment, and affording the opportunity to order materials in bulk at reduced cost.</td>
<td>$520,600 2116-STF</td>
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<tr>
<td>2021</td>
<td>Southwest Region Niles Storage</td>
<td>SSB-3 Salt/Sand Storage</td>
<td>Design and construct 4,000 sq. ft. lean-to on SSB-3.</td>
<td>Materials and equipment are exposed to the elements. Exposed materials and equipment have increased rate of corrosion and reduced service life.</td>
<td>Preservation and preservation of building structure and contents.</td>
<td>Defers project and absorbs risk of damage to structure and contents.</td>
<td>Preventive maintenance investment will mitigate risk of structural and building contents damage.</td>
<td>$219,800 2116-STF</td>
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<tr>
<td>2021</td>
<td>North Region Mackinaw City Welcome Center</td>
<td>CSB-1 Cold Storage</td>
<td>Demolish old sheds (2), design and construct new 1,250 sq. ft. storage building.</td>
<td>Existing storage buildings are in need of repair and do not provide adequate storage.</td>
<td>New storage building will provide adequate storage for brochures, supplies and maintenance equipment.</td>
<td>Defers project and absorbs risk of damage to structure and contents.</td>
<td>Ability to store sufficient brochure information for distribution to MDOT's tourist needs and promotion of Michigan tourism.</td>
<td>$101,000 2116-STF</td>
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<tr>
<td>FY</td>
<td>Bureau/Region Location</td>
<td>Building/Facility</td>
<td>Brief Scope Work</td>
<td>Current Condition</td>
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<td>Alternatives</td>
<td>Benefit to Taxpayer</td>
<td>Project Cost/Fund Source</td>
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<tr>
<td>2021</td>
<td>Southwest Region Jones Garage</td>
<td>STE-1 Site</td>
<td>Cold mill and resurface asphalt.</td>
<td>Existing pavement 1-2&quot; deteriorated with large cracks and potholes. To reduce storm water inflow into lagoon, site survey info will be used to determine if catch basins can be connected to ditch. This facility supports road maintenance operations and taxa.</td>
<td>Protective surface on which maintenance vehicles and equipment will operate.</td>
<td>Full rehab and replacement was considered. Further investigation revealed existing pavement can be salvaged if repaired before pavement condition further deteriorates.</td>
<td>Significant savings by repairing existing pavement in lieu of complete rehab and replacement. Correct drainage will provide long-term protection of asset.</td>
<td>$347,600 211E-STF</td>
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FY 2021 SPECIAL MAINTENANCE TOTAL $5,949,300
<table>
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<tr>
<th>Region Bureau-Div</th>
<th>Facility Name</th>
<th>Ownership</th>
<th>Assessment Year</th>
<th>Inspection Date</th>
<th>Major Capital</th>
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<td>2014</td>
<td>05/19/2014</td>
<td></td>
</tr>
<tr>
<td>North</td>
<td>North Region Maintenance Crews</td>
<td>Own</td>
<td>2014</td>
<td>05/20/2014</td>
<td></td>
</tr>
<tr>
<td>North</td>
<td>North Region Office (Shared facility with Gaylord TSC)</td>
<td>Own</td>
<td>2014</td>
<td>05/14/2014</td>
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</tr>
<tr>
<td>North</td>
<td>Traverse City TSC</td>
<td>Lease-Private</td>
<td>N/A</td>
<td>N/A</td>
<td>2021</td>
</tr>
<tr>
<td>Pass Trans</td>
<td>Benton Harbor Bus Terminal</td>
<td>Own</td>
<td>2015</td>
<td>04/01/2015</td>
<td></td>
</tr>
<tr>
<td>Pass Trans</td>
<td>Detroit Bus Terminal</td>
<td>Own</td>
<td>2015</td>
<td>05/12/2015</td>
<td></td>
</tr>
<tr>
<td>Pass Trans</td>
<td>Mio OCATS (Oscoda County Area Transp Specialist)</td>
<td>Own</td>
<td>2015</td>
<td>06/15/2015</td>
<td></td>
</tr>
<tr>
<td>Pass Trans</td>
<td>New Center Rail Terminal (Property is MDOT-owned; building is not MDOT-owned.)</td>
<td>Own</td>
<td>2015</td>
<td>05/12/2015</td>
<td></td>
</tr>
<tr>
<td>Pass Trans</td>
<td>Pontiac Bus/Rail Terminal</td>
<td>Own</td>
<td>2015</td>
<td>05/18/2015</td>
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<tr>
<td>Pass Trans</td>
<td>Southfield Bus Terminal</td>
<td>Own</td>
<td>2015</td>
<td>05/18/2015</td>
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<tr>
<td>Southwest</td>
<td>Coldwater Training Facility</td>
<td>Own</td>
<td>2015</td>
<td>05/04/2015</td>
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<tr>
<td>Southwest</td>
<td>Coldwater Welcome Center</td>
<td>Own</td>
<td>2015</td>
<td>05/04/2015</td>
<td></td>
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<tr>
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<td>Coloma Garage</td>
<td>Own</td>
<td>2015</td>
<td>04/03/2015</td>
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<tr>
<td>Southwest</td>
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<td>Own</td>
<td>2015</td>
<td>04/01/2015</td>
<td>2019</td>
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<tr>
<td>Southwest</td>
<td>Jones Garage</td>
<td>Own</td>
<td>2015</td>
<td>04/29/2015</td>
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<tr>
<td>Southwest</td>
<td>Kalamazoo Garage</td>
<td>Own</td>
<td>2015</td>
<td>04/15/2015</td>
<td></td>
</tr>
<tr>
<td>Southwest</td>
<td>Kalamazoo TSC</td>
<td>Own</td>
<td>2015</td>
<td>04/15/2015</td>
<td></td>
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<tr>
<td>Southwest</td>
<td>Marshall Garage</td>
<td>Own</td>
<td>2015</td>
<td>05/06/2015</td>
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</tr>
<tr>
<td>Southwest</td>
<td>Marshall TSC</td>
<td>Own</td>
<td>2015</td>
<td>05/06/2015</td>
<td></td>
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<tr>
<td>Southwest</td>
<td>New Buffalo Welcome Center</td>
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<td>2015</td>
<td>04/08/2015</td>
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<td>Sawyer Garage</td>
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<td>2015</td>
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<tr>
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<td>Southwest Region Maintenance Crews</td>
<td>Own</td>
<td>2015</td>
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<td>2015</td>
<td>04/22/2015</td>
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<tr>
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<td>Covington Storage</td>
<td>Own</td>
<td>2015</td>
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<td>Superior</td>
<td>Crystal Falls TSC</td>
<td>Own</td>
<td>2015</td>
<td>04/28/2015</td>
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<td>Engadine Garage</td>
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<td>2015</td>
<td>06/02/2015</td>
<td></td>
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<tr>
<td>Superior</td>
<td>Gladstone Sign &amp; Signal Shop</td>
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<td>2015</td>
<td>04/27/2015</td>
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<tr>
<td>Superior</td>
<td>Ishpeming TSC</td>
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<td>L'Anse Garage</td>
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<td>Menominee Welcome Center</td>
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<tr>
<td>Superior</td>
<td>Newberry TSC</td>
<td>Own</td>
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<td>08/02/2015</td>
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<tr>
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<td>St. Ignace Garage</td>
<td>Own</td>
<td>2015</td>
<td>06/03/2015</td>
<td>2021</td>
</tr>
<tr>
<td>Superior</td>
<td>St. Ignace Welcome Center</td>
<td>Own</td>
<td>2015</td>
<td>06/03/2015</td>
<td>2021</td>
</tr>
<tr>
<td>Superior</td>
<td>Sault Ste. Marie Welcome Center</td>
<td>Own</td>
<td>2015</td>
<td>06/01/2015</td>
<td>2021</td>
</tr>
<tr>
<td>Region Bureau-Div</td>
<td>Facility Name</td>
<td>Ownership</td>
<td>Assessment Year</td>
<td>Inspection Date</td>
<td>Major Capital</td>
</tr>
<tr>
<td>-------------------</td>
<td>--------------------------------------</td>
<td>-----------</td>
<td>-----------------</td>
<td>-----------------</td>
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</tr>
<tr>
<td>Superior</td>
<td>Superior Region Office</td>
<td>Own</td>
<td>2015</td>
<td>04/27/2015</td>
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<tr>
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<td>Adrian Garage</td>
<td>Own</td>
<td>2013</td>
<td>05/28/2013</td>
<td></td>
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<td>Brighton Garage</td>
<td>Own</td>
<td>2013</td>
<td>04/10/2013</td>
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<tr>
<td>University</td>
<td>Brighton TSC</td>
<td>Lease-Private</td>
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<td>N/A</td>
<td></td>
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<tr>
<td>University</td>
<td>Charlotte Garage</td>
<td>Own</td>
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<td>04/03/2013</td>
<td>2020</td>
</tr>
<tr>
<td>University</td>
<td>Dundee Welcome Center</td>
<td>Own</td>
<td>2014</td>
<td>04/15/2014</td>
<td>2020</td>
</tr>
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<td>University</td>
<td>Grand Ledge Garage</td>
<td>Own</td>
<td>2013</td>
<td>04/04/2013</td>
<td>2019, 2020</td>
</tr>
<tr>
<td>University</td>
<td>Jackson Testing Lab</td>
<td>Own</td>
<td>2013</td>
<td>04/09/2013</td>
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</tr>
<tr>
<td>University</td>
<td>Jackson TSC</td>
<td>Own</td>
<td>2013</td>
<td>04/09/2013</td>
<td></td>
</tr>
<tr>
<td>University</td>
<td>Lansing TSC (Shared with Aeronautics)</td>
<td>Own</td>
<td>N/A</td>
<td>N/A</td>
<td>2019</td>
</tr>
<tr>
<td>University</td>
<td>Mason Garage</td>
<td>Own</td>
<td>2013</td>
<td>04/11/2013</td>
<td></td>
</tr>
<tr>
<td>University</td>
<td>Monroe Welcome Center</td>
<td>Own</td>
<td>2015</td>
<td>06/09/2015</td>
<td></td>
</tr>
<tr>
<td>University</td>
<td>University Region Maintenance Crews</td>
<td>Own</td>
<td>2013</td>
<td>04/09/2013</td>
<td></td>
</tr>
<tr>
<td>University</td>
<td>University Region Office</td>
<td>Own</td>
<td>2013</td>
<td>04/09/2013</td>
<td></td>
</tr>
<tr>
<td>University</td>
<td>Williamston Garage</td>
<td>Own</td>
<td>2013</td>
<td>04/08/2013</td>
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</tbody>
</table>

N/A: Leased locations are not assessed.
# 2015 FACILITY ASSESSMENT

**Covington Storage**

<table>
<thead>
<tr>
<th>ADDRESS</th>
<th>COUNTY</th>
<th>PHONE NO.</th>
<th>FAX NO.</th>
<th>SITE ACRESAGE</th>
<th>INSPECTION DATE</th>
</tr>
</thead>
<tbody>
<tr>
<td>13262 School Road, Covington MI 49919</td>
<td>Baraga</td>
<td></td>
<td></td>
<td>2.00</td>
<td>04/26/2015</td>
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</table>

<table>
<thead>
<tr>
<th>FACILITY FUNCTION</th>
<th>SECONDARY FUNCTION</th>
<th>WORK FORCE</th>
<th>ADMIN/EMPLOYEE AREA</th>
<th>UTILIZATION RATE</th>
<th>FACILITY ENERGY AUDIT</th>
</tr>
</thead>
<tbody>
<tr>
<td>Equipment Storage</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td>04/05/2010</td>
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### SITE ASSESSMENT

<table>
<thead>
<tr>
<th>SITE CAPACITY FOR DEVELOPMENT</th>
<th>SITE REGULATORY COMPLIANCE</th>
<th>RATING</th>
<th>SITE ADEQUACY</th>
<th>RATING</th>
<th>ADEQUACY</th>
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</thead>
<tbody>
<tr>
<td>Inadequate</td>
<td>Adequate</td>
<td></td>
<td>Sidewalks</td>
<td>0</td>
<td>Adequate</td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td>Fencing</td>
<td>2</td>
<td>Adequate</td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td>Security</td>
<td>0</td>
<td>Adequate</td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td>Lighting</td>
<td>3</td>
<td>Adequate</td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td>Irrig Sys</td>
<td>0</td>
<td>Adequate</td>
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### BUILDINGS

<table>
<thead>
<tr>
<th>BLDG CODE</th>
<th>CONSTRUCTED PURPOSE</th>
<th>CURRENT USE</th>
<th>TOTAL SIZE (SQ FT)</th>
<th>OCCUPANCY YEAR</th>
<th>ESTIMATED REPLACEMENT VALUE</th>
<th>STRUCTURE:</th>
<th>EXTERIOR FINISH</th>
<th>ROOF TYPE</th>
</tr>
</thead>
<tbody>
<tr>
<td>SS8-1</td>
<td>Salt/Sand Storage</td>
<td>Salt/Sand Storage</td>
<td>8,064</td>
<td>1995</td>
<td>$733,824</td>
<td>Concrete</td>
<td>Concrete</td>
<td>Wood</td>
</tr>
<tr>
<td>CS8-1</td>
<td>Cold Storage</td>
<td>Cold Storage</td>
<td>2,250</td>
<td>1966</td>
<td>$204,750</td>
<td>Steel</td>
<td>Metal</td>
<td>Metal</td>
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</table>

**TOTAL COMPLEX SQ FT**

| TOTAL COMPLEX SQ FT | 10,314 |

### BUILDING ASSESSMENT

<table>
<thead>
<tr>
<th>5 YR ADEQUACY</th>
<th>ADA COMPLIANCE</th>
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<tbody>
<tr>
<td>Structural</td>
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<tr>
<td>Exterior</td>
<td>2</td>
</tr>
<tr>
<td>Interior</td>
<td>3</td>
</tr>
<tr>
<td>Windows</td>
<td>0</td>
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<tr>
<td>Insulation</td>
<td>0</td>
</tr>
<tr>
<td>Roof</td>
<td>0</td>
</tr>
<tr>
<td>Casual/Sitting Area</td>
<td>0</td>
</tr>
<tr>
<td>Service Doors</td>
<td>0</td>
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<tr>
<td>HVAC</td>
<td>0</td>
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<tr>
<td>Engine Exhaust</td>
<td>4</td>
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<tr>
<td>Ventilation</td>
<td>0</td>
</tr>
<tr>
<td>Plumbing (Alt)</td>
<td>0</td>
</tr>
<tr>
<td>Electrical</td>
<td>0</td>
</tr>
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<td>Lighting</td>
<td>3</td>
</tr>
<tr>
<td>Fire Protection</td>
<td>0</td>
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</tbody>
</table>

**Assessment Rating:**

- 0 = NOT APPLICABLE (NA)
- 1 = EXCELLENT (Annual Maintenance per Schedule)
- 2 = GOOD (Annual and Preventive Maintenance)
- 3 = AVERAGE (Showing Wear; Preventative Maintenance and Occasional Repair)
- 4 = POOR (Worn; Significant Maintenance or Repair)
- 5 = REHAB/REPLACE (Requires Rehabilitation or Replacement)
# 2015 FACILITY ASSESSMENT

## Crystal Falls TSC

### Address
- 120 Tobin Alpha Rd, Crystal Falls MI 49920

### Phone No.
- (906) 875-6844

### Fax No.
- (906) 875-6264

### Site Acreage
- 38.00

### Inspection Date
- 04/28/2015

### Facility Function
- Transportation Service Center

### Secondary Function
- Work Force Admin/Employer Area

### Site Assessment

<table>
<thead>
<tr>
<th>Site</th>
<th>Adequacy</th>
<th>Rating</th>
</tr>
</thead>
<tbody>
<tr>
<td>Sidewalks</td>
<td>Adequate</td>
<td>3</td>
</tr>
<tr>
<td>Fencing</td>
<td>Adequate</td>
<td>0</td>
</tr>
<tr>
<td>Security</td>
<td>Adequate</td>
<td>0</td>
</tr>
<tr>
<td>Lighting</td>
<td>Adequate</td>
<td>2</td>
</tr>
<tr>
<td>Irrig Sys</td>
<td>Adequate</td>
<td>0</td>
</tr>
</tbody>
</table>

### Site Capacity for Development
- Adequate

### Site Regulatory Compliance
- Adequate

### Parking/Paving
- 3

### Drainage
- 3

### Buildings

<table>
<thead>
<tr>
<th>Bldg Code</th>
<th>Constructed Purpose</th>
<th>Current Use</th>
<th>Total Size (Sq Ft)</th>
<th>Occupancy Year</th>
<th>Estimated Replacement Value</th>
<th>Structure</th>
<th>Exterior Finish</th>
<th>Roof Type</th>
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</thead>
<tbody>
<tr>
<td>TSC-1</td>
<td>Transportation Service Center</td>
<td>Transportation Service Center</td>
<td>6,300</td>
<td>2001</td>
<td>$1,543,500</td>
<td>Wood</td>
<td>Brick and vinyl</td>
<td>Wood and shingle</td>
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<tr>
<td>HSB-1</td>
<td>Heated Storage</td>
<td>Heated Storage</td>
<td>3,680</td>
<td>1986</td>
<td>$278,460</td>
<td>Steel and block</td>
<td>Block</td>
<td>Metal with membranes</td>
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<tr>
<td>TST-1</td>
<td>Testing Lab</td>
<td>Testing Lab</td>
<td>4,800</td>
<td>1962</td>
<td>$840,000</td>
<td>Steel</td>
<td>Metal</td>
<td>Metal</td>
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<tr>
<td>CSB-1</td>
<td>Cold Storage</td>
<td>Cold Storage</td>
<td>1,408</td>
<td>1970</td>
<td>$128,128</td>
<td>Steel and wood</td>
<td>Wood</td>
<td>Wood with shingles</td>
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### Total Complex Sq Ft
- 15,588

### Building Assessment

<table>
<thead>
<tr>
<th>5 Yr Adequacy</th>
<th>ADA Compliance</th>
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</thead>
<tbody>
<tr>
<td>TSC-1</td>
<td>Adequate</td>
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<tr>
<td>TST-1</td>
<td>Adequate</td>
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<tr>
<td>HSB-1</td>
<td>Adequate</td>
</tr>
<tr>
<td>CSB-1</td>
<td>Adequate</td>
</tr>
</tbody>
</table>

## Assessment Rating:

- **0 = NOT APPLICABLE** (N/A)
- **1 = EXCELLENT** (Annual Maintenance per Schedule)
- **2 = GOOD** (Annual and Preventive Maintenance)
- **3 = AVERAGE** (Showing Wear, Preventive Maintenance and Occasional Repair)
- **4 = POOR** (Worn, Significant Maintenance or Repair)
- **5 = REHAB/REPLACE** (Requires Rehabilitation or Replacement)
<table>
<thead>
<tr>
<th>Appra Year</th>
<th>Building Code</th>
<th>Brief Scope of Work</th>
<th>Current Condition</th>
<th>Cost Estimate</th>
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<tbody>
<tr>
<td>2018</td>
<td>TST-1</td>
<td>Tuck point and point exterior of the building.</td>
<td>Exterior point is beginning to deteriorate.</td>
<td>$15,300</td>
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</table>

Special Maintenance Total: $15,300

Assessment Rating:
- 5 = REHAB/REPLACE (Requires Rehabilitation or Replacement)
- 4 = POOR (Worn, Significant Maintenance or Repair)
- 3 = AVERAGE (Showing Wear, Preventive Maintenance and Occasional Repair)
- 2 = GOOD (Annual and Preventive Maintenance)
- 1 = EXCELLENT (Annual Maintenance per Schedule)
- 0 = NOT APPLICABLE (N/A)
# 2015 FACILITY ASSESSMENT

**Engadine Garage**

<table>
<thead>
<tr>
<th>ADDRESS</th>
<th>N7045 M-117, Engadine MI 49827</th>
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</thead>
<tbody>
<tr>
<td>COUNTY</td>
<td>Mackinac</td>
</tr>
<tr>
<td>PHONE NO.</td>
<td>(906) 477-8323</td>
</tr>
<tr>
<td>FAX NO.</td>
<td>(906) 477-1065</td>
</tr>
<tr>
<td>SITE ACREAGE</td>
<td>6.00</td>
</tr>
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<td>INSPECTION DATE</td>
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## FACILITY FUNCTION

<table>
<thead>
<tr>
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<th>SECONDARY FUNCTION</th>
<th>WORK FORCE</th>
<th>ADMIN/EMPLOYEE AREA</th>
<th>UTILIZATION RATE</th>
<th>FACILITY ENERGY AUDIT</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
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## SITE ASSESSMENT

<table>
<thead>
<tr>
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<th>RATING</th>
<th>ADEQUACY</th>
<th>VENDOR</th>
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</tr>
<tr>
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<td>GAS UTILITY (if present)</td>
<td></td>
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<tr>
<td>SECURITY</td>
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## BUILDINGS

<table>
<thead>
<tr>
<th>BLDG CODE</th>
<th>CONSTRUCTED PURPOSE</th>
<th>CURRENT USE</th>
<th>TOTAL SIZE (SQ FT)</th>
<th>OCCUPANCY YEAR</th>
<th>ESTIMATED REPLACEMENT VALUE</th>
<th>STRUCTURE</th>
<th>EXTERIOR FINISH</th>
<th>ROOF TYPE</th>
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<tbody>
<tr>
<td>GAR-1</td>
<td>Garage</td>
<td>Garage</td>
<td>3,200</td>
<td>1959</td>
<td>$720,000</td>
<td>Steel</td>
<td>Block masonry.</td>
<td>Metal.</td>
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<tr>
<td>GAR-2</td>
<td>Garage</td>
<td>Garage</td>
<td>16,633</td>
<td>1970</td>
<td>$3,719,025</td>
<td>Steel</td>
<td>Masonry</td>
<td>Metal membranes</td>
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## TOTAL COMPLEX SQ FT

31,733

## BUILDING ASSESSMENT

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<th>5 YR ADEQUACY</th>
<th>ADA COMPLIANCE</th>
<th>Structural</th>
<th>Exterior</th>
<th>Heating</th>
<th>Windows</th>
<th>Insulation</th>
<th>Roof</th>
<th>OGlazed/Siding Doors</th>
<th>Slab Doors</th>
<th>HVAC</th>
<th>Engine Exhaust</th>
<th>Ventilation</th>
<th>Plumbing (mL)</th>
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<th>Lighting</th>
<th>Fire Protection</th>
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<td>Appr Year</td>
<td>Building Code</td>
<td>Brief Scope of Work</td>
<td>Current Condition</td>
<td>Cost Estimate</td>
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</tr>
<tr>
<td>2018</td>
<td>GAR-2</td>
<td>Replace in-ground floor hoist.</td>
<td>Host requires frequent repairs and is not suited for lifting tandem trucks.</td>
<td>$173,700</td>
<td></td>
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<td></td>
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<td></td>
<td></td>
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</tr>
<tr>
<td>2018</td>
<td>STE-1</td>
<td>Repair sections of existing chain link fence, and</td>
<td>Existing chain link fence requires spot locations of repair and replacement.</td>
<td>$175,000</td>
<td></td>
<td></td>
<td></td>
<td></td>
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<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
<td>replace missing sections. Install new</td>
<td>inadequate right-of-way fencing on the east property line presents access control</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
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<td></td>
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</tr>
<tr>
<td></td>
<td></td>
<td>double gate with ID card security system.</td>
<td>concerns.</td>
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<tr>
<td>2019</td>
<td>SSB-1</td>
<td>Construct 70'x25'x20' lean-to over bulk material</td>
<td>This facility has inadequate covered storage to store equipment and materials.</td>
<td>$185,000</td>
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<td></td>
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<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
<td>storage bine on east side of shed/seed storage</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
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</tr>
<tr>
<td></td>
<td></td>
<td>building.</td>
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<td></td>
<td></td>
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<td></td>
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</tr>
<tr>
<td>2019</td>
<td>GAR-2</td>
<td>Install generator for backup power supply.</td>
<td>No alternatives during emergencies situations.</td>
<td>$86,200</td>
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</table>

Special Maintenance Total: $657,400
**2015 FACILITY ASSESSMENT**

**Gladstone Sign & Signal Shop**

**ADDRESS**
815 Clark Drive, Gladstone MI 49837

**COUNTY**
Delta

**PHONE NO.**
(906) 429-9320

**FAX NO.**
(906) 429-3152

**SITE ACREAGE**
2.00

**SITE ACREAGE**

<table>
<thead>
<tr>
<th>FACILITY FUNCTION</th>
<th>SECONDARY FUNCTION</th>
<th>WORK FORCE</th>
<th>ADMIN/EMPLOYEE AREA</th>
<th>UTILIZATION RATE</th>
<th>FACILITY ENERGY AUDIT</th>
</tr>
</thead>
<tbody>
<tr>
<td>Sign/Signal Operations</td>
<td>Material Testing/Survey Operations</td>
<td>4,000</td>
<td>Fully Utilized</td>
<td>06/10/2010</td>
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**SITE ASSESSMENT**

<table>
<thead>
<tr>
<th>SITE CAPACITY FOR DEVELOPMENT</th>
<th>ADEQUACY</th>
<th>RATING</th>
<th>SITE REGULATORY COMPLIANCE</th>
<th>ADEQUACY</th>
<th>RATING</th>
<th>MENDOR</th>
<th>ADEQUACY</th>
</tr>
</thead>
<tbody>
<tr>
<td>SIDEWALKS</td>
<td>Adequate</td>
<td>0</td>
<td>ELECTRICAL UTILITY</td>
<td>Electrical</td>
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<tr>
<td>FENCING</td>
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<td></td>
<td>GAS UTILITY (if present)</td>
<td>Natural Gas</td>
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<tr>
<td>SECURITY</td>
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<td>WATER UTILITY</td>
<td>Municipal</td>
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<tr>
<td>LIGHTING</td>
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<td>SEWAGE UTILITY</td>
<td>Municipal</td>
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**BUILDINGS**

<table>
<thead>
<tr>
<th>BLDG CODE</th>
<th>CONSTRUCTED PURPOSE</th>
<th>CURRENT USE</th>
<th>TOTAL SIZE (SQ FT)</th>
<th>OCCUPANCY YEAR</th>
<th>ESTIMATED REPLACEMENT VALUE</th>
<th>STRUCTURE</th>
<th>EXTERIOR FINISH</th>
<th>ROOF TYPE</th>
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<tbody>
<tr>
<td>TST-1</td>
<td>Testing Lab</td>
<td>Testing Lab</td>
<td>2,400</td>
<td>2010</td>
<td>$420,000</td>
<td>Wood</td>
<td>Vinyl</td>
<td>Wood and Shingle</td>
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<tr>
<td>SGN-1</td>
<td>Sign Shop</td>
<td>Sign Shop</td>
<td>4,000</td>
<td>2001</td>
<td>$700,000</td>
<td>Wood</td>
<td>Vinyl</td>
<td>Wood shingle</td>
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<tr>
<td>SMS-1</td>
<td>Sign Shop</td>
<td>Signal Shop</td>
<td>1,560</td>
<td>2003</td>
<td>$273,000</td>
<td>Wood</td>
<td>Vinyl</td>
<td>Wood Shingle</td>
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**BUILDING ASSESSMENT**

<table>
<thead>
<tr>
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</tbody>
</table>

Assessment Rating:  
0 = NOT APPLICABLE (N/A)  
1 = EXCELLENT (Annual Maintenance per Schedule)  
2 = GOOD (Annual and Preventive Maintenance)  
3 = AVERAGE (Showing Wear; Preventive Maintenance and Occasional Repair)  
4 = POOR (Worn; Significant Maintenance or Repair)  
5 = REHAB/REPLACE (Requires Rehabilitation or Replacement)
# 2015 FACILITY ASSESSMENT

## Houghton Garage

### ADDRESS:
51750 Industrial Drive, Calumet, MI 49913

### COUNTY:
Houghton

### PHONE NO.:
(906) 483-3937

### FAX NO.:
(906) 483-3997

### SITE ACREAGE:
1.500

### WORK FORCE/ADEMPLOYE AREA:
1,500

### FACILITY FUNCTION:
Garage

## SITE ASSESSMENT

<table>
<thead>
<tr>
<th>SITE CAPACITY FOR DEVELOPMENT</th>
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<th>RATING</th>
<th>TYPE</th>
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<tbody>
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| PARKING/PAVING | 3 |
| DRAINAGE       | 3 |

## BUILDINGS

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<thead>
<tr>
<th>BLDG CODE</th>
<th>CONSTRUCTED CODE</th>
<th>PURPOSE</th>
<th>CURRENT USE</th>
<th>TOTAL SIZE (SQ FT)</th>
<th>OCCUPANCY YEAR</th>
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<th>STRUCTURE</th>
<th>EXTERIOR FINISH</th>
<th>ROOF TYPE</th>
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</thead>
<tbody>
<tr>
<td>GAR-1</td>
<td></td>
<td>Garage</td>
<td>Garage</td>
<td>19,000</td>
<td>2008</td>
<td>$4,275,000</td>
<td>Masonry and steel.</td>
<td>Metal and masonry.</td>
<td>Single-ply membrane.</td>
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### TOTAL COMPLEX SQ FT
42,328

## BUILDING ASSESSMENT

<table>
<thead>
<tr>
<th>BLDG CODE</th>
<th>5 YR. ADEQUACY</th>
<th>ADA COMPLIANCE</th>
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<tr>
<td>GAR-1</td>
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<td>Adequate</td>
</tr>
<tr>
<td>SSB-1</td>
<td>Adequate</td>
<td>Adequate</td>
</tr>
</tbody>
</table>

## SPECIAL MAINTENANCE

**Superior Region - Houghton Garage**

**Current Condition:**
Fence is in poor condition. There is no existing gate to secure site, and exterior lighting is inadequate for operational and security purposes.

**Cost Estimate:**
$97,700

**Special Maintenance Total:**
$97,700

### Assessment Rating:

- **0** = NOT APPLICABLE (N/A)
- **1** = EXCELLENT (Annual Maintenance per Schedule)
- **2** = GOOD (Annual and Preventive Maintenance)
- **3** = AVERAGE (Showing Wear; Preventative Maintenance and Occasional Repair)
- **4** = POOR (Worn; Significant Maintenance or Repair)
- **5** = REHAB/REPLACE (Requires Rehabilitation or Replacement)
## 2015 FACILITY ASSESSMENT

### Ishpeming TSC

**Address:** 100 S. Westwood Dr., Ishpeming, MI 49849  
**County:** Marquette  
**Phone No.:** (906) 485-4270  
**Fax No.:** (906) 485-4878  
**Site/Acreage:** 4.00  
**Inspection Date:** 04/30/2015

### Facility Function
- **Transportation Service Center**
  - **Secondary Function:** Work Force
  - **Admin./Employee Area:** 3,667 SQ. FT
  - **Utilization Rate:** Fully Utilized
  - **Facility Energy Audit Date:** 06/08/2010

### Site Assessment
- **Site Capacity for Development:** Adequate
- **Site Regulatory Compliance:** Adequate
- **Parking/Paving:** 3
- **Drainage:** 3

### Buildings

<table>
<thead>
<tr>
<th>BLDG CODE</th>
<th>CONSTRUCTED PURPOSE</th>
<th>CURRENT USE</th>
<th>TOTAL SIZE (SQ. FT)</th>
<th>OCCUPANCY YEAR</th>
<th>ESTIMATED REPLACEMENT VALUE</th>
<th>STRUCTURE</th>
<th>EXTERIOR FINISH</th>
<th>ROOF TYPE</th>
</tr>
</thead>
<tbody>
<tr>
<td>TSC-1</td>
<td>Transportation Center</td>
<td>Transportation Service Center</td>
<td>6,133</td>
<td>1962</td>
<td>$1,502,566</td>
<td>Wood.</td>
<td>Masonry and vinyl.</td>
<td>Wood and shingle.</td>
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</table>

**Total Complex SQ FT:** 7,658

### Building Assessment

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<th>5 Year Adequacy</th>
<th>ADA Compliance</th>
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<td>Adequate</td>
</tr>
<tr>
<td>TST-1</td>
<td>Adequate</td>
<td>Adequate</td>
</tr>
<tr>
<td>CSB-1</td>
<td>Adequate</td>
<td>Adequate</td>
</tr>
</tbody>
</table>

### Notes
- **Assessment Rating:**
  - 0 = NOT APPLICABLE (N/A)
  - 1 = EXCELLENT (Annual Maintenance per Schedule)
  - 2 = GOOD (Annual and Preventive Maintenance)
  - 3 = AVERAGE (Showing Wear, Preventative Maintenance and Occasional Repair)
  - 4 = POOR (Wear; Significant Maintenance or Repair)
  - 5 = REHAB/REPLACE (Requires Rehabilitation or Replacement)
## 2015 FACILITY ASSESSMENT
### L’Anse Garage

<table>
<thead>
<tr>
<th>ADDRESS</th>
<th>COUNTY</th>
<th>PHONE NO.</th>
<th>FAX NO.</th>
<th>SITE ACREAGE</th>
<th>INSPECTION DATE</th>
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<tbody>
<tr>
<td>301 Winter Street, L’Anse MI 49945</td>
<td>Baraga</td>
<td>(906) 524-6124</td>
<td>(906) 524-5624</td>
<td>3.00</td>
<td>04/29/2015</td>
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<tr>
<th>FACILITY FUNCTION</th>
<th>SECONDARY FUNCTION</th>
<th>WORK FORCE</th>
<th>ADMIN/EMPLOYEE AREA</th>
<th>UTILIZATION RATE</th>
<th>FACILITY ENERGY AUDIT</th>
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<tr>
<td>Garage</td>
<td>Garage</td>
<td>2,829</td>
<td>Fully Utilized</td>
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### SITE ASSESSMENT

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<th>ADEQUACY</th>
<th>RATING</th>
<th>SITE REGULATORY COMPLIANCE</th>
<th>ADEQUACY</th>
<th>VENDOR</th>
<th>ADEQUACY</th>
</tr>
</thead>
<tbody>
<tr>
<td>SIDEWALKS</td>
<td>Adequate</td>
<td>0</td>
<td>ELECTRICAL UTILITY</td>
<td>Electrical</td>
<td>L’Anse, Village of</td>
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### BUILDINGS

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<tr>
<th>IBLDG CODE</th>
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<th>TOTAL SIZE (SQ FT)</th>
<th>OCCUPANCY YEAR</th>
<th>ESTIMATED REPLACEMENT VALUE</th>
<th>STRUCTURE</th>
<th>EXTERIOR FINISH</th>
<th>ROOF TYPE</th>
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<td>Sell/Sand Storage</td>
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<td>12,320</td>
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**TOTAL COMPLEX SQ FT**: 46,320

### BUILDING ASSESSMENT

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<th>Phar/ter</th>
<th>Whi/er</th>
<th>Insulation</th>
<th>Roof</th>
<th>Oversla/ed Dura/ce</th>
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<th>HWC</th>
<th>Engine Exhaust</th>
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**Assessment Rating**: 0 = NOT APPLICABLE (N/A), 1 = EXCELLENT (Annual/Maintenance per Schedule), 2 = GOOD (Annual and Preventive Maintenance), 3 = AVERAGE (Showing Wear; Preventive Maintenance and Occasional Repair), 4 = POOR (Wear; Significant Maintenance or Repair), 5 = REHAB/REPLACE (Requires Rehabilitation or Replacement)
<table>
<thead>
<tr>
<th>Appr Year</th>
<th>Building Code</th>
<th>Brief Scope of Work</th>
<th>Current Condition</th>
<th>Cost Estimate</th>
</tr>
</thead>
<tbody>
<tr>
<td>2017</td>
<td>GAR-1</td>
<td>Replace windows and twelve (12) garage door jambs with energy efficient products.</td>
<td>Broken seals on windows and moisture between glass panes resulting in reduced visibility and reduced insulating values. Fungal oxides on garage door jambs have caused significant section loss.</td>
<td>$27,600</td>
</tr>
<tr>
<td>2019</td>
<td>GAR-1</td>
<td>Remove and replace existing concrete floor slab.</td>
<td>Cracks in the slab have allowed water to penetrate to the rebar causing fungal oxides. The resulting fungal oxides is popping/cracking concrete slabs.</td>
<td>$54,600</td>
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<tr>
<td>2016</td>
<td>STE-1</td>
<td>Cold mill and replace pavement.</td>
<td>Existing pavement has deteriorated to poor conditions showing signs of large cracks.</td>
<td>$122,900</td>
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</tbody>
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Special Maintenance Total: $175,000
# 2015 Facility Assessment

## Newberry TSC

<table>
<thead>
<tr>
<th>Address</th>
<th>County</th>
<th>Phone No.</th>
<th>Fax No.</th>
<th>Site Acreage</th>
<th>Inspections Date</th>
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<tbody>
<tr>
<td>14113 M-28, Newberry, MI 49868</td>
<td>Luce</td>
<td>(906) 293-5168</td>
<td>(908) 293-3331</td>
<td>1.00</td>
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## Site Assessment

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<th>Rating</th>
<th>Type</th>
<th>Vendor</th>
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<tr>
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<td>Sidewalks</td>
<td>3</td>
<td>Electrical Utility</td>
<td>Electrical</td>
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<tr>
<td>Regulatory Compliance</td>
<td>Adequate</td>
<td>Fencing</td>
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<td>Gas Utility (if present)</td>
<td>Natural Gas</td>
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<td></td>
<td>Security</td>
<td>2</td>
<td>Water Utility</td>
<td>Municipal</td>
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<td></td>
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<td>Lighting</td>
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<td>Sewage Utility</td>
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<tr>
<td></td>
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<td>Drainage</td>
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## Buildings

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<th>CONSTRUCTED PURPOSE</th>
<th>CURRENT USE</th>
<th>TOTAL SIZE (SQ FT)</th>
<th>OCCUPANCY YEAR</th>
<th>ESTIMATED REPLACEMENT VALUE</th>
<th>STRUCTURE</th>
<th>EXTERIOR FINISH</th>
<th>ROOF TYPE</th>
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</thead>
<tbody>
<tr>
<td>TSC-1</td>
<td>Transportation Service Center</td>
<td>Transportation Service Center</td>
<td>11,250</td>
<td>1972</td>
<td>$2,756,290</td>
<td>Wood and Masonry</td>
<td>Masonry and EIFS</td>
<td>Membrane</td>
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<tr>
<td>CSB-1</td>
<td>Cold Storage</td>
<td>Cold Storage</td>
<td>768</td>
<td>2011</td>
<td>$65,888</td>
<td>Wood</td>
<td>Vinyl</td>
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## Building Assessment

<table>
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<tr>
<th>BLDG CODE</th>
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<th>Structural</th>
<th>Exterior</th>
<th>Interior</th>
<th>Utilities</th>
<th>Installation</th>
<th>Roof</th>
<th>Churn / Shelf Life</th>
<th>Service Doors</th>
<th>HVAC</th>
<th>Ergonomics</th>
<th>Ventilation</th>
<th>Plumbing (fix)</th>
<th>Electrical</th>
<th>Lifts</th>
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</tbody>
</table>

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- 5 = REHAB/REPLACE (Requires Rehabilitation or Replacement)
<table>
<thead>
<tr>
<th>Year</th>
<th>Building Code</th>
<th>Brief Scope of Work</th>
<th>Current Condition</th>
<th>Cost Estimate</th>
</tr>
</thead>
<tbody>
<tr>
<td>2020</td>
<td>STE-1</td>
<td>Reconstruct parking lot and restore surface drainage with improvements.</td>
<td>Large cracking and areas of missing pavement. Improper drainage allows water to pool accelerating pavement deterioration. Current parking spaces are inadequate. Some cracking. Remaining areas of TSC need to be completed for improved operations and maximized utilization of existing space.</td>
<td>$158,350</td>
</tr>
<tr>
<td>2021</td>
<td>TSC-1</td>
<td>Modify remaining office space, conference room, and storage room configurations and upgrade restrooms (a portion of the facility was remodeled in 2006).</td>
<td></td>
<td>$459,700</td>
</tr>
</tbody>
</table>

Special Maintenance Total: $652,000
# 2015 Facility Assessment

## St. Ignace Garage

### Address
500 Ferry Lane, St. Ignace, MI 49781

### Secondary Function

- **Facility Function**: Garage
- **Site Assessment**: Adequate
- **Sidewalks**: 3
- **Electrical Utility**: Electrical
- **Type**: Fully Utilized
- **Vendor**: Cloverland Electric

### Site Assessment Details
- **Site Capacity for Development**: Adequate
- **Site Regulatory Compliance**: Adequate
- **Security**: 0
- **Water Utility**: Municipal
- **Lighting**: 4
- **Sewage Utility**: Municipal
- **Parking/Paving**: 4
- **Drainage**: 3

### Buildings

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<th>Code</th>
<th>Purpose</th>
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<th>Total Size (SQ FT)</th>
<th>Occupancy Year</th>
<th>Estimated Replacement Value</th>
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<th>Exterior Finish</th>
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<td>Garage</td>
<td>15,925</td>
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<td>EIFS, metal, and vinyl</td>
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<tr>
<td>GAR-2</td>
<td>Garage</td>
<td>Garage</td>
<td>7,200</td>
<td>1950</td>
<td>$1,620,000</td>
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<td>EIFS and metal</td>
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<tr>
<td>HSB-1</td>
<td>Heated Storage</td>
<td>Heated Storage</td>
<td>3,720</td>
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<td>$339,520</td>
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<td>Metal with Thera-Tec Coating</td>
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<td>SSB-1</td>
<td>Salt/Sand Storage</td>
<td>Cold Storage</td>
<td>3,933</td>
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<td>$357,900</td>
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<td>Salt/Sand Storage</td>
<td>12,516</td>
<td>1950</td>
<td>$1,138,956</td>
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<td>$433,529</td>
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<td>Wood and asphalt shingles</td>
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### Building Assessment

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## SPECIAL MAINTENANCE
### Superior Region - St. Ignace Garage

<table>
<thead>
<tr>
<th>Appr Year</th>
<th>Building Code</th>
<th>Brief Scope of Work</th>
<th>Current Condition</th>
<th>Cost Estimate</th>
</tr>
</thead>
<tbody>
<tr>
<td>2017</td>
<td>SSB-2</td>
<td>Paint exterior T1-11 siding and fascia boards.</td>
<td>Paint is chipping, fading, and peeling.</td>
<td>$19,100</td>
</tr>
<tr>
<td>2019</td>
<td>STE-1</td>
<td>Install security system at gate (including fence replacement), paging system and ID-card entrance. Install 6 new perimeter lights and replace 9 existing units.</td>
<td>Existing site fence condition and entrance gates enable the potential of unauthorized access to the facility as well as safety concerns. Exterior site lighting is inadequate and presents opportunities for site vandalism and theft of property.</td>
<td>$336,800</td>
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<tr>
<td>2020</td>
<td>SSB-2</td>
<td>Design and construct lean-to on existing salt shed.</td>
<td>Materials and equipment are exposed to the elements. Exposed materials and equipment have increased rate of corrosion and reduced service life.</td>
<td>$800,400</td>
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<tr>
<td>2021</td>
<td>CSB-4</td>
<td>Demolish old 1950 salt shed. Storage facility. Design and construct 4,800 sq. ft. replacement cold storage facility.</td>
<td>Existing building was constructed in 1950. After 60 years the building is beyond desirable service life, and in need of costly repair. Replacement is needed to provide adequate storage space for materials and equipment.</td>
<td>$804,900</td>
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**Special Maintenance Total:** $1,751,200
# 2015 FACILITY ASSESSMENT

## Superior Region Office

<table>
<thead>
<tr>
<th>ADDRESS</th>
<th>COUNTY</th>
<th>PHONE NO.</th>
<th>FAX NO.</th>
<th>SITE ACREAGE</th>
<th>INSPECTION DATE</th>
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<tbody>
<tr>
<td>1815 3rd Avenue North, Escanaba MI 49829</td>
<td>Delta</td>
<td>(906) 786-1800</td>
<td>(906) 789-9775</td>
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### FACILITY FUNCTION

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<th>WORK FORCE</th>
<th>ADMIN/EMPLOYEE AREA</th>
<th>UTILIZATION RATE</th>
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<td>11,300 SQ FT</td>
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### SITE ASSESSMENT

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<th>ADEQUACY</th>
<th>RATING</th>
<th>TYPE</th>
<th>VENDOR</th>
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<tr>
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<td>ELECTRICAL UTILITY</td>
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<td>Adequate</td>
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<tr>
<td>Adequate: FENCING</td>
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<td>GAS UTILITY (if present)</td>
<td>DTE (includes MichCon)</td>
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<tr>
<td>Adequate: SECURITY</td>
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<td>WATER UTILITY</td>
<td>Escanaba, City of</td>
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<tr>
<td>Adequate: LIGHTING</td>
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<td>SEWAGE UTILITY</td>
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<td>PARKING/PAVING</td>
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<td>DRAINAGE</td>
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### BUILDINGS

<table>
<thead>
<tr>
<th>BLDG CODE</th>
<th>CONSTRUCTED PURPOSE</th>
<th>CURRENT USE</th>
<th>TOTAL SIZE (SQ FT)</th>
<th>OCCUPANCY YEAR</th>
<th>ESTIMATED REPLACEMENT VALUE</th>
<th>STRUCTURE</th>
<th>EXTERIOR FINISH</th>
<th>ROOF TYPE</th>
</tr>
</thead>
<tbody>
<tr>
<td>REG-1</td>
<td>Region Office</td>
<td>Region Office</td>
<td>11,300</td>
<td>1999</td>
<td>$2,542,500</td>
<td>Wood</td>
<td>Masonry</td>
<td>Asphalt shingle</td>
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</table>

### TOTAL COMPLEX SQ FT

| 11,300 |

### BUILDING ASSESSMENT

<table>
<thead>
<tr>
<th>5 YR ADEQUACY</th>
<th>ADA COMPLIANCE</th>
</tr>
</thead>
<tbody>
<tr>
<td>REG-1</td>
<td>Adequate</td>
</tr>
</tbody>
</table>

### Assessment Rating:

- **0** = NOT APPLICABLE (N/A)
- **1** = EXCELLENT (Annual Maintenance per Schedule)
- **2** = GOOD (Annual and Preventive Maintenance)
- **3** = AVERAGE (Showing Wear, Preventative Maintenance and Occasional Repair)
- **4** = POOR (Worn; Significant Maintenance or Repair)
- **5** = REHAB/REPLACE (Requires Rehabilitation or Replacement)
# 2014 FACILITY ASSESSMENT

## Alpena TSC
Leased Facility - Not Assessed

### Address
1540 Airport Rd., Alpena MI 49707

### County
Alpena

### Phone No.
(989) 356-2231

### Fax No.
(989) 354-4142

### Site Acreage
6,000

### Inspections Date
Fully Utilized

### Facility Function
Transportation Service Center

### Secondary Function

### Work Force
6,000

### Utilization Rate

### Facility Energy Audit

## Site Assessment

### Site Capacity for Development
- Sidewalks: 0
- Electrical Utility: Electrical
- Gas Utility (if present): Presque Isle Electric & Gas

### Site Regulatory Compliance
- Fencing: 0
- Security: 0
- Lighting: 0
- Sewage Utility: N/A

### Parking/Paving
- 0

### Drainage
- 0

## Buildings

### Building Code
TSC-1

### Constructed Purpose
Transportation Service Center

### Current Use
Transportation Service Center

### Total Size (SQ FT)
6,000

### Occupancy Year
2001

### Estimated Replacement Value
$1,470,000

### Structure

### Exterior Finish

### Roof Type

## Building Assessment

### 5 Yr Adequacy

### ADA Compliance

---

Assessment Rating:
- 0 = NOT APPLICABLE (N/A)
- 1 = EXCELLENT (Annual Maintenance per Schedule)
- 2 = GOOD (Annual and Preventive Maintenance)
- 3 = AVERAGE (Showing Wear, Preventive Maintenance and Occasional Repair)
- 4 = POOR (Worn; Significant Maintenance or Repair)
- 5 = REHAB/REPLACE (Requires Rehabilitation or Replacement)
### 2014 FACILITY ASSESSMENT

**Address:** 13490 M-32/M-33, Atlanta, MI 49709

**Phone NO:** (989) 735-3514  
**Fax NO:** (989) 736-3750  
**Site Acreage:** 14.00  
**Inspection Date:** 05/14/2014

<table>
<thead>
<tr>
<th>IRIRG SYs.</th>
<th>SEWAGE UTILITY</th>
<th>WATER UTILITY</th>
<th>SECURITY</th>
<th>FENCING</th>
<th>ELECTRICAL UTILITY</th>
<th>SIDEWALKS</th>
<th>PANEL CAPACITY FOR DEVELOPMENT</th>
<th>PANEL REGULATORY COMPLIANCE</th>
</tr>
</thead>
<tbody>
<tr>
<td>Adequate</td>
<td>Adequate</td>
<td>0</td>
<td>2</td>
<td>2</td>
<td>3</td>
<td>Adequate</td>
<td>Adequate</td>
<td>Adequate</td>
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### BUILDINGS

<table>
<thead>
<tr>
<th>CODE</th>
<th>CONSTRUCTED PURPOSE</th>
<th>CURRENT USE</th>
<th>TOTAL SIZE (SQ FT)</th>
<th>OCCUPANCY YEAR</th>
<th>ESTIMATED REPLACEMENT VALUE</th>
<th>STRUCTURE:</th>
<th>EXTERIOR FINISH:</th>
<th>ROOF TYPE:</th>
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<tbody>
<tr>
<td>GAR-1</td>
<td>Garage</td>
<td>Garage</td>
<td>24,780</td>
<td>1968</td>
<td>$5,578,500</td>
<td>Concrete and Masonry (CMU). Metal and Masonry.</td>
<td>Metal.</td>
<td>Flat metal.</td>
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<tr>
<td>HSB-1</td>
<td>Heated Storage</td>
<td>Heated Storage</td>
<td>5,000</td>
<td>1955</td>
<td>$546,000</td>
<td>Concrete and Masonry (CMU). Metal and Masonry.</td>
<td>Metal.</td>
<td>Metal.</td>
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<tr>
<td>WSH-1</td>
<td>Washbay</td>
<td>Washbay</td>
<td>2,250</td>
<td>0</td>
<td>$393,750</td>
<td>Steel, Masonry, Precast Concrete.</td>
<td>Masonry, Precast Concrete.</td>
<td>Metal.</td>
</tr>
</tbody>
</table>

**Total Complex Sq. Ft:** 63,480

**Assessment Rating:**

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

<table>
<thead>
<tr>
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<tbody>
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<td>HSB-2</td>
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<td>Adequate</td>
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<td>0</td>
</tr>
<tr>
<td>CSB-1</td>
<td>Adequate</td>
<td>Adequate</td>
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<td>3</td>
<td>2</td>
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### SPECIAL MAINTENANCE

**North Region - Atlanta Garage**

<table>
<thead>
<tr>
<th>Appra Year</th>
<th>Building Code</th>
<th>Brief Scope of Work</th>
<th>Current Condition</th>
<th>Cost Estimate</th>
</tr>
</thead>
<tbody>
<tr>
<td>2017</td>
<td>GAR-1</td>
<td>Track point and paint exterior.</td>
<td>The exterior surface is showing signs of significant wear.</td>
<td>$82,900</td>
</tr>
</tbody>
</table>

Special Maintenance Total: $82,900
## 2014 FACILITY ASSESSMENT

**Gaylord TSC**

**Address:** 1088 M-32 East, Gaylord, MI 49735

**County:** Otsego

**Phone No.:** (989) 731-5090

**Fax No.:** (989) 732-3637

**Site Acreage:** 0.00

**Inspection Date:** 05/14/2014

### Site Assessment

<table>
<thead>
<tr>
<th>Site Capacity for Development</th>
<th>Adequacy</th>
<th>Rating</th>
</tr>
</thead>
<tbody>
<tr>
<td>Site Regulatory Compliance</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Parking/Paving</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Drainage</td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

### Electrical Utility

- **Type:** Electrical
- **Vendor:** N/A

### Building Assessment

<table>
<thead>
<tr>
<th>5 Yr Adequacy</th>
<th>ADA Compliance</th>
</tr>
</thead>
<tbody>
<tr>
<td>Structural</td>
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<tr>
<td>Exterior</td>
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<tr>
<td>Interior</td>
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<tr>
<td>Windows</td>
<td></td>
</tr>
<tr>
<td>Insulation</td>
<td></td>
</tr>
<tr>
<td>Roof</td>
<td></td>
</tr>
<tr>
<td>Overhead/Sliding Doors</td>
<td></td>
</tr>
<tr>
<td>Service Doors</td>
<td></td>
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<tr>
<td>HVAC</td>
<td></td>
</tr>
<tr>
<td>Engine Exhaust</td>
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<tr>
<td>Ventilation</td>
<td></td>
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<tr>
<td>Plumbing (fm)</td>
<td></td>
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<tr>
<td>Electrical</td>
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</tr>
<tr>
<td>Lighting</td>
<td></td>
</tr>
<tr>
<td>Fire Protection</td>
<td></td>
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</tbody>
</table>

**Assessment Rating:**

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- 4 = POOR (Wear; Significant Maintenance or Repair)
- 5 = REHAB/REPLACE (Requires Rehabilitation or Replacement)
### 2014 FACILITY ASSESSMENT

**Hillman Testing Lab**

<table>
<thead>
<tr>
<th>ADDRESS</th>
<th>COUNTY</th>
<th>PHONE NO.</th>
<th>FAX NO.</th>
<th>SITE ACREAGE</th>
<th>INSPECTION DATE</th>
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<tbody>
<tr>
<td>410 North State Street, Hillman MI 49746</td>
<td>Montmorency</td>
<td>(989) 742-4223</td>
<td>(989) 742-2310</td>
<td>2.00</td>
<td>05/15/2014</td>
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#### FACILITY FUNCTION
- MATERIALS TESTING

#### SITE ASSESSMENT

<table>
<thead>
<tr>
<th>SITE CAPACITY FOR DEVELOPMENT</th>
<th>ADEQUACY</th>
<th>RATING</th>
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<tbody>
<tr>
<td>Adequate</td>
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<table>
<thead>
<tr>
<th>SITE REGULATORY COMPLIANCE</th>
<th>ADEQUACY</th>
<th>RATING</th>
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<tbody>
<tr>
<td>Adequate</td>
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<table>
<thead>
<tr>
<th>PARKING/PAVING</th>
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<table>
<thead>
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<th>DRAINAGE</th>
<th>RATING</th>
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<table>
<thead>
<tr>
<th>SIDEWALKS</th>
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<table>
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<tr>
<th>ELECTRICAL UTILITY</th>
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<tr>
<td></td>
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<table>
<thead>
<tr>
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<tbody>
<tr>
<td></td>
<td>Natural Gas</td>
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<table>
<thead>
<tr>
<th>WATER UTILITY</th>
<th>TYPE</th>
<th>RATING</th>
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<tbody>
<tr>
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<table>
<thead>
<tr>
<th>LIGHTING</th>
<th>RATING</th>
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<table>
<thead>
<tr>
<th>SEWAGE UTILITY</th>
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<th>RATING</th>
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<tbody>
<tr>
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#### BUILDINGS

<table>
<thead>
<tr>
<th>BLDG CODE</th>
<th>CONSTRUCTED PURPOSE</th>
<th>CURRENT USE</th>
<th>TOTAL SIZE (SQ FT)</th>
<th>OCCUPANCY YEAR</th>
<th>ESTIMATED REPLACEMENT VALUE</th>
<th>STRUCTURE</th>
<th>EXTERIOR FINISH</th>
<th>ROOF TYPE</th>
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<tbody>
<tr>
<td>GAR-1</td>
<td>Garage</td>
<td>Testing Lab</td>
<td>7,748</td>
<td>1956</td>
<td>$1,743,900</td>
<td>Concrete and masonry</td>
<td>Brick and vinyl</td>
<td>Flat Membrane</td>
</tr>
<tr>
<td>CSB-1</td>
<td>Cold Storage</td>
<td>Cold Storage</td>
<td>3,200</td>
<td>1956</td>
<td>$201,200</td>
<td>Steel.</td>
<td>Steel.</td>
<td>Steel.</td>
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TOTAL COMPLEX SQ FT = 10,948

#### BUILDING ASSESSMENT

<table>
<thead>
<tr>
<th>BLDG CODE</th>
<th>5 YR ADEQUACY</th>
<th>ADA COMPLIANCE</th>
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<tbody>
<tr>
<td>GAR-1</td>
<td>Adequate</td>
<td>Inadequate</td>
</tr>
<tr>
<td>CSB-1</td>
<td>Adequate</td>
<td>Adequate</td>
</tr>
</tbody>
</table>

Assessment Rating:
- 0 = NOT APPLICABLE (N/A)
- 1 = EXCELLENT (Annual Maintenance per Schedule)
- 2 = GOOD (Annual and Preventive Maintenance)
- 3 = AVERAGE (Showing Wear; Preventive Maintenance and Occasional Repair)
- 4 = POOR (Worn; Significant Maintenance or Repair)
- 5 = REHAB/REPLACE (Requires Rehabilitation or Replacement)
### 2014 FACILITY ASSESSMENT

#### Kalkaska Garage

**Address:** 809 North Birch Street, Kalkaska, MI 49646

**County:** Kalkaska

**Phone No.:** (231) 258-5511

**Fax No.:** (231) 258-2536

**Site Acreage:** 9.00

**Inspection Date:** 05/07/2014

**Utilization Rate:** Fully Utilized

**Facility Energy Audit Date:** 11/20/2009

#### Site Assessment

<table>
<thead>
<tr>
<th>Site Assessment</th>
<th>Adequacy</th>
<th>Rating</th>
<th>Type</th>
<th>Vendor</th>
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<tbody>
<tr>
<td>Site Capacity for Development</td>
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<td>Electrical Utility</td>
<td>Electrical</td>
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<tr>
<td>Site Regulatory Compliance</td>
<td>Adequate</td>
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<td>Gas Utility (if present)</td>
<td>Natural Gas</td>
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<td>Security</td>
<td>0</td>
<td>Lighting</td>
<td>Water Utility</td>
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<td>Adequate</td>
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<tr>
<td>Parking/Faving</td>
<td>5</td>
<td>Draining</td>
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#### Buildings

<table>
<thead>
<tr>
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<th>Constructed Purpose</th>
<th>Current Use</th>
<th>Total Size (SQ FT)</th>
<th>Occupancy Year</th>
<th>Estimated Replacement Value</th>
<th>Structure</th>
<th>Exterior Finish</th>
<th>Roof Type</th>
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</thead>
<tbody>
<tr>
<td>GAR-1</td>
<td>Garage</td>
<td>Garage</td>
<td>20,060</td>
<td>1963</td>
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<td>Steel frame and CMU</td>
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<td>TST-1</td>
<td>Testing Lab</td>
<td>Testing Lab</td>
<td>4,260</td>
<td>2000</td>
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<td>Wood frame</td>
<td>Cement board</td>
<td>Shingle</td>
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<tr>
<td>SSB-1</td>
<td>Salt/Sand Storage</td>
<td>Heated Storage</td>
<td>4,000</td>
<td>1967</td>
<td>$438,600</td>
<td>Steel</td>
<td>Painted</td>
<td>Steel with rubberized coating</td>
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<td>SSB-2</td>
<td>Salt/Sand Storage</td>
<td>Salt/Sand Storage</td>
<td>12,400</td>
<td>1987</td>
<td>$1,126,400</td>
<td>Concrete and wood</td>
<td>Wood (stained)</td>
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<td>CSB-1</td>
<td>Cold Storage</td>
<td>Cold Storage</td>
<td>6,000</td>
<td>2010</td>
<td>$545,000</td>
<td>Steel</td>
<td>Painted</td>
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**Total Complex SQ FT:** 47,548

#### Building Assessment

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<tr>
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<td>2</td>
<td>4</td>
<td>3</td>
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</tbody>
</table>

**Assessment Rating:**

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

<table>
<thead>
<tr>
<th>Appr Year</th>
<th>Building Code</th>
<th>Brief Scope of Work</th>
<th>Current Condition</th>
<th>Cost Estimate</th>
</tr>
</thead>
<tbody>
<tr>
<td>2019</td>
<td>SSB-3</td>
<td>Construct/extend lean-to along north side of the building.</td>
<td>Materials and equipment are exposed to the elements. Exposed materials and equipment have increased rate of corrosion and reduced service life.</td>
<td>$67,200</td>
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</table>

**Special Maintenance Total:**

$67,200

---

**Assessment Rating:**

<table>
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<th>Description</th>
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<tr>
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<td>AVERAGE (Showing Wear; Preventive Maintenance and Occasional Repair)</td>
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<tr>
<td>4</td>
<td>POOR (Worn; Significant Maintenance or Repair)</td>
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<tr>
<td>5</td>
<td>REHAB/REPLACE (Requires Rehabilitation or Replacement)</td>
</tr>
</tbody>
</table>
# 2014 FACILITY ASSESSMENT

**Mio Garage**

**Address**: 1161 M-72, Mio, MI 48647

**County**: Oscoda

**Phone No.**: (989) 922-3863

**Fax No.**: 35.00

**Site Acreage**: 05/19/2014

**Facility Function**: Garage

**Secondary Function**: Secure Parking

**Work Force**: 1,800

**Admin/Employee Area**: Fully Used

**Utilization Rate**: 07/13/2010

## Site Assessment

<table>
<thead>
<tr>
<th>Site Assessment</th>
<th>Adequacy</th>
<th>Rating</th>
</tr>
</thead>
<tbody>
<tr>
<td>Site Capacity for Development</td>
<td>Adequate</td>
<td>3</td>
</tr>
<tr>
<td>Site Regulatory Compliance</td>
<td>Adequate</td>
<td>2</td>
</tr>
<tr>
<td>Parking/Paving</td>
<td>Adequate</td>
<td>2</td>
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<tr>
<td>Drainage</td>
<td>Adequate</td>
<td>3</td>
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<table>
<thead>
<tr>
<th>Site Utility</th>
<th>Vendor</th>
<th>Adequacy</th>
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<tbody>
<tr>
<td>Sidewalks</td>
<td>Electrical</td>
<td>Adequate</td>
</tr>
<tr>
<td>Fencing</td>
<td>Natural Gas</td>
<td>Adequate</td>
</tr>
<tr>
<td>Security</td>
<td>Wall</td>
<td>Adequate</td>
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<tr>
<td>Lighting</td>
<td>Septic</td>
<td>Adequate</td>
</tr>
<tr>
<td>Irrigation System</td>
<td>DTE (includes MichCon)</td>
<td>Adequate</td>
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## Buildings

<table>
<thead>
<tr>
<th>Block Code</th>
<th>Purpose</th>
<th>Current Use</th>
<th>Total Size (sq ft)</th>
<th>Occupancy Year</th>
<th>Estimated Replacement Value</th>
<th>Structure Type</th>
<th>Exterior Finish</th>
<th>Roof Type</th>
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</thead>
<tbody>
<tr>
<td>GAR-1</td>
<td>Garage</td>
<td>Garage</td>
<td>1,103</td>
<td>2003</td>
<td>$3,643,425</td>
<td>Steel and CMU.</td>
<td>Concrete and wood (cedar)</td>
<td>Steel with shingles</td>
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<tr>
<td>SSB-1</td>
<td>Sale/Seed Storage</td>
<td>Sale/Seed Storage</td>
<td>1,260</td>
<td>2003</td>
<td>$4,297,500</td>
<td>Concrete and wood (cedar)</td>
<td>Shingle.</td>
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Total Complex SQ FT: 30,453

## Building Assessment

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<th>5-Yr Adequacy</th>
<th>ADA Compliance</th>
<th>Structural</th>
<th>Exterior</th>
<th>Interior</th>
<th>Windows</th>
<th>Insulation</th>
<th>Roof</th>
<th>Overhead / Ceiling</th>
<th>Service Doors</th>
<th>HVAC</th>
<th>Engine Exhaust</th>
<th>Ventilation</th>
<th>Plumbing</th>
<th>Electrical</th>
<th>Lighting</th>
<th>Fire Protection</th>
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</tbody>
</table>

**Special Maintenance**

**North Region - Mio Garage**

**Appr Year**: 2017  **Building Code**: SSB-2  **Brief Scope of Work**: Paint building exterior including lean-to.

**Current Condition**: The exterior surface is showing signs of significant wear.

**Cost Estimate**: $31,100

**Special Maintenance Total**: $31,100

**Assessment Rating**:

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

*Page 1 of 1*
## 2014 FACILITY ASSESSMENT

### North Region Maintenance Crews

**Address:**
725 Seneca Place, Cadillac MI 49601

**County:**
Wexford

**Phone No.:**
(231) 775-3581

**Fax No.:**
(231) 775-4632

**Site Acreage:**
5.00

**Inspection Date:**
05/20/2014

### Facility Function

**Primary Function:** Maintenance Crews

**Secondary Function:**

<table>
<thead>
<tr>
<th>Adequacy</th>
<th>Rating</th>
</tr>
</thead>
<tbody>
<tr>
<td>Adequate</td>
<td>Electrical Utility</td>
</tr>
<tr>
<td>Adequate</td>
<td>Gas Utility (if present)</td>
</tr>
<tr>
<td>Adequate</td>
<td>Water Utility</td>
</tr>
<tr>
<td>Adequate</td>
<td>Sewage Utility</td>
</tr>
<tr>
<td>Adequate</td>
<td>IRRIG SYS</td>
</tr>
<tr>
<td>Adequate</td>
<td>LIGHTING</td>
</tr>
<tr>
<td>Adequate</td>
<td>SECURITY</td>
</tr>
<tr>
<td>Adequate</td>
<td>FENCING</td>
</tr>
<tr>
<td>Adequate</td>
<td>SIDEWALKS</td>
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### Site Assessment

**Site Regulatory Compliance Rating:**

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<tr>
<th>Site Regulatory Compliance</th>
<th>Adequacy</th>
</tr>
</thead>
<tbody>
<tr>
<td>Adequate</td>
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</tbody>
</table>

**Parking/Paving:**

<table>
<thead>
<tr>
<th>Rating</th>
</tr>
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<tbody>
<tr>
<td>2</td>
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</table>

**Drainage:**

<table>
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<tr>
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<tr>
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### Buildings

<table>
<thead>
<tr>
<th>Bldg Code</th>
<th>Building Purpose</th>
<th>Current Use</th>
<th>Total Size (Sq Ft)</th>
<th>Occupancy Year</th>
<th>Estimated Replacement Value</th>
<th>Structure</th>
<th>Exterior Finish</th>
<th>Roof Type</th>
</tr>
</thead>
<tbody>
<tr>
<td>PRJ-1</td>
<td>Project Office</td>
<td>Heated Storage</td>
<td>2,340</td>
<td>1988</td>
<td>$529,500</td>
<td>Wood</td>
<td>Vinyl</td>
<td>Shingle</td>
</tr>
<tr>
<td>SPC-1</td>
<td>Maintenance Crews</td>
<td>Maintenance Crews</td>
<td>26,400</td>
<td>1988</td>
<td>$4,620,000</td>
<td>Concrete and Masonry (CMU)</td>
<td>Steel (painted)</td>
<td>Steel</td>
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<tr>
<td>CSB-1</td>
<td>Cold Storage</td>
<td>Cold Storage</td>
<td>8,400</td>
<td>2001</td>
<td>$764,400</td>
<td>Rigid frame steel</td>
<td>Metal siding</td>
<td>Steel</td>
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**Total Complex Sq Ft:**

| 37,140 |

### Building Assessment

**5 YR Adequacy - ADA Compliance:**

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<th>5 YR Adequacy</th>
<th>ADA Compliance</th>
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<td>SPC-1</td>
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<tr>
<td>CSB-1</td>
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<td>Adequate</td>
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</tbody>
</table>

### Footnotes:

- **0 = NOT APPLICABLE (N/A)**
- **1 = EXCELLENT (Annual Maintenance per Schedule)**
- **2 = GOOD (Annual and Preventive Maintenance)**
- **3 = AVERAGE (Showing Wear, Preventive Maintenance and Occasional Repair)**
- **4 = POOR (Worn; Significant Maintenance or Repair)**
- **5 = REHAB/REPLACE (Required Rehabilitation or Replacement)**
# 2014 FACILITY ASSESSMENT

## North Region Office / Gaylord TSC

### Address
1088 M-32 East, Gaylord MI 49735

### Site Assessment

<table>
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<tr>
<th>Category</th>
<th>Adequacy</th>
<th>Rating</th>
<th>Site Capacity for Development</th>
<th>Adequacy</th>
<th>Rating</th>
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<tbody>
<tr>
<td>Sidewalks</td>
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<td>Electrical Utility</td>
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<td>Gas Utility (if present)</td>
<td>Natural Gas</td>
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<td>Security</td>
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<td>Water Utility</td>
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<td>Sewage Utility</td>
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<td>Parking/Paving</td>
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<tr>
<td>Drainage</td>
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### Buildings

<table>
<thead>
<tr>
<th>Code</th>
<th>Purpose</th>
<th>Current Use</th>
<th>Total Size (SQ FT)</th>
<th>Occupancy Year</th>
<th>Estimated Replacement Value</th>
<th>Structure</th>
<th>Exterior Finish</th>
<th>Roof Type</th>
</tr>
</thead>
<tbody>
<tr>
<td>REG-1</td>
<td>Region Office</td>
<td>Region Office/TSC</td>
<td>14,954</td>
<td>2005</td>
<td>$3,364,850</td>
<td>Wood</td>
<td>Brick</td>
<td>Shingle</td>
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<td>CSB-1</td>
<td>Cold Storage</td>
<td>Cold Storage</td>
<td>707</td>
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<td>$589,888</td>
<td>Wood</td>
<td>Brick, Siding</td>
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**Total Complex SQ FT**: 15,722

### Building Assessment

<table>
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<tr>
<th>Category</th>
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<td>CSB-1</td>
<td>Adequate</td>
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### Special Maintenance

**North Region - North Region Office Gaylord TSC**

**Appl Year**: 2017  **Building Code**: REG-1

**Brief Scope of Work**: Paint exterior of building

**Current Condition**

The exterior surface is showing signs of significant wear.

**Cost Estimate**: $35,700

**Special Maintenance Total**: $35,700
2014 FACILITY ASSESSMENT
Traverse City TSC
Leased Facility - Not Assessed

Address: 2084 US-31 South, Suite B, Traverse City, MI 49684

PHONE: (231) 941-1986
FAX: (231) 941-1512

FACILITY FUNCTION: Transportation Service Center
SECONDARY FUNCTION:  

SITE ASSESSMENT:
- Site Capacity for Development
- Site Regulatory Compliance
  - Sidewalks: 0
  - Fencing: 0
  - Security: 0
  - Lighting: 0
  - Parking/Paving: 0
  - Drainage: 0
  - Electrical Utility: 0
  - Gas Utility (if present): 0
  - Water Utility: 0
  - Sewage Utility: 0

SITE ADEQUACY:
- Structural: Adequate
- Exterior: Adequate
- Interior: Adequate
- Windows: Adequate
- Insulation: Adequate
- Roof: Adequate
- Overhead Sliding Doors: Adequate
- Service Doors: Adequate
- HVAC: Adequate
- Engine Exhaust: Adequate
- Ventilation: Adequate
- Plumbing (in): Adequate
- Electrical: Adequate
- Lighting: Adequate
- Fire Protection: Adequate

BUILDINGS:
- BLDG Code: TSC-1
- Constructed Purpose: Transportation Service Center
- Current Use: Transportation Service Center
- Total Size (sq ft): 6,021
- Occupancy Year: 0
- Estimated Replacement Value: $1,230,145
- Structure: Adequate
- Exterior Finish: Adequate
- Roof Type: Adequate

BUILDING ASSESSMENT:
- 5 Year Adequacy: Adequate
- ADA Compliance: Adequate

MAJOR CAPITAL:
North Region-Traverse City TSC

Major Capital:
- App Year: 2021
- Building Code: TSC-1
- Brief Scope of Work:
  - Design and construct new 5,000 sq. ft. Transportation Service Center (TSC).

Current Condition:
- The TSC currently operates from a leased facility.

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

Cost Estimate:
- Formal scope and cost estimation in progress.
## 2014/2015 FACILITY ASSESSMENT

**Cadillac TSC**

<table>
<thead>
<tr>
<th>ADDRESS</th>
<th>COUNTY</th>
<th>PHONE NO.</th>
<th>FAX NO.</th>
<th>SITE ACREAGE</th>
<th>INSPECTION DATE</th>
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<tbody>
<tr>
<td>7015 US-131 Hwy., Cadillac MI 49601</td>
<td>Wexford</td>
<td>(231) 775-3487</td>
<td>(231) 775-0301</td>
<td>24.10</td>
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### FACILITY FUNCTION
Transportation Service Center

### SITE ASSESSMENT

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<th>TYPE</th>
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<tr>
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</table>

### SITE CAPACITY FOR DEVELOPMENT
- Adequate

### SITE REGULATORY COMPLIANCE
- Adequate

### RATING
- Sidewalks: 2
- Electrical Utility: 2
- Fencing: 2
- Gas Utility (if present): 2
- Security: 3
- Water Utility: 3
- Lighting: 3
- Sewage Utility: 3
- Irrig Sys: 2

### BUILDINGS

<table>
<thead>
<tr>
<th>BLDG CODE</th>
<th>CONSTRUCTED PURPOSE</th>
<th>CURRENT USE</th>
<th>TOTAL SIZE (SQ FT)</th>
<th>OCCUPANCY YEAR</th>
<th>ESTIMATED REPLACEMENT VALUE</th>
<th>STRUCTURE</th>
<th>EXTERIOR FINISH</th>
<th>ROOF TYPE</th>
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<tr>
<td>TSC-1</td>
<td>Transportation Service Center</td>
<td>Transportation Service</td>
<td>7,080</td>
<td>2008</td>
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<td>Wood</td>
<td>Stucco</td>
<td>Shingles</td>
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<tr>
<td>TST-1</td>
<td>Testing Lab</td>
<td>Hectol Storage</td>
<td>720</td>
<td>1965</td>
<td>$125,000</td>
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**TOTAL COMPLEX SQ FT**: 7,800

### BUILDING ASSESSMENT

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<th>EXTERIOR</th>
<th>INTERIOR</th>
<th>WINDOWS</th>
<th>MECHANICAL</th>
<th>ELECTRICAL</th>
<th>HVAC</th>
<th>THEATER</th>
<th>BALCONIES</th>
<th>ELECTRICAL SYSTEMS</th>
<th>FIRE PROTECTION</th>
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<tbody>
<tr>
<td>TSC-1</td>
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<td>2</td>
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</tbody>
</table>

### SPECIAL MAINTENANCE

Grand Region - Cadillac TSC

**Appr Year**: 2020

**Building Code**: TSC-1

**Brief Scope of Work**: Remodel receptionist area.

**Current Condition**: Existing receptionist area is not adequate for office operations and servicing the public.

**Cost Estimate**: $71,100

**Special Maintenance Total**: $71,100

### Assessment Rating:
- 0 = NOT APPLICABLE (N/A)
- 1 = EXCELLENT (Annual Maintenance per Schedule)
- 2 = GOOD (Annual and Preventive Maintenance)
- 3 = AVERAGE (Showing Wear, Preventive Maintenance and Occasional Repair)
- 4 = POOR (Worn; Significant Maintenance or Repair)
- 5 = REPAIR/REPLACE (Requires Rehabilitation or Replacement)
# 2014/2015 FACILITY ASSESSMENT

**Fennville Garage**

**Address:** 5252 East M-89, Fennville, MI 49408

**County:** Allegan

**Phone No.:** (269) 561-8701

**Fax No.:** (269) 561-5489

**Site Acreage:** 3.00

**Site Utilization Rate:** Fully Utilized

**Facility Energy Audit:** 01/12/2016

## SITE ASSESSMENT

<table>
<thead>
<tr>
<th>Category</th>
<th>Adequacy</th>
<th>Rating</th>
<th>Type</th>
<th>Vendor</th>
<th>Adequacy</th>
</tr>
</thead>
<tbody>
<tr>
<td>Sidewalks</td>
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<td>Electrical Utility</td>
<td>Elecotron</td>
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<td>Gas Utility (if present)</td>
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<td>Sewage Utility</td>
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<td>Parking/Paving</td>
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<tr>
<td>Drainage</td>
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## BUILDINGS

<table>
<thead>
<tr>
<th>Building Code</th>
<th>Constructed Purpose</th>
<th>Current Use</th>
<th>Total Size (sq ft)</th>
<th>Occupancy Year</th>
<th>Estimated Replacement Value</th>
<th>Structure</th>
<th>Exterior Finishes</th>
<th>Roof Type</th>
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<tbody>
<tr>
<td>GAR-1</td>
<td>Garage</td>
<td>Garage</td>
<td>14,747</td>
<td>1986</td>
<td>$3,318,075</td>
<td>Rigid steel frame</td>
<td>Masonry and metal panels</td>
<td>Metal roof panels</td>
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<tr>
<td>HSB-1</td>
<td>Heated Storage</td>
<td>Heated Storage</td>
<td>6,800</td>
<td>1968</td>
<td>$458,800</td>
<td>Rigid steel frame</td>
<td>Prefinished insulated metal panels</td>
<td>Prefinished metal panels</td>
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<tr>
<td>HSB-2</td>
<td>Heated Storage</td>
<td>Heated Storage</td>
<td>12,443</td>
<td>2013</td>
<td>$1,152,313</td>
<td>Steel</td>
<td>Steel panes</td>
<td>Steel</td>
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<tr>
<td>SSB-1</td>
<td>Salt/Sand Storage</td>
<td>Salt/Sand Storage</td>
<td>7,854</td>
<td>1982</td>
<td>$714,714</td>
<td>Concrete and wood</td>
<td>Concrete and Shingles</td>
<td>Shingles (new)</td>
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<tr>
<td>SSB-2</td>
<td>Salt/Sand Storage</td>
<td>Salt/Sand Storage</td>
<td>14,400</td>
<td>2013</td>
<td>$1,310,400</td>
<td>Concrete and wood</td>
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<tr>
<td>SSB-3</td>
<td>Salt/Sand Storage</td>
<td>Salt/Sand Storage</td>
<td>725</td>
<td></td>
<td>$57,238</td>
<td>Concrete (lower) and Metal arch bruss frame</td>
<td>Shingles</td>
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<td>CMA-1</td>
<td>CMA Storage and Containment</td>
<td>CMA Storage and Containment</td>
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<td>$57,238</td>
<td>Concrete (lower) and Metal arch bruss frame</td>
<td>Shingles</td>
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**TOTAL COMPLEX SQ FT:** 64,875

## BUILDING ASSESSMENT

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<tbody>
<tr>
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<td>SSB-2</td>
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<tr>
<td>SSB-3</td>
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</table>

Assessment Rating:

0 = NOT APPLICABLE (N/A)
1 = EXCELLENT (Annual Maintenance per Schedule)
2 = GOOD (Annual and Preventive Maintenance)
3 = AVERAGE (Showing Wear; Preventive Maintenance and Occasional Repair)
4 = POOR (Worn; Significant Maintenance or Repair)
5 = REHAB/REPLACE (Requires Rehabilitation or Replacement)
<table>
<thead>
<tr>
<th>Year</th>
<th>Building Code</th>
<th>Brief Scope of Work</th>
<th>Current Condition</th>
<th>Cost Estimate</th>
</tr>
</thead>
<tbody>
<tr>
<td>2017</td>
<td>OSB-1</td>
<td>Repair metal panel. Blast and paint exterior wall and metal roof trim.</td>
<td>Metal structure is starting to rust with approximately 75% of the bottom 2 ft. of structure showing severe rust.</td>
<td>$39,500</td>
</tr>
<tr>
<td>2018</td>
<td>GAR-1</td>
<td>Install exhaust hose and reels.</td>
<td>There are no exhaust hoses at this facility. The existing fans were not intended for this type of facility and only remove a limited amount of exhaust fumes, posing a safety concern.</td>
<td>$90,300</td>
</tr>
</tbody>
</table>

**Special Maintenance Total:** $179,800
2014/2015 FACILITY ASSESSMENT

Grand Rapids Garage

ADDRESS: 1400 Scribner Avenue, Grand Rapids MI 49504

COUNTY: Kent
PHONE NO.: (616) 451-8411
FAX NO.: (616) 451-0632
SITE ACREAGE: 1.00
INSPECTION DATE: 05/05/2014

FACILITY FUNCTION: Garage
SECONDARY FUNCTION: Work Force 760 SQ FT
ADMIN/EMPLOYEE AREA: Fully Utilized

SITE ASSESSMENT

- SITE CAPACITY FOR DEVELOPMENT: Adequate
- SITE REGULATORY COMPLIANCE: Adequate
- PARKING/NAVING: 4
- DRAINAGE: 3

SITE ADEQUACY RATING:
- SIDEWALKS: 4
- ELECTRICAL UTILITY: 4
- GAS UTILITY (if present): 2
- SECURITY: 0
- WATER UTILITY: 0
- LIGHTING: 4
- SEWAGE UTILITY: 0

VENDOR ADEQUACY:
- Consumers Energy: Adequate
- DTE (includes MichCon): Adequate
- Grand Rapids, City of: Adequate
- Grand Rapids, City of: Adequate

BUILDINGS

<table>
<thead>
<tr>
<th>BLDG CODE</th>
<th>CONSTRUCTED PURPOSE</th>
<th>CURRENT USE</th>
<th>TOTAL SIZE (SQ FT)</th>
<th>OCCUPANCY YEAR</th>
<th>ESTIMATED REPLACEMENT VALUE</th>
<th>STRUCTURE</th>
<th>EXTERIOR FINISH</th>
<th>ROOF TYPE</th>
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</thead>
<tbody>
<tr>
<td>GAR-1</td>
<td>Garage</td>
<td>Garage</td>
<td>10,550</td>
<td>1965</td>
<td>$2,373,750</td>
<td>CMU block</td>
<td>Painted block, brick EIFS on office area</td>
<td>Flat with membrane coating</td>
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TOTAL COMPLEX SQ FT: 10,550

BUILDING ASSESSMENT

5 YR ADEQUACY: Adequate
ADA COMPLIANCE: Inadequate

<table>
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<tr>
<th>Structural</th>
<th>Extinguisher</th>
<th>Ventilates</th>
<th>Insulation</th>
<th>Roof</th>
<th>Overhead Sliding Doors</th>
<th>Service Door</th>
<th>HVAC</th>
<th>Electrical</th>
<th>Ventilation</th>
<th>Plumbing (fl)</th>
<th>Fire Protection</th>
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<tbody>
<tr>
<td>3</td>
<td>4</td>
<td>2</td>
<td>5</td>
<td>3</td>
<td>2</td>
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<td>0</td>
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</table>

SPECIAL MAINTENANCE

Grand Region - Grand Rapids Garage

Appr Year: 2017
Building Code: GAR-1
Brief Scope of Work: Tuck point and paint building exterior.

Current Condition: Exterior paint is in poor condition.

Cost Estimate: $37,900

Special Maintenance Total: $37,900

Assessment Ratings:
0 = NOT APPLICABLE (N/A)
1 = EXCELLENT (Annual Maintenance per Schedule)
2 = GOOD (Annual and Preventive Maintenance)
3 = AVERAGE (Showing Wear; Preventive Maintenance and Occasional Repair)
4 = POOR (Worn; Significant Maintenance or Repair)
5 = REHAB/REPLACE (Requires Rehabilitation or Replacement)
### 2014/2015 FACILITY ASSESSMENT

**Grand Rapids TSC**

**Leased Facility - Not Assessed**

<table>
<thead>
<tr>
<th>ADDRESS</th>
<th>COUNTY</th>
<th>PHONE NO.</th>
<th>FAX NO.</th>
<th>SITE ACREAGE</th>
<th>INSPECTION DATE</th>
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<tbody>
<tr>
<td>2680 Leonard Street, NE, Grand Rapids MI 49525</td>
<td>Kent</td>
<td>(616) 464-1800</td>
<td>(616) 464-1189</td>
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**FACILITY FUNCTION**

| Transportation Service Center |

**SECONDARY FUNCTION**

<table>
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<tr>
<th>WORK FORCE</th>
<th>ADMIN/EMPLOYEE AREA</th>
<th>UTILIZATION RATE</th>
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<tr>
<td></td>
<td>13,821 SQ FT</td>
<td>Fully Utilized</td>
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**SITE ASSESSMENT**

<table>
<thead>
<tr>
<th>SITE CAPACITY FOR DEVELOPMENT</th>
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<th>RATING</th>
<th>TYPE</th>
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<tbody>
<tr>
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</tr>
<tr>
<td>GAS UTILITY (if present)</td>
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<td>N/A</td>
</tr>
<tr>
<td>WATER UTILITY</td>
<td>0</td>
<td></td>
<td>N/A</td>
</tr>
<tr>
<td>SEWAGE UTILITY</td>
<td>0</td>
<td></td>
<td>N/A</td>
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<table>
<thead>
<tr>
<th>PARKING/PAVING</th>
<th>SECURITY</th>
<th>LIGHTING</th>
<th>IRRIG SYS</th>
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<tbody>
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**BUILDINGS**

<table>
<thead>
<tr>
<th>BLDG CODE</th>
<th>CONSTRUCTED PURPOSE</th>
<th>CURRENT USE</th>
<th>TOTAL SIZE (SQ FT)</th>
<th>OCCUPANCY YEAR</th>
<th>ESTIMATED REPLACEMENT VALUE</th>
<th>STRUCTURE</th>
<th>EXTERIOR FINISH</th>
<th>ROOF TYPE</th>
</tr>
</thead>
<tbody>
<tr>
<td>TSC-1</td>
<td>Transportation Service Center</td>
<td>Transportation Service Center</td>
<td>13,821</td>
<td>1988</td>
<td>$3,355,145</td>
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**TOTAL COMPLEX SQ FT**

| 13,821 |

**BUILDING ASSESSMENT**

5 YR ADEQUACY ADA COMPLIANCE

**MAJOR CAPITAL**

**Grand Region-Grand Rapids TSC**

**Major Capital**

**Apn Year** | **Building Code** | **Brief Scope of Work** | **Current Condition** | **Cost Estimate** |
<table>
<thead>
<tr>
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<th></th>
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<th></th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td>2019</td>
<td>TSC-1</td>
<td>Construct a new 14,000 sq. ft. Grand Rapids TSC on state-owned land or purchase property.</td>
<td>The Grand Rapids TSC is currently a leased facility located in the southeast quadrant of I-96 and Leonard Street within the City of Grand Rapids. The lease agreement is for 5 years with two 5 year renewable options.</td>
<td>(Budget) scope and cost estimation in progress.</td>
</tr>
</tbody>
</table>

**Assessment Rating:**

- **0 = NOT APPLICABLE (N/A)**
- **1 = EXCELLENT (Annual Maintenance per Schedule)**
- **2 = GOOD (Annual and Preventive Maintenance)**
- **3 = AVERAGE (Showing Wear, Preventive Maintenance and Occasional Repair)**
- **4 = POOR (Worn; Significant Maintenance or Repair)**
- **5 = REHAB/REPLACE (Requires Rehabilitation or Replacement)**
2014/2015 FACILITY ASSESSMENT
Grand Region Maintenance Crews

Address: 1240 Front Street NW, Grand Rapids, MI 49504
County: Kent
Phone No.: (616) 451-4557
Fax No.: (616) 451-8082
Site Acreage: 2.00
Utilization Rate: Fully Utilized
Inspection Date: 05/05/2014

FACILITY FUNCTION: Maintenance Crews
SECONDARY FUNCTION: 

Site Assessment

<table>
<thead>
<tr>
<th>Site CAPACITY FOR DEVELOPMENT</th>
<th>Adequacy</th>
<th>RATING</th>
<th>MANDOR</th>
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<tr>
<td>SITE REGULATORY COMPLIANCE</td>
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</tr>
<tr>
<td>Parking/Paving</td>
<td>Adequate</td>
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<td>Drainage</td>
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<td>Electrical Utility</td>
<td>Adequate</td>
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<td></td>
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<tr>
<td>Gas Utility (if present)</td>
<td>Adequate</td>
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<tr>
<td>Water Utility</td>
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<tr>
<td>Sewage Utility</td>
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<tr>
<td>Sidewalks</td>
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<td>Security</td>
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<td>Lighting</td>
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BUILDINGS

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<tr>
<th>Code</th>
<th>Purpose</th>
<th>Current Use</th>
<th>Total Size (SQ FT)</th>
<th>Occupancy Year</th>
<th>Estimated Replacement Value</th>
<th>Structure</th>
<th>Exterior Finish</th>
<th>Roof Type</th>
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<tbody>
<tr>
<td>SPC-1</td>
<td>Maintenance Crews</td>
<td>Maintenance Crews</td>
<td>23,430</td>
<td>1964</td>
<td>$4,100,250</td>
<td>CMU</td>
<td>Block (painted)</td>
<td>Rubber membrane</td>
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TOTAL COMPLEX SQ FT: 23,430

BUILDING ASSESSMENT

<table>
<thead>
<tr>
<th>5 YR ADEQUACY</th>
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<tbody>
<tr>
<td>SPC-1</td>
<td>Adequate</td>
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SPECIAL MAINTENANCE
Grand Region - Grand Region Maintenance Crews

Appr Year Building Code: 2017 - STB-1

<table>
<thead>
<tr>
<th>Brief Scope of Work</th>
<th>Current Condition</th>
<th>Cost Estimate</th>
</tr>
</thead>
<tbody>
<tr>
<td>Automate gate on west side of parking area and add card reader consistent with existing region system (Video Tec Tronics).</td>
<td>Present gate is a large manually operated gate. Due to its size it requires regular maintenance. In addition, consultants and construction staff require off-hour access to the building.</td>
<td>$30,200</td>
</tr>
</tbody>
</table>

Appr Year Building Code: 2020 - SPC-1

<table>
<thead>
<tr>
<th>Brief Scope of Work</th>
<th>Current Condition</th>
<th>Cost Estimate</th>
</tr>
</thead>
<tbody>
<tr>
<td>Paint interior surfaces.</td>
<td>Paint is showing signs of deterioration, including peeling and chipping.</td>
<td>$61,200</td>
</tr>
</tbody>
</table>

Special Maintenance Total: $91,400

Assessment Rating:
0 = NOT APPLICABLE (N/A)
1 = EXCELLENT (Annual Maintenance per Schedule)
2 = GOOD (Annual and Preventive Maintenance)
3 = AVERAGE (Showing Wear; Preventive Maintenance and Occasional Repair)
4 = POOR (Worn; Significant Maintenance or Repair)
5 = REHAB/REPLACE (Requires Rehabilitation or Replacement)
### 2014/2015 FACILITY ASSESSMENT

**Grand Region Office**

**Address:**
1420 Front Avenue, NW, Grand Rapids MI 49504

**County:** Kent

**Phone No.:** (616) 451-3091

**Fax No.:** (616) 451-0707

**Site Acreage:** 2.00

**Inspection Date:** 05/05/2014

**Facility Function:**

<table>
<thead>
<tr>
<th>Region Administration</th>
</tr>
</thead>
</table>

**Secondary Function:**

<table>
<thead>
<tr>
<th>Work Force</th>
<th>Admin/Employee Area</th>
<th>Utilization Rate</th>
<th>Facility Energy Audit</th>
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<tbody>
<tr>
<td>23,220</td>
<td>23,220</td>
<td>Fully Utilized</td>
<td>06/29/2010</td>
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**Site Assessment:**

<table>
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<tr>
<th>Site Capacity for Development</th>
<th>Adequacy</th>
<th>Rating</th>
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<tr>
<td>Site Regulatory Compliance</td>
<td>Adequate</td>
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<table>
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<tr>
<th>Sidewalks</th>
<th>Electrical Utility</th>
<th>Type</th>
<th>Vendor</th>
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<td>4</td>
<td>Electrical</td>
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<tr>
<td>Gas Utility (if present)</td>
<td>Natural Gas</td>
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</tr>
<tr>
<td>Security</td>
<td>Water Utility</td>
<td>Municipal</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Lighting</td>
<td>Sewage Utility</td>
<td>Municipal</td>
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**Buildings:***

<table>
<thead>
<tr>
<th>Building Code</th>
<th>Constructed Purpose</th>
<th>Current Use</th>
<th>Total Size (sq ft)</th>
<th>Occupancy Year</th>
<th>Estimated Replacement Value</th>
<th>Structure</th>
<th>Exterior Finish</th>
<th>Roof Type</th>
</tr>
</thead>
<tbody>
<tr>
<td>TSC-1</td>
<td>Transportation Service Center</td>
<td>Region Office</td>
<td>23,220</td>
<td>1962</td>
<td>$5,698,900</td>
<td>Masonry</td>
<td>Grouted tile</td>
<td>Rubber membrane</td>
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**Building Assessment:**

<table>
<thead>
<tr>
<th>5 YR Adequacy</th>
<th>ADA Compliance</th>
<th>Structural</th>
<th>Exterior</th>
<th>Interiors</th>
<th>Whirpools</th>
<th>Insulation</th>
<th>Roof</th>
<th>Overhead Sliding Doors</th>
<th>Service Doors</th>
<th>HVAC</th>
<th>Engine Exhaust</th>
<th>Ventilation</th>
<th>Plumbing</th>
<th>Electrical</th>
<th>Lighting</th>
<th>Fire Protection</th>
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<tr>
<td>TSC-1</td>
<td>Adequate</td>
<td>2</td>
<td>3</td>
<td>4</td>
<td>2</td>
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**Major Capital**

**Grand Region-Grand Region Office**

**Major Capital**

<table>
<thead>
<tr>
<th>Appr Year</th>
<th>Building Code</th>
<th>Brief Scope of Work</th>
<th>Current Condition</th>
<th>Cost Estimate</th>
</tr>
</thead>
<tbody>
<tr>
<td>2021</td>
<td>TSC-1</td>
<td>Construct 2,400 sq. ft. materials testing laboratory.</td>
<td>Currently contracted. This is not a cost effective option and MDOT does not retain control of testing environment/controls.</td>
<td>Formal scope and cost estimation in progress.</td>
</tr>
<tr>
<td>Appr Year</td>
<td>Building Code</td>
<td>Brief Scope of Work</td>
<td>Current Condition</td>
<td>Cost Estimate</td>
</tr>
<tr>
<td>-----------</td>
<td>---------------</td>
<td>-------------------------</td>
<td>----------------------------------------------------------------------------------</td>
<td>---------------</td>
</tr>
<tr>
<td>2020</td>
<td>TSC-1</td>
<td>Remeodel receptionist area</td>
<td>Existing receptionist area is not adequate for office operations and servicing the public.</td>
<td>$230,000</td>
</tr>
<tr>
<td>2020</td>
<td>REG-1</td>
<td>Replace carpeting</td>
<td>Carpet is showing visible signs of wear.</td>
<td>$88,500</td>
</tr>
<tr>
<td>2021</td>
<td>REG-1</td>
<td>Paint interior surfaces</td>
<td>Paint is showing signs of deterioration, including peeling and chipping.</td>
<td>$24,500</td>
</tr>
</tbody>
</table>

Special Maintenance Total: $343,100
## 2014/2015 FACILITY ASSESSMENT

**Hastings Garage**

### ADDRESS
1300 East Quimby Rd., Hastings MI 49059

### PHONE NO.
(269) 945-3493

### FAX NO.
(269) 945-9394

### SITE ACREAGE
10.00

### INSPECTION DATE
06/04/2015

### FACILITY FUNCTION
Garage

### SECONDARY FUNCTION

<table>
<thead>
<tr>
<th>FACILITY FUNCTION</th>
<th>ADJACENCY</th>
<th>RATING</th>
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<tbody>
<tr>
<td>SITE CAPACITY FOR DEVELOPMENT</td>
<td>Adequate</td>
<td>4</td>
</tr>
<tr>
<td>SITE REGULATORY COMPLIANCE</td>
<td>Adequate</td>
<td>3</td>
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<tr>
<td>PARKING/PAVING</td>
<td>4</td>
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<tr>
<td>DRAINAGE</td>
<td>3</td>
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### SITE ASSESSMENT

<table>
<thead>
<tr>
<th>VENDOR</th>
<th>ADEQUACY</th>
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<tbody>
<tr>
<td>SIDEWALKS</td>
<td>Electrical Utility</td>
</tr>
<tr>
<td>FENCING</td>
<td>Natural Gas</td>
</tr>
<tr>
<td>SECURITY</td>
<td>Well</td>
</tr>
<tr>
<td>LIGHTING</td>
<td>Septic</td>
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</tbody>
</table>

### BUILDINGS

<table>
<thead>
<tr>
<th>BLOG CODE</th>
<th>CONSTRUCTED PURPOSE</th>
<th>CURRENT USE</th>
<th>TOTAL SIZE (SQ FT)</th>
<th>OCCUPANCY YEAR</th>
<th>ESTIMATED REPLACEMENT VALUE</th>
</tr>
</thead>
<tbody>
<tr>
<td>GAR-1</td>
<td>Garage</td>
<td>Garage</td>
<td>33,300</td>
<td>1985</td>
<td>$7,452,500</td>
</tr>
<tr>
<td>SS-1</td>
<td>Sand/Sand Storage</td>
<td>Sand/Sand Storage</td>
<td>6,600</td>
<td>1985</td>
<td>$546,000</td>
</tr>
<tr>
<td>CMA-1</td>
<td>CMA Storage and Containment</td>
<td>CMA Storage and Containment</td>
<td>4,000</td>
<td>2005</td>
<td>$364,000</td>
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<tr>
<td>TOTAL COMPLEX SQ FT</td>
<td>43,300</td>
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### BUILDING ASSESSMENT

<table>
<thead>
<tr>
<th>BLOG CODE</th>
<th>5 YR ADEQUACY</th>
<th>ADA COMPLIANCE</th>
</tr>
</thead>
<tbody>
<tr>
<td>GAR-1</td>
<td>Adequate</td>
<td>Inadequate</td>
</tr>
<tr>
<td>SS-1</td>
<td>Adequate</td>
<td>Adequate</td>
</tr>
<tr>
<td>CMA-1</td>
<td>Adequate</td>
<td>Adequate</td>
</tr>
</tbody>
</table>

### ASSESSMENT RATING:

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

---

Page 1 of 2
## Major Capital

### Grand Region - Hastings Garage

<table>
<thead>
<tr>
<th>Appn Year</th>
<th>Building Code</th>
<th>Brief Scope of Work</th>
<th>Current Condition</th>
<th>Cost Estimate</th>
</tr>
</thead>
<tbody>
<tr>
<td>2021</td>
<td>SSB-2</td>
<td>Design and construct 4,800 ton salt/sand storage building with secondary containment.</td>
<td>The current salt concrete has a capacity of 3,600 tons which is inadequate since the 5-year average for salt usage at this garage is 4,070 tons. Existing structure does not have a covered loading area (secondary containment).</td>
<td>Formal scope and cost estimation in progress.</td>
</tr>
</tbody>
</table>

## Special Maintenance

### Grand Region - Hastings Garage

<table>
<thead>
<tr>
<th>Appn Year</th>
<th>Building Code</th>
<th>Brief Scope of Work</th>
<th>Current Condition</th>
<th>Cost Estimate</th>
</tr>
</thead>
<tbody>
<tr>
<td>2018</td>
<td>GAR-1</td>
<td>Upgrade electrical system and install new energy efficient lighting system.</td>
<td>Lighting is not sufficient for operations and is not energy efficient. Upgraded electrical system required for modern lighting fixtures.</td>
<td>$135,000</td>
</tr>
<tr>
<td>2019</td>
<td>STE-1</td>
<td>Replace bituminous pavement.</td>
<td>Pavement is in poor condition with excessive cracking.</td>
<td>$935,700</td>
</tr>
</tbody>
</table>

Special Maintenance Total: $594,700
Facility is closed. MDOT is evaluating options to sell or lease the property.

2014/2015 FACILITY ASSESSMENT
Howard City TSC (Closed)

ADDRESS: 19153 W. Howard City-Edmore Rd., Howard City, MI 49349
COUNTY: Montcalm
PHONE NO.: (231) 937-7780
FAX NO.: (231) 937-2261
SITE ACREAGE: 6.00

FACILITY FUNCTION: Transportation Service Center
SECONDARY FUNCTION: WORK FORCE
ADMIN/EMPLOYEE AREA: 5,565 SQ FT
UTILIZATION RATE: Fully Utilized
FACILITY ENERGY AUDIT: 05/30/2010

SITE ASSESSMENT:
- SITE CAPACITY FOR DEVELOPMENT: Adequate
- SITE REGULATORY COMPLIANCE: Adequate
- PARKING/PAVING: Adequate
- DRAINAGE: Adequate
- SIDEWALKS: Electrical
- FENCING: Natural Gas
- SECURITY: Well
- LIGHTING: Septic
- WATER UTILITY:
- SEWAGE UTILITY:

BUILDINGS:

<table>
<thead>
<tr>
<th>BLDG CODE</th>
<th>CONSTRUCTED PURPOSE</th>
<th>CURRENT USE</th>
<th>TOTAL SIZE (SQ FT)</th>
<th>OCCUPANCY YEAR</th>
<th>ESTIMATED REPLACEMENT VALUE</th>
<th>STRUCTURE</th>
<th>EXTERIOR FINISH</th>
<th>ROOF TYPE</th>
</tr>
</thead>
<tbody>
<tr>
<td>TSC-1</td>
<td>Transportation Service Center</td>
<td>Transportation Service Center</td>
<td>5,565</td>
<td>2001</td>
<td>$1,383,425</td>
<td>Wood</td>
<td>Masonry and vinyl</td>
<td>Wood and shingle</td>
</tr>
<tr>
<td>TST-1</td>
<td>Testing Lab</td>
<td>Cold Storage</td>
<td>900</td>
<td>2002</td>
<td>$157,500</td>
<td>Wood</td>
<td>Vinyl</td>
<td>Wood and shingle</td>
</tr>
<tr>
<td>TOTAL COMPLEX SQ FT</td>
<td></td>
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<td>5,465</td>
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BUILDING ASSESSMENT

<table>
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<tr>
<th>5 YR ADEQUACY</th>
<th>ADA COMPLIANCE</th>
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</thead>
<tbody>
<tr>
<td>Adequate</td>
<td>Adequate</td>
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</tbody>
</table>

Assessment Rating:

1 = EXCELLENT (Annual Maintenance per Schedule)
2 = GOOD (Annual and Preventive Maintenance)
3 = AVERAGE (Some Wear, Preventive Maintenance and Occasional Repair)
4 = POOR (Worn, Significant Maintenance or Repair)
5 = REHAB/REPLACE (Requires Rehabilitation or Replacement)

Page 1 of 1
# 2014/2015 Facility Assessment

## Marion Garage

### Address
2807 Sixteen Mile Rd, Marion MI 49665

### Contact Information
- **Phone**: (231) 743-6831
- **Fax**: (231) 743-6543
- **Site Acreage**: 12.00
- **Inspection Date**: 05/21/2014

## Site Assessment

### Site Capacity for Development
- **Rating**: 2
- **Adequacy**: Sidewalks

### Site Regulatory Compliance
- **Fencing**: Adequate
- **Security**: Adequate
- **Lighting**: Adequate
- **Sewage Utility**: Adequate
- **Parking/Paving**: Adequate
- **Drainage**: Adequate

## Buildings

<table>
<thead>
<tr>
<th>Building Code</th>
<th>Constructed Purpose</th>
<th>Current Use</th>
<th>Total Size (sq ft)</th>
<th>Occupancy Year</th>
<th>Estimated Replacement Value</th>
<th>Structure</th>
<th>Exterior Finish</th>
<th>Roof Type</th>
</tr>
</thead>
<tbody>
<tr>
<td>GAR-1</td>
<td>Garage</td>
<td>Garage</td>
<td>20,000</td>
<td>1974</td>
<td>$4,500,000</td>
<td>Concrete and Masonry (CMU)</td>
<td>Painted masonry</td>
<td>Flat with membrane coating</td>
</tr>
<tr>
<td>SSB-1</td>
<td>Salt/Sand Storage</td>
<td>Cold Storage</td>
<td>5,550</td>
<td>1974</td>
<td>$514,150</td>
<td>Wood plank</td>
<td>Wood (painted)</td>
<td>Shingle</td>
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<tr>
<td>SSB-2</td>
<td>Salt/Sand Storage</td>
<td>Salt/Sand Storage</td>
<td>5,094</td>
<td>1992</td>
<td>$733,824</td>
<td>Concrete, Masonry and Wood</td>
<td>Concrete and Masonry: TI-11 with Paint, Masonry (Painted)</td>
<td>Shingle</td>
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<tr>
<td>CSB-1</td>
<td>Cold Storage</td>
<td>Cold Storage</td>
<td>6,400</td>
<td>1994</td>
<td>$582,400</td>
<td>Concrete and Masonry</td>
<td>Painted masonry</td>
<td>Flat membrane</td>
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</table>

**Total Complex sq ft**: 48,114

## Building Assessment

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<tbody>
<tr>
<td>GAR-1</td>
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<td>SSB-1</td>
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</tbody>
</table>

**Assessment Rating**: 0 = NOT APPLICABLE (NA)
1 = EXCELLENT (Annual Maintenance per Schedule)
2 = GOOD (Annual and Preventive Maintenance)
3 = AVERAGE (Showing Wear; Preventive Maintenance and occasional Repair)
4 = POOR (Worn; Significant Maintenance or Repair)
5 = REHAB/REPLACE (Requires Rehabilitation or Replacement)
<table>
<thead>
<tr>
<th>Year</th>
<th>Building Code</th>
<th>Brief Scope of Work</th>
<th>Current Condition</th>
<th>Cost Estimate</th>
</tr>
</thead>
<tbody>
<tr>
<td>2017</td>
<td>SSB-1</td>
<td>Paint exterior</td>
<td>The exterior surface is showing signs of significant wear.</td>
<td>$21,700</td>
</tr>
<tr>
<td>2017</td>
<td>GAR-1</td>
<td>Tuck point and paint exterior.</td>
<td>The exterior surface is showing signs of significant wear.</td>
<td>$78,300</td>
</tr>
</tbody>
</table>

Special Maintenance Total: $100,000
2014/2015 FACILITY ASSESSMENT
Muskogon TSC

ADDRESS: 2225 Olthoff Drive, Muskegon MI 49444
COUNTY: Muskegon
PHONE NO: (231) 777-3461
FAX NO: (231) 777-3621
SITE AREA: 2.00
U.S.G.A. REG. #:
INSP. DATE: 06/29/2010

FACILITY FUNCTION: Transportation Service Center
SECONDARY FUNCTION:

<table>
<thead>
<tr>
<th>SITE ASSESSMENT</th>
<th>ADEQUACY</th>
<th>RATING</th>
<th>TYPE</th>
<th>VENDOR</th>
<th>ADEQUACY</th>
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<tbody>
<tr>
<td>SITE CAPACITY FOR DEVELOPMENT</td>
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<td></td>
<td>ELECTRICAL UTILITY</td>
<td>Consumers Energy</td>
<td>Adequate</td>
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<tr>
<td>SITE REGULATORY COMPLIANCE</td>
<td>Adequate</td>
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<td>GAS UTILITY (if present)</td>
<td>DTE (includes MichCon)</td>
<td>Adequate</td>
</tr>
<tr>
<td>Security</td>
<td></td>
<td>2</td>
<td>WATER UTILITY</td>
<td>Municipal</td>
<td>Adequate</td>
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<tr>
<td>Lighting</td>
<td></td>
<td>2</td>
<td>SEWAGE UTILITY</td>
<td>Municipal</td>
<td>Adequate</td>
</tr>
<tr>
<td>Parking/Paving</td>
<td></td>
<td>2</td>
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<tr>
<td>Drainage</td>
<td></td>
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TOTAL COMPLEX SQ FT: 7,956

BUILDING ASSESSMENT

<table>
<thead>
<tr>
<th>BUILDING CODE</th>
<th>CONSTRUCTION PURPOSE</th>
<th>CURRENT USE</th>
<th>TOTAL SIZE (SQ FT)</th>
<th>OCCUPANCY YEAR</th>
<th>ESTIMATED REPLACEMENT VALUE</th>
<th>STRUCTURE</th>
<th>EXTERIOR FINISH</th>
<th>ROOF TYPE</th>
</tr>
</thead>
<tbody>
<tr>
<td>TSC-1</td>
<td>Transportation Service Center</td>
<td>Transportation Service</td>
<td>6,612</td>
<td>1997</td>
<td>$1,519,940</td>
<td>Wood</td>
<td>Brick and EIFS.</td>
<td>Wood and shingles</td>
</tr>
<tr>
<td>TST-1</td>
<td>Testing Lab</td>
<td>Heated Storage</td>
<td>1,344</td>
<td>2005</td>
<td>$235,200</td>
<td>Wood</td>
<td>Vinyl</td>
<td>Wood and shingles</td>
</tr>
</tbody>
</table>

TOTAL COMPLEX SQ FT: 7,956

MAJOR CAPITAL
Grand Region - Muskegon TSC

Major Capital

<table>
<thead>
<tr>
<th>APPR YEAR</th>
<th>BUILDING CODE</th>
<th>BRIEF SCOPE OF WORK</th>
<th>CURRENT CONDITION</th>
<th>COST ESTIMATE</th>
</tr>
</thead>
<tbody>
<tr>
<td>2018</td>
<td>TSC-1</td>
<td>Design and construct 2,424 sq. ft. addition and reconfigure the office layout within existing building footprint, Address building security.</td>
<td>Existing facility has insufficient space to effectively accommodate current personnel, as well as insufficient meeting and storage space.</td>
<td>Formal scope and cost estimation in progress</td>
</tr>
</tbody>
</table>

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

Page 1 of 1
## 2014/2015 FACILITY ASSESSMENT

**Plainwell Garage**

**ADDRESS**: 596 North 11th Street, Plainwell, MI 49080

**PHONE NO.**: (269) 685-5350

**FACILITY FUNCTION**: Garage

**SITE ASSESSMENT**

<table>
<thead>
<tr>
<th>Site Category</th>
<th>Adequacy</th>
<th>Rating</th>
<th>Type</th>
<th>Vendor</th>
<th>Adequacy</th>
</tr>
</thead>
<tbody>
<tr>
<td>Site Capacity for Develop</td>
<td>Adequate</td>
<td>4</td>
<td>Electrical</td>
<td>Consumers Energy</td>
<td>Adequate</td>
</tr>
<tr>
<td>Site Regulatory Compliance</td>
<td>Inadequate</td>
<td>3</td>
<td>Natural Gas</td>
<td>Michigan Gas Utilities</td>
<td>Inadequate</td>
</tr>
<tr>
<td>Parking/Paving</td>
<td>4</td>
<td></td>
<td></td>
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<td>Adequate</td>
</tr>
<tr>
<td>Drainage</td>
<td>3</td>
<td></td>
<td></td>
<td></td>
<td>Adequate</td>
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</tbody>
</table>

**BUILDINGS**

<table>
<thead>
<tr>
<th>Building Code</th>
<th>Purpose</th>
<th>Current Use</th>
<th>Total Size (SQ FT)</th>
<th>Year</th>
<th>Estimated Replacement Value</th>
<th>Structure</th>
<th>Exterior Finish</th>
<th>Roof Type</th>
</tr>
</thead>
<tbody>
<tr>
<td>GAR-1</td>
<td>Garage</td>
<td>Garage</td>
<td>20,000</td>
<td>1988</td>
<td>$4,600,000</td>
<td>Steel and CMU.</td>
<td>CMU blocks (painted) and some metal panel.</td>
<td>Metal.</td>
</tr>
<tr>
<td>SS8-2</td>
<td>Salv/Sand Storage</td>
<td>Salv/Sand Storage</td>
<td>2,500</td>
<td>1965</td>
<td>$227,500</td>
<td>Concrete.</td>
<td>Concrete (painted)</td>
<td>Concrete (painted)</td>
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<tr>
<td>CSB-1</td>
<td>Cold Storage</td>
<td>Cold Storage</td>
<td>7,280</td>
<td>1963</td>
<td>$650,600</td>
<td>Steel frame.</td>
<td>Metal.</td>
<td>Metal.</td>
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<tr>
<td>CMA-1</td>
<td>CMA Storage and Containment</td>
<td>CMA Storage and Containment</td>
<td>600</td>
<td>0</td>
<td>$54,500</td>
<td>Concrete.</td>
<td>Canvas</td>
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**TOTAL COMPLEX SQ FT**: 33,400

**BUILDING ASSESSMENT**

<table>
<thead>
<tr>
<th>Item</th>
<th>5 Yr Adequacy</th>
<th>ADA Compliance</th>
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</thead>
<tbody>
<tr>
<td>Structural</td>
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<td>Adequate</td>
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<tr>
<td>Interior</td>
<td>Adequate</td>
<td>Adequate</td>
</tr>
<tr>
<td>Windows</td>
<td>Adequate</td>
<td>Adequate</td>
</tr>
<tr>
<td>Insulation</td>
<td>Adequate</td>
<td>Adequate</td>
</tr>
<tr>
<td>Roof</td>
<td>Adequate</td>
<td>Adequate</td>
</tr>
<tr>
<td>Exterior Doors</td>
<td>Adequate</td>
<td>Adequate</td>
</tr>
<tr>
<td>Service Door</td>
<td>Adequate</td>
<td>Adequate</td>
</tr>
<tr>
<td>HVAC</td>
<td>Adequate</td>
<td>Adequate</td>
</tr>
<tr>
<td>Engine Exhaust</td>
<td>Adequate</td>
<td>Adequate</td>
</tr>
<tr>
<td>Ventilation</td>
<td>Adequate</td>
<td>Adequate</td>
</tr>
<tr>
<td>Plumbing [W]</td>
<td>Adequate</td>
<td>Adequate</td>
</tr>
<tr>
<td>Electrical</td>
<td>Adequate</td>
<td>Adequate</td>
</tr>
<tr>
<td>Lighting</td>
<td>Adequate</td>
<td>Adequate</td>
</tr>
<tr>
<td>Fire Equipment</td>
<td>Adequate</td>
<td>Adequate</td>
</tr>
</tbody>
</table>

Assessment Rating:
- 0 = NOT APPLICABLE (NA)
- 1 = EXCELLENT (Annual Maintenance per Schedule)
- 2 = GOOD (Annual and Preventive Maintenance)
- 3 = AVERAGE (Showing Wear, Preventive Maintenance and Occasional Repair)
- 4 = POOR (Worn, Significant Maintenance or Repair)
- 5 = REHAB/REPLACE (Requires Rehabilitation or Replacement)
<table>
<thead>
<tr>
<th>Appr Year</th>
<th>Building Code</th>
<th>Brief Scope of Work</th>
<th>Current Condition</th>
<th>Cost Estimate</th>
</tr>
</thead>
<tbody>
<tr>
<td>2017</td>
<td>STE-1</td>
<td>Mill and resurface parking lot and drives.</td>
<td>Existing pavement has deteriorated to unacceptable conditions showing signs of large cracks and potholes.</td>
<td>$355,700</td>
</tr>
<tr>
<td>2018</td>
<td>GAR-1</td>
<td>Insulate ceiling and walls.</td>
<td>Ceiling and walls have low thermal resistance and require insulation to increase thermal properties.</td>
<td>$95,100</td>
</tr>
</tbody>
</table>

**Special Maintenance Total:** $450,800
### 2014/2015 FACILITY ASSESSMENT

**Reed City Garage**

<table>
<thead>
<tr>
<th>ADDRESS</th>
<th>COUNTY</th>
<th>PHONE NO.</th>
<th>FAX NO.</th>
<th>SITE ACREAGE</th>
<th>INSPECTION DATE</th>
</tr>
</thead>
<tbody>
<tr>
<td>19424 US-10, Reed City MI 49677</td>
<td>Oscoda</td>
<td>(231) 832-5322</td>
<td>(231) 832-9047</td>
<td>1,200 SQ FT</td>
<td>05/21/2014</td>
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</tbody>
</table>

#### SITE ASSESSMENT

<table>
<thead>
<tr>
<th>FACILITY FUNCTION</th>
<th>SITE CAPACITY FOR DEVELOPMENT</th>
<th>SITE REGULATORY COMPLIANCE</th>
<th>PARKING/FAVING</th>
<th>DRAINAGE</th>
<th>ADEQUACY</th>
<th>RATING</th>
<th>TYPE</th>
<th>VENDOR</th>
<th>ADEQUACY</th>
</tr>
</thead>
<tbody>
<tr>
<td>Garage</td>
<td>Adequate</td>
<td>Adequate</td>
<td>5</td>
<td>3</td>
<td>Adequate</td>
<td>3</td>
<td>Electrical</td>
<td>Great Lakes Energy</td>
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<tr>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td>Gas Utility</td>
<td>DTE (includes MichCon)</td>
<td>Adequate</td>
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<tr>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
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<td>Lighting</td>
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<td>Adequate</td>
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<tr>
<td></td>
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<td></td>
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<td></td>
<td>Sewage Utility</td>
<td>Reed City, City of</td>
<td>Adequate</td>
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<td></td>
<td></td>
<td></td>
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#### BUILDINGS

<table>
<thead>
<tr>
<th>BLDG CODE</th>
<th>CONSTRUCTED PURPOSE</th>
<th>CURRENT USE</th>
<th>TOTAL SIZE (SQ FT)</th>
<th>OCCUPANCY YEAR</th>
<th>ESTIMATED REPLACEMENT VALUE</th>
<th>STRUCTURE</th>
<th>EXTERIOR FINISH</th>
<th>ROOF TYPE</th>
</tr>
</thead>
<tbody>
<tr>
<td>GAR-1</td>
<td>Garage</td>
<td>Garage</td>
<td>20,465</td>
<td>1976</td>
<td>$4,604,926</td>
<td>Concrete Masonry (GMU)</td>
<td>Brick and paint; EIFS</td>
<td>Flat with membranes coating</td>
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<tr>
<td>SSB-1</td>
<td>Salt/Sand Storage</td>
<td>Salt/Sand Storage</td>
<td>5,600</td>
<td>1976</td>
<td>$414,150</td>
<td>Wood</td>
<td>EPSIDryVII</td>
<td>Metal</td>
</tr>
<tr>
<td>SSB-2</td>
<td>Salt/Sand Storage</td>
<td>Salt/Sand Storage</td>
<td>6,004</td>
<td>1991</td>
<td>$733,824</td>
<td>Concrete and wood</td>
<td>T1-11, painted</td>
<td>Shingle</td>
</tr>
</tbody>
</table>

**TOTAL COMPLEX SQ FT** 34,179

#### BUILDING ASSESSMENT

<table>
<thead>
<tr>
<th>5 YR ADEQUACY</th>
<th>ADA COMPLIANCE</th>
<th>STRUC</th>
<th>EXTER</th>
<th>INTERIOR</th>
<th>WINDO</th>
<th>INSTALL</th>
<th>REF</th>
<th>OVERSTORY</th>
<th>SLIDING DOOR</th>
<th>SERVICE DOORS</th>
<th>HVAC</th>
<th>ENG FLEX</th>
<th>VENTILATION</th>
<th>PLUMBING (V)</th>
<th>ELECTRICAL</th>
<th>LIGHTING</th>
<th>FSC protection</th>
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</thead>
<tbody>
<tr>
<td>GAR-1</td>
<td>Adequate</td>
<td>Inadequate</td>
<td>3</td>
<td>4</td>
<td>3</td>
<td>3</td>
<td>3</td>
<td>2</td>
<td>3</td>
<td>3</td>
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<tr>
<td>SSB-2</td>
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<td>3</td>
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</tr>
</tbody>
</table>

**Assessment Rating:**

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1 = EXCELLENT (Annual Maintenance per Schedule)
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<table>
<thead>
<tr>
<th>Year</th>
<th>Building Code</th>
<th>Brief Scope of Work</th>
<th>Current Condition</th>
<th>Cost Estimate</th>
</tr>
</thead>
<tbody>
<tr>
<td>2017</td>
<td>GAR-1</td>
<td>Tuck-point and paint exterior.</td>
<td>Building exterior finish is in poor condition.</td>
<td>$117,100</td>
</tr>
<tr>
<td>2021</td>
<td>CSB-1</td>
<td>Design and construct 20,000 sq. ft. cold storage building.</td>
<td>Materials and equipment are exposed to the elements. Exposed materials and equipment have increased rate of corrosion and reduced service life.</td>
<td>$520,500</td>
</tr>
</tbody>
</table>

Special Maintenance Total: $637,600
# 2014 FACILITY ASSESSMENT

## Bay City TSC

### ADDRESS
2590 E. Wilder Rd., Bay City MI 48706

### COUNTY
Bay

### PHONE NO.
(889) 671-1555

### FAX NO.
(889) 671-1520

### SITE ACREAGE
22.00

### INSPECTION DATE
04/22/2014

### UTILIZATION RATE
Fully Utilized

### FACILITY ENERGY AUDIT
07/22/2010

---

### SITE ASSESSMENT

<table>
<thead>
<tr>
<th>FACILITY FUNCTION</th>
<th>ADEQUACY</th>
<th>RATING</th>
<th>SITE CAPACITY FOR DEVELOPMENT</th>
<th>TYPE</th>
<th>VENDOR</th>
<th>ADEQUACY</th>
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</thead>
<tbody>
<tr>
<td>Transportation Service Center</td>
<td>Adequate</td>
<td>2</td>
<td>SIDEWALKS</td>
<td>Electrical</td>
<td>Consumers Energy</td>
<td>Adequate</td>
</tr>
<tr>
<td></td>
<td>Adequate</td>
<td></td>
<td>ELECTRICAL UTILITY</td>
<td>Natural Gas</td>
<td>Consumers Energy</td>
<td>Adequate</td>
</tr>
<tr>
<td></td>
<td>Adequate</td>
<td>2</td>
<td>FENCING</td>
<td>Municipal</td>
<td>Bay County Department of Water and Sewer</td>
<td>Adequate</td>
</tr>
<tr>
<td></td>
<td>Adequate</td>
<td>2</td>
<td>SECURITY</td>
<td>Municipal</td>
<td>Bay County Department of Water and Sewer</td>
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<tr>
<td></td>
<td>Adequate</td>
<td>2</td>
<td>LIGHTING</td>
<td>Municipal</td>
<td>Bay County Department of Water and Sewer</td>
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<tr>
<td></td>
<td>Adequate</td>
<td>0</td>
<td>IRRIG SYS.</td>
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### BUILDINGS

<table>
<thead>
<tr>
<th>BLDG CODE</th>
<th>CONSTRUCTED CODE</th>
<th>PURPOSE</th>
<th>CURRENT USE</th>
<th>TOTAL SIZE (SQ FT)</th>
<th>OCCUPANCY YEAR</th>
<th>ESTIMATED REPLACEMENT VALUE</th>
<th>STRUCTURE</th>
<th>EXTERIOR FINISH</th>
<th>ROOF TYPE</th>
</tr>
</thead>
<tbody>
<tr>
<td>TSC-1</td>
<td>Transportation Service Center</td>
<td>Transportation Service Center</td>
<td>8,880</td>
<td>1999</td>
<td>$21,700,000</td>
<td>Wood</td>
<td>Masonry, vinyl and brick</td>
<td>Wood and shingles</td>
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</tr>
<tr>
<td>TST-1</td>
<td>Testing Lab</td>
<td>Heated Storage</td>
<td>2,232</td>
<td>2001</td>
<td>$390,000</td>
<td>Wood</td>
<td>Vinyl siding</td>
<td>Wood shingles</td>
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</tr>
</tbody>
</table>

**TOTAL COMPLEX SQ FT:** 11,092

---

### BUILDING ASSESSMENT

<table>
<thead>
<tr>
<th>5 YR ADEQUACY</th>
<th>ADA COMPLIANCE</th>
<th>Structural</th>
<th>Exterior</th>
<th>Interior</th>
<th>Window</th>
<th>Insulation</th>
<th>Roof</th>
<th>Overhead Driveway Decks</th>
<th>HVAC</th>
<th>Engine Exhaust</th>
<th>Ventilation</th>
<th>Plumbing (Int.)</th>
<th>Electrical</th>
<th>Lighting</th>
<th>Fire Protection</th>
</tr>
</thead>
<tbody>
<tr>
<td>TSC-1</td>
<td>Adequate</td>
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<td>2</td>
<td>3</td>
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<td>0</td>
<td>3</td>
<td>3</td>
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<td>3</td>
<td>Adequate</td>
</tr>
</tbody>
</table>

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### Assessment Rating:
- **0 = NOT APPLICABLE (N/A)**
- **1 = EXCELLENT (Annual Maintenance per Schedule)**
- **2 = GOOD (Annual and Preventive Maintenance)**
- **3 = AVERAGE (Showing Wear, Preventive Maintenance and Occasional Repair)**
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- **5 = REHAB/REPLACE (Requires Rehabilitation or Replacement)**
## 2014 FACILITY ASSESSMENT

### Bay Region Maintenance Crews

**Address:** 3502 East Washington Avenue, Saginaw, MI 48601  
**County:** Saginaw  
**Phone No.:** (989) 754-0784  
**Fax No.:** (989) 754-9250  
**Site Acreage:** 38.00  
**Inspection Date:** 04/23/2014

### Site Assessment

<table>
<thead>
<tr>
<th>Site Assessment</th>
<th>Adequacy</th>
<th>Rating</th>
<th>Secondary Function</th>
<th>Type</th>
<th>Vendor</th>
<th>Adequacy</th>
</tr>
</thead>
<tbody>
<tr>
<td>Site Capacity For Development</td>
<td>Adequate</td>
<td>2</td>
<td>Sidewalks</td>
<td>Electrical</td>
<td>Consumers Energy</td>
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</tr>
<tr>
<td>Site Regulatory Compliance</td>
<td>Adequate</td>
<td>3</td>
<td>Fencing</td>
<td>Natural Gas</td>
<td>Consumers Energy</td>
<td>Adequate</td>
</tr>
<tr>
<td>Parking/Paving</td>
<td>Adequate</td>
<td>4</td>
<td>Security</td>
<td>Municipal</td>
<td>Buena Vista Charter Township</td>
<td>Adequate</td>
</tr>
<tr>
<td>Drainage</td>
<td>Adequate</td>
<td>4</td>
<td>Lighting</td>
<td>Municipal</td>
<td>Buena Vista Charter Township</td>
<td>Adequate</td>
</tr>
</tbody>
</table>

### Buildings

<table>
<thead>
<tr>
<th>BLDG Code</th>
<th>CONSTRUCTED PURPOSE</th>
<th>CURRENT USE</th>
<th>TOTAL SIZE (SQ FT)</th>
<th>OCCUPANCY YEAR</th>
<th>ESTIMATED REPLACEMENT VALUE</th>
<th>STRUCTURE</th>
<th>EXTERIOR FINISH</th>
<th>ROOF TYPE</th>
</tr>
</thead>
<tbody>
<tr>
<td>SPC-1</td>
<td>Maintenance Crews</td>
<td>Maintenance Crews</td>
<td>28,150</td>
<td>1966</td>
<td>$4,929,250</td>
<td>Masonry and steel.</td>
<td>Masonry</td>
<td>Metal with a membrane coating over front Metal</td>
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<tr>
<td>HS-1</td>
<td>Hosted Storage</td>
<td>Hosted Storage</td>
<td>4,920</td>
<td>1966</td>
<td>$447,700</td>
<td>Steel</td>
<td>Metal</td>
<td>Metal</td>
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<tr>
<td>CB-1</td>
<td>Cold Storage</td>
<td>Cold Storage</td>
<td>2,720</td>
<td>1990</td>
<td>$247,500</td>
<td>Wood</td>
<td>Wood</td>
<td>Wood shingles</td>
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<tr>
<td>CB-2</td>
<td>Cold Storage</td>
<td>Cold Storage</td>
<td>2,230</td>
<td>0</td>
<td>$204,750</td>
<td>Wood</td>
<td>Wood</td>
<td>Wood and shingle</td>
</tr>
</tbody>
</table>

### Total Complex Size: 38,040

### Building Assessment

| 5 YR Adequacy | ADA Compliance | Structural | Exterior | Interior | Windows | Insulation | Roof | Electrical | Stairs Staing | HVAC | Engine Exhaust | Ventilation | Plumbing | Electrical | Lighting | Fire Protection |
|---------------|----------------|------------|----------|----------|---------|------------|------|------------|--------------|------|---------------|-------------|----------|------------|----------|-----------|-------------|
| Adequate      | Inadequate     | 2          | 3        | 3        | 2       | 4          | 3    | 2          | 3            | 3    | 0             | 3           | 3        | 3          | 3        | 2         |
| Adequate      | Inadequate     | 2          | 3        | 3        | 3       | 0          | 3    | 3          | 3            | 3    | 0             | 3           | 3        | 3          | 3        | 2         |
| Adequate      | Inadequate     | 3          | 3        | 3        | 0       | 3          | 3    | 3          | 3            | 3    | 0             | 3           | 3        | 3          | 3        | 2         |
| Adequate      | Adequate       | 3          | 3        | 2        | 0       | 0          | 0    | 0          | 0            | 0    | 0             | 0           | 0        | 0          | 0        | 0         |

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

*Page 1 of 2*
<table>
<thead>
<tr>
<th>Appr Year</th>
<th>Building Code</th>
<th>Brief Scope of Work</th>
<th>Current Condition</th>
<th>Cost Estimate</th>
</tr>
</thead>
<tbody>
<tr>
<td>2019</td>
<td>STE-1</td>
<td>Crack and seal asphalt as needed.</td>
<td>Large deep cracks in asphalt.</td>
<td>$34,000</td>
</tr>
</tbody>
</table>

Special Maintenance Total: $34,000
Shared facility. Huron TSC occupies 1,050 sq. ft. of Region Office (REG-1) building.

## 2014 FACILITY ASSESSMENT

**Bay Region Office**

### ADDRESS

5859 Sherman Road, Saginaw MI 48638

### FACILITY FUNCTION

**REGION ADMINISTRATION**

<table>
<thead>
<tr>
<th>SITE ASSESSMENT FOR DEVELOPMENT</th>
<th>Adequacy</th>
<th>RATING</th>
<th>TYPE</th>
<th>VENDOR</th>
<th>ADEQUACY</th>
</tr>
</thead>
<tbody>
<tr>
<td>SITE REGULATORY COMPLIANCE</td>
<td>Adequate</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>PARKING/PARKING</td>
<td>2</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>DRAINAGE</td>
<td>2</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

### BUILDINGS

<table>
<thead>
<tr>
<th>BLDG CODE</th>
<th>CONSTRUCTED PURPOSE</th>
<th>CURRENT USE</th>
<th>TOTAL SIZE (SQ FT)</th>
<th>OCCUPANCY YEAR</th>
<th>ESTIMATED REPLACEMENT VALUE</th>
</tr>
</thead>
<tbody>
<tr>
<td>REG-1</td>
<td>Region Office</td>
<td>Region Office</td>
<td>39,870</td>
<td>1986</td>
<td>$6,970,750</td>
</tr>
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</table>

**TOTAL COMPLEX SQ FT**: 39,870

### BUILDING ASSESSMENT

**5 YR ADEQUACY ADA COMPLIANCE**

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<thead>
<tr>
<th></th>
<th></th>
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<tbody>
<tr>
<td>REG-1</td>
<td>Adequate</td>
<td>2</td>
<td>2</td>
<td>2</td>
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<td>3</td>
<td>3</td>
<td>3</td>
<td>1</td>
<td>2</td>
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**Assessment Rating:**

- **0 = NOT APPLICABLE (N/A)**
- **1 = EXCELLENT** (Annual Maintenance per Schedule)
- **2 = GOOD** (Annual and Preventive Maintenance)
- **3 = AVERAGE** (Including Wear, Preventive Maintenance and Occasional Repair)
- **4 = POOR** (Worn; Significant Maintenance or Repair)
- **5 = REHAB/REPLACE** (Requires Rehabilitation or Replacement)
Facility is closed. MDOT is evaluating options to sell or lease the property.

# 2014 FACILITY ASSESSMENT

## Bay Region Office (Closed)

<table>
<thead>
<tr>
<th>ADDRESS</th>
<th>COUNTY</th>
<th>PHONE NO</th>
<th>FAX NO</th>
<th>SITE ACREAGE</th>
<th>INSPECTION DATE</th>
</tr>
</thead>
<tbody>
<tr>
<td>55 E. Morley Drive, Saginaw MI 48601</td>
<td>Saginaw</td>
<td>(989) 754-7443</td>
<td>(989) 754-6122</td>
<td>3.00</td>
<td>11/30/2009</td>
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## FACILITY FUNCTION

<table>
<thead>
<tr>
<th>FACILITY FUNCTION</th>
<th>SECONDARY FUNCTION</th>
<th>WORK FORCE</th>
<th>ADMIN/EMPLOYEE AREA</th>
<th>UTILIZATION RATE</th>
<th>FACILITY ENERGY AUDIT</th>
</tr>
</thead>
<tbody>
<tr>
<td>Region Administration</td>
<td></td>
<td>8,930 SQ FT</td>
<td>Fully Utilized</td>
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<td></td>
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## SITE ASSESSMENT

<table>
<thead>
<tr>
<th>SITE ASSESSMENT</th>
<th>DEPENDENCY</th>
<th>RATING</th>
<th>ELECTRICAL UTILITY</th>
<th>WATER UTILITY</th>
<th>GAS UTILITY (if present)</th>
<th>VENDOR</th>
<th>ADEQUACY</th>
</tr>
</thead>
<tbody>
<tr>
<td>SITE CAPACITY FOR DEVELOPMENT</td>
<td>Inadequate</td>
<td>Adequate</td>
<td>Electrical</td>
<td>Municipal</td>
<td>Natural Gas</td>
<td>Consumers Energy</td>
<td>Adequate</td>
</tr>
<tr>
<td>SITE REGULATORY COMPLIANCE</td>
<td>Adequate</td>
<td></td>
<td>Consumers Energy</td>
<td></td>
<td></td>
<td>Adequate</td>
<td></td>
</tr>
<tr>
<td>PARKING/PAVING</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td>Adequate</td>
<td></td>
</tr>
<tr>
<td>DRAINAGE</td>
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<td></td>
<td></td>
<td></td>
<td></td>
<td>Adequate</td>
<td></td>
</tr>
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## BUILDINGS

<table>
<thead>
<tr>
<th>BLDG CODE</th>
<th>CONSTRUCTED PURPOSE</th>
<th>CURRENT USE</th>
<th>TOTAL SIZE (SQ FT)</th>
<th>OCCUPANCY YEAR</th>
<th>ESTIMATED REPLACEMENT VALUE</th>
<th>$</th>
<th>STRUCTURE</th>
<th>EXTERIOR FINISH</th>
<th>ROOF TYPE</th>
</tr>
</thead>
</table>

**TOTAL COMPLEX SQ FT**

## BUILDING ASSESSMENT

<table>
<thead>
<tr>
<th>5 YR ADEQUACY</th>
<th>ADA COMPLIANCE</th>
</tr>
</thead>
<tbody>
<tr>
<td>Structural</td>
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<tr>
<td>Exterior</td>
<td></td>
</tr>
<tr>
<td>Interior</td>
<td></td>
</tr>
<tr>
<td>Windows</td>
<td></td>
</tr>
<tr>
<td>Insulation</td>
<td></td>
</tr>
<tr>
<td>Roof</td>
<td></td>
</tr>
<tr>
<td>Oversized Stairs</td>
<td></td>
</tr>
<tr>
<td>Service Doors</td>
<td></td>
</tr>
<tr>
<td>HVAC</td>
<td></td>
</tr>
<tr>
<td>Engine Room</td>
<td></td>
</tr>
<tr>
<td>Vibration</td>
<td></td>
</tr>
<tr>
<td>Plumbing (Hy)</td>
<td></td>
</tr>
<tr>
<td>Electrical</td>
<td></td>
</tr>
<tr>
<td>Lighting</td>
<td></td>
</tr>
</tbody>
</table>

**Assessment Rating:**

- 0 = NOT APPLICABLE (NA)
- 1 = EXCELLENT (Annual Maintenance per Schedule)
- 2 = GOOD (Annual and Preventive Maintenance)
- 3 = AVERAGE (Showing Wear; Preventive Maintenance and Occasional Repair)
- 4 = POOR (Worn; Significant Maintenance or Repair)
- 5 = REHAB/REPLACE (Requires Rehabilitation or Replacement)
### 2014 FACILITY ASSESSMENT

**Davison TSC**

**Address:** 9495 E. Potter Road, Davison MI 48423

**County:** Genesee

**Phone No.:** (810) 653-7470

**Fax No.:** (810) 653-1248

**Site Acreage:** 5.00

**Inspection Date:** 04/29/2014

**Facility Function:** Transportation Service Center

**Secondary Function:** Work Force Admin/Employee Area

**Workforce:** 6,400

**S.F.**

**Utilization Rate:** Fully Utilized

**Facility Energy Audit:** 07/23/2010

### Site Assessment

<table>
<thead>
<tr>
<th>Site Category</th>
<th>Adequacy</th>
<th>Rating</th>
<th>Type</th>
<th>Vendor</th>
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</thead>
<tbody>
<tr>
<td>Site Capacity for Development</td>
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<td>3</td>
<td>Sidewalks</td>
<td>Electrical Utility</td>
<td>Adequate</td>
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<tr>
<td>Site Regulatory Compliance</td>
<td>Adequate</td>
<td>2</td>
<td>Fencing</td>
<td>Electrical Gas Utility</td>
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<tr>
<td></td>
<td></td>
<td>4</td>
<td>Security</td>
<td>Municipal Water Utility</td>
<td>Adequate</td>
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<tr>
<td></td>
<td></td>
<td>2</td>
<td>Lighting</td>
<td>Municipal Sewage Utility</td>
<td>Adequate</td>
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<tr>
<td>Parking/Paving</td>
<td>3</td>
<td></td>
<td></td>
<td></td>
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</tr>
<tr>
<td>Drainage</td>
<td>3</td>
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### Buildings

<table>
<thead>
<tr>
<th>Building Code</th>
<th>Constructed Purpose</th>
<th>Current Use</th>
<th>Total Size (S.F.)</th>
<th>Occupancy Year</th>
<th>Estimated Replacement Value</th>
<th>Structure</th>
<th>Exterior Finish</th>
<th>Roof Type</th>
</tr>
</thead>
<tbody>
<tr>
<td>TSC-1</td>
<td>Transportation Service Center</td>
<td>Transportation Service Center</td>
<td>6,400</td>
<td>2001</td>
<td>$1,568,000</td>
<td>Wood</td>
<td>Vinyl siding and brick</td>
<td>Wood and shingles</td>
</tr>
<tr>
<td>TST-1</td>
<td>Testing Lab</td>
<td>Hessted Storage</td>
<td>896</td>
<td>2003</td>
<td>$156,300</td>
<td>Wood</td>
<td>Vinyl and brick</td>
<td>Wood and shingles</td>
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</table>

**Total Complex S.F.:** 7,296

### Building Assessment

<table>
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<tr>
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</thead>
<tbody>
<tr>
<td>Adequate</td>
<td>Inadequate</td>
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<td>3</td>
<td>3</td>
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<td>2</td>
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<td>3</td>
<td>2</td>
<td>0</td>
<td>3</td>
</tr>
</tbody>
</table>

**Assessment Rating:**

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- **2** = GOOD (Annual and Preventive Maintenance)
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<table>
<thead>
<tr>
<th>Appr Year</th>
<th>Building Code</th>
<th>Brief Scope of Work</th>
<th>Cost Estimate</th>
</tr>
</thead>
<tbody>
<tr>
<td>2019</td>
<td>STE-3</td>
<td>Install trench drain in front of testing lab area and route run-off to the northwest.</td>
<td>$26,000</td>
</tr>
</tbody>
</table>

Current Condition:
Water flows into testing lab area at service door and overhead door

Special Maintenance Total: $26,000
Shared facility. Sea Bay Region Office for building and assessment information. TSC occupies 1,050 sq. ft. of region office (REG-1) building.

### 2014 FACILITY ASSESSMENT

#### Huron TSC

<table>
<thead>
<tr>
<th>ADDRESS</th>
<th>COUNTY</th>
<th>PHONE NO.</th>
<th>FAX NO.</th>
<th>SITE ACREAGE</th>
<th>INSPECTION DATE</th>
</tr>
</thead>
<tbody>
<tr>
<td>5859 Sherman Road, Saginaw MI 48604</td>
<td>Saginaw</td>
<td>(989) 754-7443</td>
<td>(989) 754-8122</td>
<td>0.00</td>
<td>04/23/2014</td>
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<table>
<thead>
<tr>
<th>FACILITY FUNCTION</th>
<th>SECONDARY FUNCTION</th>
<th>WORK FORCE</th>
<th>ADMIN/EMPLOYEE AREA</th>
<th>UTILIZATION RATE</th>
<th>FACILITY ENERGY AUDIT</th>
</tr>
</thead>
<tbody>
<tr>
<td>Transportation Service Center</td>
<td></td>
<td></td>
<td></td>
<td>Fully Utilized</td>
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</tbody>
</table>

<table>
<thead>
<tr>
<th>SITE ASSESSMENT</th>
<th>ADEQUACY</th>
<th>RATING</th>
<th>SITE CAPACITY FOR DEVELOPMENT</th>
<th>SIDEWALKS</th>
<th>ELECTRICAL UTILITY</th>
<th>TYPE</th>
<th>VENDOR</th>
<th>ADEQUACY</th>
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<tbody>
<tr>
<td>SITE REGULATORY COMPLIANCE</td>
<td></td>
<td></td>
<td></td>
<td>FENCING</td>
<td>GAS UTILITY (if present)</td>
<td>Natural Gas</td>
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<tr>
<td>SECURITY</td>
<td></td>
<td></td>
<td></td>
<td>LIGHTING</td>
<td>WATER UTILITY</td>
<td>Municipal</td>
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</tr>
<tr>
<td>PARKING/PAVING</td>
<td></td>
<td></td>
<td></td>
<td>DRAINAGE</td>
<td>SEWAGE UTILITY</td>
<td>Municipal</td>
<td>Consumers Energy</td>
<td></td>
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</table>

### BUILDINGS

<table>
<thead>
<tr>
<th>BLDG CODE</th>
<th>CONSTRUCTED PURPOSE</th>
<th>CURRENT USE</th>
<th>TOTAL SIZE (SQ. FT)</th>
<th>OCCUPANCY YEAR</th>
<th>ESTIMATED REPLACEMENT VALUE $0</th>
<th>STRUCTURE</th>
<th>EXTERIOR FINISH</th>
<th>ROOF TYPE</th>
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### BUILDING ASSESSMENT

<table>
<thead>
<tr>
<th>5 YR ADEQUACY</th>
<th>ADA COMPLIANCE</th>
</tr>
</thead>
</table>

**Assessment Rating:**

0 = NOT APPLICABLE (N/A)

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4 = POOR (Worn, Significant Maintenance or Repair)

5 = REHAB/REPLACE (Requires Rehabilitation or Replacement)
## 2014 FACILITY ASSESSMENT

### Mt. Pleasant Garage/ Mt. Pleasant TSC

<table>
<thead>
<tr>
<th>ADDRESS</th>
<th>COUNTY</th>
<th>PHONE NO.</th>
<th>FAX NO.</th>
<th>SITE ACREAGE</th>
<th>INSPECTION DATE</th>
</tr>
</thead>
<tbody>
<tr>
<td>1212 Corporate Drive, Mt. Pleasant MI 48858</td>
<td>Isabella</td>
<td>(839) 773-3532</td>
<td>(989) 773-0944</td>
<td>14.00</td>
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### FACILITY FUNCTION

- **Garage**
- **Transportation Service Center**

### SITE ASSESSMENT

<table>
<thead>
<tr>
<th>SITE CAPACITY FOR DEVELOPMENT</th>
<th>ADEQUACY</th>
<th>RATING</th>
<th>SITE REGULATORY COMPLIANCE</th>
<th>ADEQUACY</th>
<th>RATING</th>
</tr>
</thead>
<tbody>
<tr>
<td>SIDEWALKS</td>
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<td>ELECTRICAL UTILITY</td>
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<td>3</td>
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<tr>
<td>FENCING</td>
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<td>GAS UTILITY (if present)</td>
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<td>2</td>
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<tr>
<td>SECURITY</td>
<td>Adequate</td>
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<td>WATER UTILITY</td>
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<tr>
<td>LIGHTING</td>
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<td>3</td>
<td>SEWAGE UTILITY</td>
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<tr>
<td>PARKING/PAVING</td>
<td>3</td>
<td></td>
<td></td>
<td></td>
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<td>DRAINAGE</td>
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### BUILDINGS

<table>
<thead>
<tr>
<th>BLDG CODE</th>
<th>CONSTRUCTED PURPOSE</th>
<th>CURRENT USE</th>
<th>TOTAL SIZE (SQ FT)</th>
<th>OCCUPANCY YEAR</th>
<th>ESTIMATED REPLACEMENT VALUE</th>
<th>STRUCTURE</th>
<th>EXTERIOR FINISH</th>
<th>ROOF TYPE</th>
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</thead>
<tbody>
<tr>
<td>GAR-1</td>
<td>Garage</td>
<td>Garage/ TSC</td>
<td>27,140</td>
<td>1987</td>
<td>$9,106,600</td>
<td>Steel and masonry</td>
<td>Masonry</td>
<td>Metal with membrane coating</td>
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<tr>
<td>HSB-1</td>
<td>Heated Storage</td>
<td>Heated Storage</td>
<td>6,000</td>
<td>1990</td>
<td>$546,000</td>
<td>Steel and masonry</td>
<td>Masonry</td>
<td>Metal</td>
</tr>
<tr>
<td>SSS-1</td>
<td>Salt/Sand Storage</td>
<td>Salt/Sand Storage</td>
<td>6,000</td>
<td>1988</td>
<td>$546,000</td>
<td>Concrete and wood</td>
<td>Concrete and wood</td>
<td>Wood shingle</td>
</tr>
</tbody>
</table>

### TOTAL COMPLEX SQ FT: 39,140

### BUILDING ASSESSMENT

<table>
<thead>
<tr>
<th>5 YR ADEQUACY</th>
<th>ADA COMPLIANCE</th>
<th>STRUCTURAL</th>
<th>EXTERIOR</th>
<th>INTERIOR</th>
<th>VIBRATION</th>
<th>INSULATION</th>
<th>REAL</th>
<th>COLD THERMAL STREAMING</th>
<th>SLIDING DOORS</th>
<th>SERVICE DOORS</th>
<th>HVAC</th>
<th>ENG ENTR/EXH</th>
<th>VENTILATION</th>
<th>PRINTING UNIT</th>
<th>ELECTRICAL</th>
<th>LIGHTING</th>
<th>FIRE PROTECTION</th>
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<tbody>
<tr>
<td>GAR-1</td>
<td>Adequate</td>
<td>Inadequate</td>
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<td>3</td>
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</tr>
<tr>
<td>HSB-1</td>
<td>Adequate</td>
<td>Adequate</td>
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</tr>
</tbody>
</table>

**Assessment Rating:**
- 0 = NOT APPLICABLE (NA)
- 1 = EXCELLENT (Annual Maintenance per Schedule)
- 2 = GOOD (Annual and Preventive Maintenance)
- 3 = AVERAGE (Showing Wear, Preventive Maintenance and Occasional Repair)
- 4 = FAIR (Worn, Significant Maintenance or Repair)
- 5 = REHAB/REPLACE (Requires Rehabilitation or Replacement)
<table>
<thead>
<tr>
<th>Appn Year</th>
<th>Building Code</th>
<th>Brief Scope of Work</th>
<th>Current Condition</th>
<th>Cost Estimate</th>
</tr>
</thead>
<tbody>
<tr>
<td>2017</td>
<td>SSB-4</td>
<td>Paint siding overhead.</td>
<td>Paint has faded and is in poor condition.</td>
<td>$37,600</td>
</tr>
</tbody>
</table>

Special Maintenance Total: $37,600
2014 FACILITY ASSESSMENT
Mt. Pleasant TSC

<table>
<thead>
<tr>
<th>ADDRESS</th>
<th>COUNTY</th>
<th>PHONE NO.</th>
<th>FAX NO.</th>
<th>SITE ACREAGE</th>
<th>INSPECTION DATE</th>
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<tbody>
<tr>
<td>1212 Corporate Drive, Mt. Pleasant, MI 48858</td>
<td>Isabella</td>
<td>(989) 773-7756</td>
<td>(989) 772-0530</td>
<td>0.00</td>
<td>04/21/2014</td>
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<table>
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<tr>
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<th>SECONDARY FUNCTION</th>
<th>WORK FORCE</th>
<th>ADMIN/EMPLOYEE AREA</th>
<th>UTILIZATION RATE</th>
<th>FACILITY ENERGY AUDIT</th>
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<tr>
<td>Transportation Service Center</td>
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<th>BUILDINGS</th>
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<tr>
<td>BLDG CODE</td>
</tr>
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<td>-----------</td>
</tr>
<tr>
<td>CHECK LIST</td>
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<tr>
<td>5 YR ADEQUACY</td>
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Assessment Rating:

0 = NOT APPLICABLE (N/A)
1 = EXCELLENT (Annual Maintenance per Schedule)
2 = GOOD (Annual and Preventive Maintenance)
3 = AVERAGE (Showing Wear; Preventive Maintenance and Occasional Repair)
4 = POOR (Worn; Significant Maintenance or Repair)
5 = REHAB/REPLACE (Requires Rehabilitation or Replacement)
# 2014 FACILITY ASSESSMENT

## Saginaw East Garage

**Address:** 3510 East Washington Avenue, Saginaw MI 48601  
**County:** Saginaw  
**Phone No.:** (989) 754-0784  
**Fax No.:** (989) 754-0250  
**Site Acreage:** 33.00  
**Inspection Date:** 04/26/2014  
**Facility Function:** Garage  
**Secondary Function:**  
**Work Force:** 2,900  
**Admin/Employee Area:** 2,900 SQ FT  
**Utilization Rate:** Fully Utilized  
**Facility Energy Audit:** 06/09/2010

### Site Assessment

<table>
<thead>
<tr>
<th>Site Category</th>
<th>Adequacy</th>
<th>Rating</th>
<th>Type</th>
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<td>Site Capacity for Development</td>
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<td>Electrical Utility</td>
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<tr>
<td>Site Regulatory Compliance</td>
<td>Adequate</td>
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<td>Fencing</td>
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<td></td>
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<td>Gas Utility</td>
<td>Consumers Energy</td>
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<td></td>
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<td></td>
<td>(if present)</td>
<td></td>
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<td>Natural Gas</td>
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<td>Parking/Paving</td>
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<td>5</td>
<td>Lightening</td>
<td>Buena Vista Charter Township</td>
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<tr>
<td>Drainage</td>
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<td>Sewage Utility</td>
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<td>Buena Vista Charter Township</td>
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</table>

### Buildings

<table>
<thead>
<tr>
<th>Building Code</th>
<th>Constructed Purpose</th>
<th>Current Use</th>
<th>Size (SQ FT)</th>
<th>Occupancy Year</th>
<th>Replacement Value (in $)</th>
<th>Structure</th>
<th>Exterior Finish</th>
<th>Roof Type</th>
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<tbody>
<tr>
<td>GAR-1</td>
<td>Garage</td>
<td>Garage</td>
<td>25,540</td>
<td>2011</td>
<td>$5,748,500</td>
<td>Masonry and steel</td>
<td>Metal and metal</td>
<td>Metal with membrane coating</td>
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<tr>
<td>HSB-1</td>
<td>Heated Storage</td>
<td>Heated Storage</td>
<td>11,670</td>
<td>2003</td>
<td>$1,061,970</td>
<td>Steel</td>
<td>Metal</td>
<td>Metal with membrane coating</td>
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<tr>
<td>HSB-2</td>
<td>Heated Storage</td>
<td>Heated Storage</td>
<td>11,670</td>
<td>2003</td>
<td>$1,061,970</td>
<td>Steel</td>
<td>Metal</td>
<td>Metal with membrane coating</td>
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<tr>
<td>SSB-1</td>
<td>Salt/Sand Storage</td>
<td>Cold Storage</td>
<td>1,900</td>
<td>1966</td>
<td>$172,900</td>
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<td>Wood</td>
<td>Wood and shingles</td>
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<tr>
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<td>1983</td>
<td>$654,000</td>
<td>Wood</td>
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<td>Wood and shingles</td>
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<tr>
<td>SSB-3</td>
<td>Salt/Sand Storage</td>
<td>Salt/Sand Storage</td>
<td>9,640</td>
<td>1999</td>
<td>$904,540</td>
<td>Concrete and wood</td>
<td>Concrete and wood</td>
<td>Wood and shingles</td>
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<tr>
<td>CMA-1</td>
<td>CMA Storage and Containment</td>
<td>CMA Storage and Containment</td>
<td>2,400</td>
<td>2006</td>
<td>$218,400</td>
<td>Concrete and wood</td>
<td>Concrete and wood</td>
<td>Wood and shingles</td>
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</tbody>
</table>

**Total Complex SQ FT:** 89,120

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

<table>
<thead>
<tr>
<th>Building</th>
<th>5 Yr Adequacy</th>
<th>ADA Compliance</th>
<th>Structural</th>
<th>Exterior</th>
<th>Interior</th>
<th>Windows</th>
<th>Insulation</th>
<th>Foot</th>
<th>Overhead/Sliding Doors</th>
<th>Service Doors</th>
<th>HVAC</th>
<th>Engine Exhaust</th>
<th>Ventilation</th>
<th>Plumbing</th>
<th>Electrical</th>
<th>Lighting</th>
<th>Fire Protection</th>
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<tbody>
<tr>
<td>GAR-1</td>
<td>Adequate</td>
<td>Inadequate</td>
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<td>3</td>
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<tr>
<td>SSB-1</td>
<td>Adequate</td>
<td>Adequate</td>
<td>3</td>
<td>4</td>
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<td>SSB-2</td>
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</tbody>
</table>

## SPECIAL MAINTENANCE

### Bay Region - Saginaw East Garage

**Building Code**: SSB-2

**Brief Scope of Work**
- Paint exterior wood surfaces.

**Current Condition**
- The exterior surface is showing signs of significant wear.

**Cost Estimate**: $26,650

---

**Building Code**: STE-1

**Current Condition**
- Internal driveways have visible areas of broken/missing asphalt which collect water and accelerate further deterioration. This facility supports road maintenance operations and has frequent heavy equipment traffic.
- Heating and ventilation system in mechanics area and adjacent parts room is in poor condition and are inefficient to operate.
- Exterior windows are in poor condition and are not energy efficient.
- The mechanics area currently does not have an overhead crane for vehicle repair operations.
- Internal driveways have visible areas of broken/missing asphalt which collect water and accelerate further deterioration. This facility supports road maintenance operations and has frequent heavy equipment traffic.
- Removal of contaminated material from site.

**Special Maintenance Total**: $3,875,200

---

**Assessment Rating**: 0 = NOT APPLICABLE (N/A), 1 = EXCELLENT (Annual Maintenance per Schedule), 2 = GOOD (Annual and Preventive Maintenance), 3 = AVERAGE (Showing Wear; Preventive Maintenance and Occasional Repair), 4 = POOR (Worn; Significant Maintenance or Repair), 5 = REHAB/REPLACE (Requires Rehabilitation or Replacement)
# 2014 FACILITY ASSESSMENT

## Saginaw West Garage

### Address
1459 South Graham Road, M-52, Saginaw, MI 48609

### County
Saginaw

### Phone No.
(989) 781-2310

### Fax No.
(989) 781-0085

### Site Acreage
23.00

### Inspect Date
04/29/2014

### Utilization Rate
Fully Utilized

### Facility Energy Audit
05/17/2010

### Facility Function
Garage

### Secondary Function

### Site Assessment

<table>
<thead>
<tr>
<th>Description</th>
<th>Adequacy</th>
<th>Rating</th>
<th>Type</th>
<th>Vendor</th>
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<tbody>
<tr>
<td>Site Capacity for Development</td>
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<td>Sidewalks</td>
<td>Electrical</td>
<td>Adequate</td>
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<tr>
<td>Site Regulatory Compliance</td>
<td>Adequate</td>
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<td>Fencing</td>
<td>Gas Utility (if present)</td>
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<td>Parking/Paving</td>
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<td>Irrig Sys</td>
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### Buildings

<table>
<thead>
<tr>
<th>BLDG CODE</th>
<th>CONSTRUCTed PURPOSE</th>
<th>CURRENT USE</th>
<th>TOTAL SIZE (SQ FT)</th>
<th>OCCUPANCY YEAR</th>
<th>ESTIMATED REPLACEMENT VALUE</th>
<th>STRUCTURE</th>
<th>EXTERIOR FINISH</th>
<th>ROOF TYPE</th>
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<tr>
<td>SSB-1</td>
<td>Salt/Sand Storage</td>
<td>Cold Storage</td>
<td>6,000</td>
<td>1970</td>
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<td>Wood.</td>
<td>Wood.</td>
<td>Wood shingle.</td>
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<tr>
<td>CSB-1</td>
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<td>Cold Storage</td>
<td>6,000</td>
<td></td>
<td>$545,000</td>
<td>Masonry and steel.</td>
<td>Masonry and metal.</td>
<td>Metal with membrane-coating.</td>
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</table>

### Building Assessment

<table>
<thead>
<tr>
<th>5 YR Adequacy</th>
<th>ADA Compliance</th>
<th>Structural</th>
<th>Exterior</th>
<th>Interior</th>
<th>Windows</th>
<th>Insulation</th>
<th>Roof</th>
<th>Outdoor Siding Door</th>
<th>Service Door</th>
<th>HVAC</th>
<th>Engine Exhaust</th>
<th>Ventilation</th>
<th>Plumbing (W)</th>
<th>Electrical</th>
<th>Lighting</th>
<th>Fine Protection</th>
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<tbody>
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**Assessment Rating:**
- 0 = NOT APPLICABLE (N/A)
- 1 = EXCELLENT (Annual Maintenance per Schedule)
- 2 = GOOD (Annual and Preventive Maintenance)
- 3 = AVERAGE (Staying Year; Preventive Maintenance and Occasional Repair)
- 4 = POOR (Work; Significant Maintenance or Repair)
- 5 = REHAB/REPLACE (Requires Rehabilitation or Replacement)
### SPECIAL MAINTENANCE

**Bay Region - Saginaw West Garage**

<table>
<thead>
<tr>
<th>Appn Year</th>
<th>Building Code</th>
<th>Brief Scope of Work</th>
<th>Current Condition</th>
<th>Cost Estimate</th>
</tr>
</thead>
<tbody>
<tr>
<td>2015</td>
<td>GAR-1</td>
<td>Replaces two (2) existing floor hoists.</td>
<td>The two (2) existing floor hoists are inadequate to handle the larger, tandem-axle trucks. Currently the garage is equipped with portable hoists.</td>
<td>$866,900</td>
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</tbody>
</table>

**Special Maintenance Total:** $866,900
### 2014 FACILITY ASSESSMENT
Zilwaukee Bridge Maintenance Facility

<table>
<thead>
<tr>
<th>ADDRESS</th>
<th>COUNTY</th>
<th>PHONE NO.</th>
<th>FAX NO.</th>
<th>SITE ACREAGE</th>
<th>INSPECTION DATE</th>
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<tbody>
<tr>
<td>5777 N. Adams, Saginaw MI 48604</td>
<td>Saginaw</td>
<td>(989) 752-0092</td>
<td>(989) 752-5475</td>
<td>10.00</td>
<td>04/22/2014</td>
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**FACILITY FUNCTION**

<table>
<thead>
<tr>
<th>Garage</th>
<th>SECONDARY FUNCTION</th>
<th>WORK FORCE</th>
<th>ADMIN/EMPLOYEE AREA</th>
<th>UTILIZATION RATE</th>
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</thead>
<tbody>
<tr>
<td>Garage</td>
<td></td>
<td>1,800</td>
<td>¥</td>
<td>Fully Utilized</td>
</tr>
</tbody>
</table>

### SITE ASSESSMENT

<table>
<thead>
<tr>
<th>SITE CAPACITY FOR DEVELOPMENT</th>
<th>ADEQUACY</th>
<th>RATING</th>
<th>SITE REGULATORY COMPLIANCE</th>
<th>ADEQUACY</th>
<th>RATING</th>
</tr>
</thead>
<tbody>
<tr>
<td>Adequate SIDWALKS</td>
<td>3</td>
<td>ELECTRICAL UTILITY</td>
<td>Electrical</td>
<td>Consumers Energy</td>
<td>Adequate</td>
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<tr>
<td>Adequate FENCING</td>
<td>3</td>
<td>GAS UTILITY</td>
<td>Propane</td>
<td>Amerigas (Saginaw)</td>
<td>Adequate</td>
</tr>
<tr>
<td>Adequate SECURITY</td>
<td>2</td>
<td>WATER UTILITY</td>
<td>Well</td>
<td>Adequate</td>
<td>Adequate</td>
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<tr>
<td>Adequate LIGHTING</td>
<td>3</td>
<td>SEWAGE UTILITY</td>
<td>Holding Tank</td>
<td>Adequate</td>
<td>Adequate</td>
</tr>
<tr>
<td>PARKING/PAVING</td>
<td>3</td>
<td>IRRIG SYS</td>
<td>0</td>
<td>Adequate</td>
<td>Adequate</td>
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### BUILDINGS

<table>
<thead>
<tr>
<th>BLDG CODE</th>
<th>CONSTRUCTED PURPOSE</th>
<th>CURRENT USE</th>
<th>TOTAL SIZE (SQ FT)</th>
<th>OCCUPANCY YEAR</th>
<th>ESTIMATED REPLACEMENT VALUE</th>
<th>STRUCTURE</th>
<th>EXTERIOR FINISH</th>
<th>ROOF TYPE</th>
</tr>
</thead>
<tbody>
<tr>
<td>GAR-1</td>
<td>Garage</td>
<td>Garage</td>
<td>1,800</td>
<td>1996</td>
<td>$405,000</td>
<td>Wood</td>
<td>Vinyl siding.</td>
<td>Wood and shingles.</td>
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<tr>
<td>HSB-1</td>
<td>Heated Storage</td>
<td>Heated Storage</td>
<td>3,584</td>
<td>1996</td>
<td>$325,144</td>
<td>Wood</td>
<td>Vinyl siding.</td>
<td>Wood and shingle.</td>
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### TOTAL COMPLEX SQ FT

| 6,104 |

### BUILDING ASSESSMENT

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<th>ADA COMPLIANCE</th>
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<tr>
<td>GAR-1</td>
<td>Adequate</td>
<td>Inadequate</td>
</tr>
<tr>
<td>HSB-1</td>
<td>Adequate</td>
<td>Adequate</td>
</tr>
<tr>
<td>HSB-2</td>
<td>Adequate</td>
<td>Inadequate</td>
</tr>
</tbody>
</table>

Assessment Rating:

0 = NOT APPLICABLE (NA)
1 = EXCELLENT (Annual Maintenance per Schedule)
2 = GOOD (Annual and Preventive Maintenance)
3 = AVERAGE (Showing Wear, Preventive Maintenance and Occasional Repair)
4 = POOR (Worn; Significant Maintenance or Repair)
5 = REHAB/REPLACE (Requires Rehabilitation or Replacement)
# 2015 Facility Assessment

## Coldwater Training Facility

### Address
34 N. Michigan Ave., Coldwater MI 49036

### Site Assessment

<table>
<thead>
<tr>
<th>Site Category</th>
<th>Adequacy</th>
<th>Rating</th>
<th>Vendor Adequacy</th>
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<tr>
<td>Site Capacity for Development</td>
<td>Adequate</td>
<td>4</td>
<td>Coldwater Public Utilities, Adequate</td>
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<tr>
<td>Site Regulatory Compliance</td>
<td>Adequate</td>
<td>3</td>
<td>Michigan Gas Utilities, Adequate</td>
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<tr>
<td>Parking/Paving</td>
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<td>Coldwater Public Utilities, Adequate</td>
</tr>
<tr>
<td>Drainage</td>
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<td>Coldwater Public Utilities, Adequate</td>
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</table>

### Buildings

<table>
<thead>
<tr>
<th>Block Code</th>
<th>Constructed Purpose</th>
<th>Current Use</th>
<th>Total Size (sq ft)</th>
<th>Occupancy Year</th>
<th>Estimated Replacement Value</th>
<th>Structure</th>
<th>Exterior Finish</th>
<th>Roof Type</th>
</tr>
</thead>
<tbody>
<tr>
<td>GAR-1</td>
<td>Garage</td>
<td>Training Center</td>
<td>16,600</td>
<td>1981</td>
<td>$3,780,000</td>
<td>CMU block and steel frame</td>
<td>EIFS with metal gable ends, Office walls brick</td>
<td>Metal roof</td>
</tr>
<tr>
<td>HS-1</td>
<td>Heated Storage</td>
<td>Cold Storage</td>
<td>4,000</td>
<td>1933</td>
<td>$354,000</td>
<td>Steel frame</td>
<td>Metal panels</td>
<td>Metal panels</td>
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### Building Assessment

<table>
<thead>
<tr>
<th>Block Code</th>
<th>5yr Adequacy</th>
<th>ADA Compliance</th>
<th>Structural</th>
<th>Elevator</th>
<th>Intake</th>
<th>Toilet</th>
<th>Insulation</th>
<th>Roof</th>
<th>Quantity/Seating</th>
<th>Saving/Design</th>
<th>HVAC</th>
<th>Engine Exhaust</th>
<th>Ventilation</th>
<th>Plumbing (in)</th>
<th>Electrical</th>
<th>Lighting</th>
<th>Fire Protection</th>
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</thead>
<tbody>
<tr>
<td>GAR-1</td>
<td>Adequate</td>
<td>Inadequate</td>
<td>3</td>
<td>4</td>
<td>-</td>
<td>2</td>
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<td>2</td>
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<tr>
<td>HS-1</td>
<td>Adequate</td>
<td>Adequate</td>
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<td>-</td>
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<td>3</td>
<td>3</td>
<td>3</td>
</tr>
<tr>
<td>SS-2</td>
<td>Adequate</td>
<td>Adequate</td>
<td>3</td>
<td>2</td>
<td>-</td>
<td>3</td>
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<td>0</td>
<td>0</td>
<td>0</td>
<td>0</td>
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</tbody>
</table>

**Assessment Rating:**
- **0** = Not Applicable (N/A)
- **1** = Excellent (Annual Maintenance per Schedule)
- **2** = Good (Annual and Preventive Maintenance)
- **3** = Average (Showing Wear, Preventive Maintenance and Occasional Repair)
- **4** = Poor (Worn; Significant Maintenance or Repair)
- **5** = Rehab/Replace (Requires Rehabilitation or Replacement)
<table>
<thead>
<tr>
<th>Appn Year</th>
<th>Building Code</th>
<th>Brief Scope of Work</th>
<th>Current Condition</th>
<th>Cost Estimate</th>
</tr>
</thead>
<tbody>
<tr>
<td>2021</td>
<td>GAR-1</td>
<td>Renovate/upgrade restrooms, offices, windows, and entrance to meet ADA and operational needs.</td>
<td>Built as maintenance garage and in need of update for use as public training facility. Bathroom sinks/urinals are original. Automated gasoline monitoring system still remains.</td>
<td>$417,700</td>
</tr>
</tbody>
</table>

Special Maintenance Total: $417,700
### MAJOR CAPITAL

**Southwest Region-Coloma Garage**

<table>
<thead>
<tr>
<th>Year</th>
<th>Building Code</th>
<th>Brief Scope of Work</th>
<th>Cost Estimate</th>
</tr>
</thead>
<tbody>
<tr>
<td>2019</td>
<td>SSB-3</td>
<td>Design and construct new 17,900 sq. ft. 7,000 ton salt/sand storage building with secondary containment.</td>
<td></td>
</tr>
</tbody>
</table>

### SPECIAL MAINTENANCE

**Southwest Region - Coloma Garage**

<table>
<thead>
<tr>
<th>Year</th>
<th>Building Code</th>
<th>Brief Scope of Work</th>
<th>Current Condition</th>
<th>Cost Estimate</th>
</tr>
</thead>
<tbody>
<tr>
<td>2017</td>
<td>GAR-1</td>
<td>Paint and tuck point exterior.</td>
<td>Exterior paint showing signs of wear.</td>
<td>$32,100</td>
</tr>
<tr>
<td>2020</td>
<td>GAR-1</td>
<td>Paint interior.</td>
<td>Interior paint is failing. Paint has faded and is peeling.</td>
<td>$57,000</td>
</tr>
<tr>
<td>2020</td>
<td>SSB-1</td>
<td>Replace lighting system</td>
<td>Lighting is not sufficient for operations and is not energy efficient.</td>
<td>$72,000</td>
</tr>
<tr>
<td>2021</td>
<td>STE-1</td>
<td>Cold mill HMA pavement and pave 2'' (north portion).</td>
<td>Pavement is in poor condition with excessive cracking on the north side of the site.</td>
<td>$225,000</td>
</tr>
</tbody>
</table>

**Special Maintenance Total:** $391,100

---

Assessment Rating:

- 0 = NOT APPLICABLE (N/A)
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- 4 = POOR (Worn; Significant Maintenance or Repair)
- 5 = REHAB/REPLACE (Requires Rehabilitation or Replacement)

Page 2 of 2
# 2015 FACILITY ASSESSMENT

## Jones Garage

<table>
<thead>
<tr>
<th>ADDRESS:</th>
<th>COUNTY</th>
<th>PHONE NO.</th>
<th>FAX NO.</th>
<th>SITE ACREAGE</th>
<th>INSPECTION DATE</th>
</tr>
</thead>
<tbody>
<tr>
<td>81535 M-40, Jones MI 49061</td>
<td>Cass</td>
<td>(269) 244-5308</td>
<td>(269) 244-5331</td>
<td>14.00</td>
<td>04/29/2015</td>
</tr>
</tbody>
</table>

### FACILITY FUNCTION

- **Garage**
- **Secondary Function**
- **Work Force**
  - 2,940
- **Admin/Employee Area**
  - 4,510
- **Utilization Rate**
  - Fully Utilized
- **Facility Energy Audit**
  - 06/18/2010

### SITE ASSESSMENT

<table>
<thead>
<tr>
<th>Site Capacity for Development</th>
<th>Adequacy</th>
<th>Rating</th>
<th>Electrical Utility</th>
<th>Type</th>
<th>Vendor</th>
<th>Adequacy</th>
</tr>
</thead>
<tbody>
<tr>
<td>Site Regulatory Compliance</td>
<td>Adequate</td>
<td>3</td>
<td>Electrical</td>
<td>3</td>
<td>American Electric Power (AEP, Ind Mich Power)</td>
<td>Adequate</td>
</tr>
<tr>
<td>Parking/Paving</td>
<td>4</td>
<td></td>
<td>Fencing</td>
<td>3</td>
<td>Propane</td>
<td>Adequate</td>
</tr>
<tr>
<td>Draining</td>
<td>4</td>
<td></td>
<td>Security</td>
<td>0</td>
<td>Amegia</td>
<td>Adequate</td>
</tr>
<tr>
<td>Lighting</td>
<td>3</td>
<td></td>
<td>Lighting</td>
<td>3</td>
<td>Septic</td>
<td>Adequate</td>
</tr>
<tr>
<td>Sewage Utility</td>
<td>3</td>
<td></td>
<td>Water Utility</td>
<td>0</td>
<td>Well</td>
<td>Adequate</td>
</tr>
<tr>
<td>Sewage Utility</td>
<td>3</td>
<td></td>
<td>Septic</td>
<td>3</td>
<td>Well</td>
<td>Adequate</td>
</tr>
</tbody>
</table>

### BUILDINGS

<table>
<thead>
<tr>
<th>BLDG CODE</th>
<th>CONSTRUCTED PURPOSE</th>
<th>CURRENT USE</th>
<th>TOTAL SIZE (SQ FT)</th>
<th>OCCUPANCY YEAR</th>
<th>ESTIMATED REPLACEMENT VALUE</th>
<th>STRUCTURE</th>
<th>EXTERIOR FINISH</th>
<th>ROOF TYPE</th>
</tr>
</thead>
<tbody>
<tr>
<td>GAR-1</td>
<td>Garage</td>
<td>Garage</td>
<td>7,525</td>
<td>1957</td>
<td>$1,715,950</td>
<td>CMU and steel</td>
<td>CMU (painted)</td>
<td>Metal with fiberglass, skylights</td>
</tr>
<tr>
<td>GAR-2</td>
<td>Garage</td>
<td>Garage</td>
<td>13,000</td>
<td>1968</td>
<td>$4,368,000</td>
<td>CMU and steel frame</td>
<td>CMU (painted), EIFS and brick</td>
<td>Standing seam metal</td>
</tr>
<tr>
<td>SS-1</td>
<td>Salt/Sand Storage</td>
<td>Cold Storage</td>
<td>3,900</td>
<td>1967</td>
<td>$357,500</td>
<td>Wood</td>
<td>Wood</td>
<td>Wood/Asphalt Shingles</td>
</tr>
<tr>
<td>SS-2</td>
<td>Salt/Sand Storage</td>
<td>Cold Storage</td>
<td>5,000</td>
<td>1970</td>
<td>$455,000</td>
<td>Wood</td>
<td>Wood</td>
<td>Wood/Asphalt Shingles</td>
</tr>
<tr>
<td>SS-3</td>
<td>Salt/Sand Storage</td>
<td>Salt/Sand Storage</td>
<td>9,900</td>
<td>1996</td>
<td>$904,176</td>
<td>Concrete and wood</td>
<td>Painted T1-11 and concrete</td>
<td>Asphalt Shingles</td>
</tr>
<tr>
<td>CS-1</td>
<td>Cold Storage</td>
<td>Cold Storage</td>
<td>3,900</td>
<td>1957</td>
<td>$357,630</td>
<td>Steel frame</td>
<td>Metal painted</td>
<td>Metal</td>
</tr>
<tr>
<td>CMA-1</td>
<td>CMA Storage and</td>
<td>CMA Storage and</td>
<td>600</td>
<td>0</td>
<td>$54,5800</td>
<td>Canvas</td>
<td>Canvas</td>
<td>Canvas</td>
</tr>
</tbody>
</table>

**TOTAL COMPLEX SQ FT:** 49,102

---

Assessment Rating:
- 0 = NOT APPLICABLE (N/A)
- 1 = OUTSTANDING (Annual Maintenance per Schedule)
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- 5 = REHAB/REPLACE (Requires Rehabilitation or Replacement)
## BUILDING ASSESSMENT

<table>
<thead>
<tr>
<th></th>
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</thead>
<tbody>
<tr>
<td>GAR-1</td>
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<td>GAR-2</td>
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<td>Inadequate</td>
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<td>4</td>
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</tr>
<tr>
<td>SSB-1</td>
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<td>SSB-3</td>
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<td>CSB-1</td>
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<td>CMA-1</td>
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<td>3</td>
<td>6</td>
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</tbody>
</table>

### MAJOR CAPITAL

**Southwest Region-Jones Garage**

**Major Capital**

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

**Assessment Rating:**

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2 = GOOD (Annual and Preventive Maintenance)
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## SPECIAL MAINTENANCE
### Southwest Region - Jones Garage

<table>
<thead>
<tr>
<th>Appr Year</th>
<th>Building Code</th>
<th>Brief Scope of Work</th>
<th>Current Condition</th>
<th>Cost Estimate</th>
</tr>
</thead>
<tbody>
<tr>
<td>2017</td>
<td>CSB-1</td>
<td>Replace metal wall and roof panels.</td>
<td>Metal roof and siding are showing visible signs of deterioration and no longer provide adequate protection to structure.</td>
<td>$75,200</td>
</tr>
<tr>
<td>2017</td>
<td>GAR-2</td>
<td>Tuck point and paint entire exterior.</td>
<td>Paint is chipping, fading, and peeling.</td>
<td>$46,600</td>
</tr>
<tr>
<td>2017</td>
<td>SSB-2</td>
<td>Paint exterior.</td>
<td>Paint is peeling. Salt has leached through wood so paint will not stick.</td>
<td>$36,800</td>
</tr>
<tr>
<td>2017</td>
<td>GAR-2</td>
<td>Core-fill all Concrete Masonry Unit (CMU) block walls.</td>
<td>Hollow CMU block walls have low thermal resistance and require core-fill to increase thermal properties. Cold drafts come through block and interior paint has deteriorated.</td>
<td>$32,200</td>
</tr>
<tr>
<td>2017</td>
<td>SSB-1</td>
<td>Paint/shape exterior.</td>
<td>Paint is chipping, fading and peeling.</td>
<td>$19,300</td>
</tr>
<tr>
<td>2017</td>
<td>SSB-3</td>
<td>Paint exterior.</td>
<td>Stain showing extreme wear and is no longer protecting wood.</td>
<td>$20,100</td>
</tr>
<tr>
<td>2018</td>
<td>GAR-2</td>
<td>Upgrade electrical system and install new energy efficient lighting system.</td>
<td>Lighting is not sufficient for operations and is not energy efficient. Upgraded electrical system required for modern lighting fixtures.</td>
<td>$48,600</td>
</tr>
<tr>
<td>2021</td>
<td>STE-1</td>
<td>Cold mill and resurface asphalt.</td>
<td>Existing pavement 1-2&quot; deteriorated with large cracks and pot holes. To reduce storm water infiltration into lagoon, site survey info will be used to determine if catch basins can be connected to ditches. This facility supports road maintenance operations and fees.</td>
<td>$347,580</td>
</tr>
</tbody>
</table>

**Special Maintenance Total:** $828,380
# 2015 FACILITY ASSESSMENT

## Kalamazoo Garage

**Address:** 5873 W. Main St, Kalamazoo MI 49009  
**County:** Kalamazoo  
**Phone No.:** (269) 337-3981  
**Fax No.:** (269) 337-3980  
**Site Acreage:** 18.00  
**Inspection Date:** 04/15/2015

### SITE ASSESSMENT

<table>
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<tr>
<th>Site Capacity for Development</th>
<th>Adequacy</th>
<th>Rating</th>
<th>Site Regulatory Compliance</th>
<th>Adequacy</th>
<th>Fencing</th>
<th>4</th>
<th>Security</th>
<th>3</th>
<th>Lighting</th>
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<th>Sewage Utility</th>
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<td>Sewage Utility</td>
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<td>Parking/Paving</td>
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### BUILDINGS

<table>
<thead>
<tr>
<th>Building Code</th>
<th>Constructed Purposes</th>
<th>Current Use</th>
<th>Total Size (sq ft)</th>
<th>Occupancy Year</th>
<th>Estimated Replacement Value</th>
<th>Structure</th>
<th>Exterior Finish</th>
<th>Roof Type</th>
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<td>Garage</td>
<td>20,500</td>
<td>1967</td>
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<td>CMU block and steel frame</td>
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<td>Heated Storage</td>
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<td>4,800</td>
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<td>Salt/Sand Storage</td>
<td>Cold Storage</td>
<td>3,106</td>
<td>1967</td>
<td>$328,648</td>
<td>Wood plank</td>
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<td>Salt/Sand Storage</td>
<td>Cold Storage</td>
<td>3,000</td>
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<td>$273,000</td>
<td>Concrete</td>
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<td>SSB-4</td>
<td>Salt/Sand Storage</td>
<td>Salt/Sand Storage</td>
<td>3,000</td>
<td>2007</td>
<td>$273,000</td>
<td>Aluminum tube frame with 6&quot; concrete walls</td>
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<td>CMA Storage and</td>
<td>CMA Storage and</td>
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<td>$373,710</td>
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**Total Complex SQ FT:** 38,170

---

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

Page 1 of 2
### BUILDING ASSESSMENT

<table>
<thead>
<tr>
<th>5 YR ADEQUACY</th>
<th>ADA COMPLIANCE</th>
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</thead>
<tbody>
<tr>
<td>GAR-1</td>
<td>Inadequate</td>
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<tr>
<td>HSB-1</td>
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</tr>
<tr>
<td>SSB-1</td>
<td>Adequate</td>
</tr>
<tr>
<td>SSB-2</td>
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<td>SSB-3</td>
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<td>CSB-1</td>
<td>Adequate</td>
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<tr>
<td>CMA-1</td>
<td>Adequate</td>
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#### SPECIAL MAINTENANCE

**Southwest Region - Kalamazoo Garage**

<table>
<thead>
<tr>
<th>Appyr</th>
<th>Building Code</th>
<th>Brief Scope of Work</th>
<th>Current Condition</th>
<th>Cost Estimate</th>
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</thead>
<tbody>
<tr>
<td>2017</td>
<td>SSB-2</td>
<td>Paint exterior and repair masonry at entrance of dome</td>
<td>Paint is chipping, fading, and peeling. The masonry has cracks, and chips at the entrance.</td>
<td>$500,000</td>
</tr>
<tr>
<td>2018</td>
<td>GAR-1</td>
<td>Upgrade electrical system and install new energy efficient lighting system.</td>
<td>Lighting is not sufficient for operations and is not energy efficient. Upgraded electrical systems required for modern lighting fixtures.</td>
<td>$188,400</td>
</tr>
<tr>
<td>2021</td>
<td>CSB-1</td>
<td>Design and construct new 20,000 sq. ft. cold storage building.</td>
<td>Materials and equipment are exposed to the elements. Exposed materials and equipment have increased rate of corrosion and reduced service life.</td>
<td>$520,900</td>
</tr>
<tr>
<td>2021</td>
<td>STE-1</td>
<td>Replace entire area.</td>
<td>Pavement is in poor condition with excessive cracking.</td>
<td>$1,274,600</td>
</tr>
</tbody>
</table>

**Total Maintenance Cost:** $3,321,700
# 2015 FACILITY ASSESSMENT

**Kalamazoo TSC**

**ADDRESS:**
5372 South 9th Street, Kalamazoo MI 49009

**COUNTY:**
Kalamazoo

**PHONE NO.:**
(269) 375-8900

**FAX NO.:**
(269) 544-0060

**SITE ACREAGE:**
3.00

**COUNTY:**
Kalamazoo

**SITE FUNCTION:**
Transportation Service Center

**WORK FORCE:**
6,650

**LOCATION:**
Fully Utilized

**NAME:**
Latham, Jason

**PHONE NO.:**
(269) 375-8900

**FAX NO.:**
(269) 544-0060

**SITE ASSESSMENT**

<table>
<thead>
<tr>
<th>SITE CAPACITY FOR DEVELOPMENT</th>
<th>ADEQUACY</th>
<th>RATING</th>
<th>VENDOR</th>
<th>ADEQUACY</th>
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<tbody>
<tr>
<td>SITE REGULATORY COMPLIANCE</td>
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<td>4</td>
<td>Natural Gas</td>
<td>Adequate</td>
</tr>
<tr>
<td>FENCING</td>
<td>Adequate</td>
<td>4</td>
<td>Natural Gas</td>
<td>Adequate</td>
</tr>
<tr>
<td>SECURITY</td>
<td>Adequate</td>
<td>2</td>
<td>Municipal</td>
<td>Adequate</td>
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<tr>
<td>LIGHTING</td>
<td>Adequate</td>
<td>2</td>
<td>Municipal</td>
<td>Adequate</td>
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<tr>
<td>PARKING/PAVING</td>
<td>Adequate</td>
<td>3</td>
<td>Consumers Energy</td>
<td>Adequate</td>
</tr>
<tr>
<td>DRAINAGE</td>
<td>Adequate</td>
<td>3</td>
<td>Consumers Energy</td>
<td>Adequate</td>
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**BUILDINGS**

<table>
<thead>
<tr>
<th>BLDG CODE</th>
<th>CONSTRUCTED PURPOSE</th>
<th>CURRENT USE</th>
<th>TOTAL SIZE (SQ FT)</th>
<th>OCCUPANCY YEAR</th>
<th>ESTIMATED REPLACEMENT VALUE</th>
<th>STRUCTURE</th>
<th>EXTERIOR FINISH</th>
<th>RDOF TYPE</th>
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</thead>
<tbody>
<tr>
<td>TSC-1</td>
<td>Transportation Service Center</td>
<td>Transportation Service Center</td>
<td>6,650</td>
<td>2003</td>
<td>$1,604,750</td>
<td>Wood stick.</td>
<td>Brick and vinyl</td>
<td>Single</td>
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<tr>
<td>CSB-1</td>
<td>Cold Storage</td>
<td>Cold Storage</td>
<td>400</td>
<td>2005</td>
<td>$35,400</td>
<td>Stick wood.</td>
<td>Vinyl</td>
<td>Shingle</td>
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<tr>
<td>CSB-2</td>
<td>Cold Storage</td>
<td>Cold Storage</td>
<td>960</td>
<td>2006</td>
<td>$87,350</td>
<td>Stick wood.</td>
<td>Vinyl</td>
<td>Shingle</td>
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**TOTAL COMPLEX SQ FT**

7,910

**BUILDING ASSESSMENT**

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<th>5 YR ADEQUACY</th>
<th>ADA COMPLIANCE</th>
<th>STRUCTURAL</th>
<th>EXTERIOR</th>
<th>INTERIOR</th>
<th>WINDOWS</th>
<th>INSTALLATION</th>
<th>ROOF</th>
<th>CHAR/SLIDING DOOR</th>
<th>SERVICE DOOR</th>
<th>HVAC</th>
<th>ENGINE EXHAUST</th>
<th>VENTILATION</th>
<th>PLUMBING (W)</th>
<th>ELECTRICAL</th>
<th>LIFTING</th>
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**Assessment Rating:**

0 = NOT APPLICABLE (N/A)
1 = EXCELLENT (Annual Maintenance per Schedule)
2 = GOOD (Annual and Preventive Maintenance)
3 = AVERAGE (Showing Wear; Preventive Maintenance and Occasional Repair)
4 = POOR (Worn; Significant Maintenance or Repair)
6 = REHAB/REPLACE (Requires Rehabilitation or Replacement)
# 2015 FACILITY ASSESSMENT

**Marshall Garage**

**ADDRESS:** 1242 S. Kalamazoo Ave., Marshall MI 49068

**COUNTY:** Calhoun

**PHONE NO.:** (269) 781-2684

**FAX NO.:** (269) 781-2989

**SITE ACREAGE:** 6.00

**INSPECTION DATE:** 05/05/2015

### FACILITY FUNCTION

**SECONDARY FUNCTION**

- GARAGE
- WORK FORCE: 5.000
- ADMIN/EMPLOYEE AREA: Fully Utilized

### SITE ASSESSMENT

<table>
<thead>
<tr>
<th>FACILITY</th>
<th>ADEQUACY</th>
<th>RATING</th>
<th>VENDOR</th>
<th>TYPE</th>
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<tbody>
<tr>
<td>SIDEWALKS</td>
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<td>5</td>
<td>Electrical Utility</td>
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<tr>
<td>FENCING</td>
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<td>Natural Gas</td>
<td>Marsh</td>
<td>Consumers Energy</td>
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<tr>
<td>SECURITY</td>
<td>Adequate</td>
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<td>Water Utility</td>
<td>Marsh</td>
<td>Energy of</td>
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<tr>
<td>LIGHTING</td>
<td>Adequate</td>
<td>3</td>
<td>Sewage Utility</td>
<td>Marsh</td>
<td>City of</td>
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<td>DRAINAGE</td>
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### BUILDINGS

<table>
<thead>
<tr>
<th>CODE</th>
<th>CONSTRUCTED</th>
<th>CURRENT USE</th>
<th>TOTAL SIZE (SQ FT)</th>
<th>OCCUPANCY YEAR</th>
<th>STRUCTURE</th>
<th>EXTERIOR FINISH</th>
<th>ROOF TYPE</th>
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<tbody>
<tr>
<td>GAR-1</td>
<td>Garage</td>
<td>Garage</td>
<td>17,600</td>
<td>1990</td>
<td>Steel frame and CMU</td>
<td>Brick and CMU</td>
<td>Metal</td>
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<tr>
<td>HSB-1</td>
<td>Heated Storage</td>
<td>Cold Storage</td>
<td>3,800</td>
<td>1990</td>
<td>Steel frame</td>
<td>Metal siding on gable ends</td>
<td>Metal roof</td>
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<tr>
<td>SSB-2</td>
<td>Salt/Sand Storage</td>
<td>Salt/Sand Storage</td>
<td>5,000</td>
<td>1993</td>
<td>Timber wood plank</td>
<td>Wood plank</td>
<td>Shingle roof</td>
</tr>
<tr>
<td>SSB-3</td>
<td>Salt/Sand Storage</td>
<td>Salt/Sand Storage</td>
<td>8,496</td>
<td>2008</td>
<td>Concrete retaining walls, Wood structure above</td>
<td>Concrete, Wood Siding</td>
<td>Asphalt shingle</td>
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### TOTAL COMPLEX SQ FT: 34,996

### BUILDING ASSESSMENT

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<th>5 YR ADEQUACY</th>
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<th>STRUCTURAL</th>
<th>EXTERIOR</th>
<th>INTERIOR</th>
<th>WINDOWS</th>
<th>INSULATION</th>
<th>ROOF</th>
<th>OVERHEAD SLIDING DOORS</th>
<th>SERVICE DOORS</th>
<th>HVAC</th>
<th>ENGINE EXHAUST</th>
<th>VENTILATION</th>
<th>PLUMBING (WATER)</th>
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</table>
## 2015 FACILITY ASSESSMENT

Marshall TSC

### ADDRESS
15300 W. Michigan Ave., Marshall MI 49068

### COUNTY
Calhoun

### PHONE NO.
(269) 789-0592

### FAX NO.
(269) 789-0936

### SITE ACREAGE
303.00

### INSPECTION DATE
05/06/2015

### FACILITY FUNCTION
Transportation Service Center

### SECONDARY FUNCTION

### WORK FORCE
8,228

### ADMIN EMPLOYEE AREA

### UTILIZATION RATE
Fully Utilized

### FACILITY ENERGY AUDIT
06/17/2010

### SITE ASSESSMENT

<table>
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<tr>
<th>SITE CAPACITY FOR DEVELOPMENT</th>
<th>ADEQUACY</th>
<th>RATING</th>
<th>TYPE</th>
<th>VENDOR</th>
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</thead>
<tbody>
<tr>
<td>SIDEWALKS</td>
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<td>ELECTRICAL UTILITY</td>
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<td>GAS UTILITY (if present)</td>
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<td>WATER UTILITY</td>
<td>Marshall, City of</td>
<td>Adequate</td>
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<td>LIGHTING</td>
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<td>4</td>
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<td>IRRIG-SYS</td>
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### BUILDINGS

<table>
<thead>
<tr>
<th>BLDG CODE</th>
<th>CONSTRUCTED PURPOSE</th>
<th>CURRENT USE</th>
<th>TOTAL SIZE (SQ FT)</th>
<th>OCCUPANCY YEAR</th>
<th>ESTIMATED REPLACEMENT VALUE</th>
<th>STRUCTURE</th>
<th>EXTERIOR FINISH</th>
<th>ROOF TYPE</th>
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<tbody>
<tr>
<td>TSC-1</td>
<td>Transportation Service Center</td>
<td>Transportation Service Center</td>
<td>8,228</td>
<td>2000</td>
<td>$2,001,980</td>
<td>Wood frame.</td>
<td>Siding</td>
<td>Shingle.</td>
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### BUILDING ASSESSMENT

<table>
<thead>
<tr>
<th>5 YR ADEQUACY</th>
<th>ADA COMPLIANCE</th>
</tr>
</thead>
<tbody>
<tr>
<td>TSC-1</td>
<td>Adequate</td>
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### SPECIAL MAINTENANCE

**Southwest Region - Marshall TSC**

<table>
<thead>
<tr>
<th>Year</th>
<th>Building Code</th>
<th>Brief Scope of Work</th>
<th>Current Condition</th>
<th>Cost Estimate</th>
</tr>
</thead>
<tbody>
<tr>
<td>2020</td>
<td>TSC-1</td>
<td>Repave parking lot</td>
<td>Large areas of broken asphalt collect water which accelerates further deterioration. Heavy equipment and traffic patterns have degraded the asphalt, particularly in areas for employee vehicles and areas where there is heavy truck and vehicle traffic. Carpet is showing visible signs of wear.</td>
<td>$197,600</td>
</tr>
<tr>
<td>2020</td>
<td>TSC-1</td>
<td>Replace carpet in original part of building.</td>
<td></td>
<td>$30,600</td>
</tr>
</tbody>
</table>

**Special Maintenance Total:** $228,200

### Assessment Rating:
- 0 = NOT APPLICABLE (N/A)
- 1 = EXCELLENT (Annual Maintenance per Schedule)
- 2 = GOOD (Annual and Preventive Maintenance)
- 3 = AVERAGE (Showing Wear; Preventive Maintenance and Occasional Repair)
- 4 = POOR (Wear; Significant Maintenance or Repair)
- 5 = REHAB/REPLACE (Requires Rehabilitation or Replacement)
2015 FACILITY ASSESSMENT
Niles Garage

ADDRESS: 33971 US 12, Niles MI 49120

FACILITY FUNCTION: Garage
SECONDARY FUNCTION:

SITE ASSESSMENT

<table>
<thead>
<tr>
<th>SITE CAPACITY FOR DEVELOPMENT</th>
<th>ADEQUACY</th>
<th>RATING</th>
<th>TYPE</th>
<th>VENDOR</th>
<th>ADEQUACY</th>
</tr>
</thead>
<tbody>
<tr>
<td>SITE REGULATORY COMPLIANCE</td>
<td>Adequate</td>
<td></td>
<td></td>
<td></td>
<td>Adequate</td>
</tr>
</tbody>
</table>

| PARKING/PAVING | 5 | | | | |
| DRAINAGE       | 3 | | | | |

BUILDINGS

<table>
<thead>
<tr>
<th>BLDG CODE</th>
<th>CONSTRUCTED PURPOSE</th>
<th>CURRENT USE</th>
<th>TOTAL SIZE (SQ FT)</th>
<th>OCCUPANCY YEAR</th>
<th>ESTIMATED REPLACEMENT VALUE</th>
<th>STRUCTURE</th>
<th>EXTERIOR FINISH</th>
<th>ROOF TYPE</th>
</tr>
</thead>
<tbody>
<tr>
<td>GAR-1</td>
<td>Garage</td>
<td>Garage</td>
<td>18,100</td>
<td>1970</td>
<td>$4,072,500</td>
<td>Masonry/Steel</td>
<td>Brick and EIFS</td>
<td>Metal</td>
</tr>
<tr>
<td>SSB-1</td>
<td>Salt/Sand Storage</td>
<td>Bulk Storage</td>
<td>3,950</td>
<td>1970</td>
<td>$359,450</td>
<td>Wood</td>
<td>Wood (peckled)</td>
<td>Shingle</td>
</tr>
<tr>
<td>SSB-2</td>
<td>Salt/Sand Storage</td>
<td>Salt/Sand Storage</td>
<td>8,100</td>
<td>1984</td>
<td>$731,000</td>
<td>Wood frame and concrete wall</td>
<td>Concrete/wood</td>
<td>Wood/Asphalt, Shingle</td>
</tr>
<tr>
<td>SSB-3</td>
<td>Salt/Sand Storage</td>
<td>Salt/Sand Storage</td>
<td>14,250</td>
<td>2007</td>
<td>$1,237,296</td>
<td>Concrete and wood</td>
<td>Concrete/wood</td>
<td>Wood/Asphalt, Shingle</td>
</tr>
<tr>
<td>CSB-1</td>
<td>Cold Storage</td>
<td>Heated Storage</td>
<td>4,600</td>
<td>1970</td>
<td>$442,260</td>
<td>Steel frame.</td>
<td>Concrete wall</td>
<td>Metal</td>
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<tr>
<td>BS-1</td>
<td>Bulk Storage</td>
<td>Bulk Storage</td>
<td>320</td>
<td>2004</td>
<td>$239,120</td>
<td>Concrete wall</td>
<td>Metal panels</td>
<td>Shingle</td>
</tr>
<tr>
<td>CMA-4</td>
<td>CMA Storage and Containment</td>
<td>CMA Storage and Containment</td>
<td>800</td>
<td>0</td>
<td>$55,600</td>
<td>Concrete</td>
<td>Canvas</td>
<td></td>
</tr>
</tbody>
</table>

TOTAL COMPLEX SQ FT 50,186

Assessment Rating:
0 = NOT APPLICABLE (N/A)
1 = EXCELLENT (Annual Maintenance per Schedule)
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4 = POOR (Worn; Significant Maintenance or Repair)
5 = REHAB/REPLACE (Requires Rehabilitation or Replacement)
### BUILDING ASSESSMENT

<table>
<thead>
<tr>
<th></th>
<th></th>
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</tr>
</thead>
<tbody>
<tr>
<td>GAR-1</td>
<td>Adequate</td>
<td>3</td>
<td>3</td>
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<td>Adequate</td>
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<td>CSS-1</td>
<td>Adequate</td>
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<td>BSS-1</td>
<td>Adequate</td>
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<tr>
<td>CMA-1</td>
<td>Adequate</td>
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</tbody>
</table>

### SPECIAL MAINTENANCE

**Southwest Region - Niles Garage**

<table>
<thead>
<tr>
<th>Year</th>
<th>Code</th>
<th>Building Code</th>
<th>Brief Scope of Work</th>
<th>Current Condition</th>
<th>Cost Estimate</th>
</tr>
</thead>
<tbody>
<tr>
<td>2018</td>
<td>GAR-1</td>
<td>2018</td>
<td>Insulate walls.</td>
<td>Walls have low thermal resistance and require insulation to increase thermal properties.</td>
<td>$23,000</td>
</tr>
<tr>
<td>2020</td>
<td>STE-1</td>
<td>2020</td>
<td>Install bituminous pavement.</td>
<td>No pavement to/from site areas. Lack of pavement creates environmental concern; no protection from spilled contaminants.</td>
<td>$245,000</td>
</tr>
<tr>
<td>2021</td>
<td>SSB-3</td>
<td>2021</td>
<td>Design and construct 4,000 sq. ft. lean-to on SSB-3.</td>
<td>Materials and equipment are exposed to the elements. Exposed materials and equipment have increased rate of corrosion and reduced service life.</td>
<td>$219,000</td>
</tr>
<tr>
<td>2021</td>
<td>SSB-1</td>
<td>2021</td>
<td>Convert salt/sand storage building to cold storage, including repairing asphalt floor.</td>
<td>Materials and equipment are exposed to the elements. Exposed materials and equipment have increased rate of corrosion and reduced service life.</td>
<td>$40,000</td>
</tr>
<tr>
<td>2021</td>
<td>SSB-1</td>
<td>2021</td>
<td>Install T1-11 siding.</td>
<td>Paint has difficulty adhering to the wood due to salt leaching. Paint has chipped away exposing raw wood.</td>
<td>$82,000</td>
</tr>
</tbody>
</table>

**Special Maintenance Total:** $611,000
# 2015 Facility Assessment

## Paw Paw Garage

### Address
1003 East Michigan, Paw Paw MI 49079

### Phone No.
(269) 657-4980

### Fax No.
(269) 657-7894

### Site Acreage
6.00

### Inspection Date
04/27/2015

### Facility Function
Maintenance Operations

### Site Assessment

<table>
<thead>
<tr>
<th>Site Category</th>
<th>Adequacy</th>
<th>Rating</th>
<th>Type</th>
<th>Vendor</th>
<th>ADEQUACY</th>
</tr>
</thead>
<tbody>
<tr>
<td>Site Capacity for Development</td>
<td>Adequate</td>
<td>0</td>
<td>Electrical Utility</td>
<td>Paw Paw, Village of</td>
<td>Adequate</td>
</tr>
<tr>
<td>Site Regulatory Compliance</td>
<td>Adequate</td>
<td>3</td>
<td>Gas Utility (as present)</td>
<td>Consumers Energy</td>
<td>Adequate</td>
</tr>
<tr>
<td>Parking/Paving</td>
<td>Adequate</td>
<td>4</td>
<td>Sewage Utility</td>
<td>Paw Paw, Village of</td>
<td>Adequate</td>
</tr>
<tr>
<td>Drainage</td>
<td>Adequate</td>
<td>3</td>
<td></td>
<td></td>
<td>Adequate</td>
</tr>
</tbody>
</table>

### Buildings

<table>
<thead>
<tr>
<th>BLDG CODE</th>
<th>CONSTRUCTED PURPOSE</th>
<th>CURRENT USE</th>
<th>SIZE (SQ FT)</th>
<th>TOTAL COMPLEX SQ FT</th>
</tr>
</thead>
<tbody>
<tr>
<td>GAR-1</td>
<td>Garage</td>
<td>Garage</td>
<td>24,600</td>
<td>31,860</td>
</tr>
<tr>
<td>HSB-1</td>
<td>Heated Storage</td>
<td>Cold Storage</td>
<td>4,000</td>
<td></td>
</tr>
<tr>
<td>SSB-1</td>
<td>Salt/Sand Storage</td>
<td>Cold Storage</td>
<td>3,200</td>
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</tr>
</tbody>
</table>

### Estimated Replacement Value

<table>
<thead>
<tr>
<th>STRUCTURE</th>
<th>EXTERIOR FINISH</th>
<th>ROOF TYPE</th>
</tr>
</thead>
<tbody>
<tr>
<td>Steel frame</td>
<td>CMU block (painted)/Metal</td>
<td>Metal with Thermagard coating</td>
</tr>
<tr>
<td>Metal</td>
<td>Panel Gable Ends</td>
<td>Metal</td>
</tr>
<tr>
<td>Concrete and wood</td>
<td>T1-11 (painted)/Concrete</td>
<td>Shingle</td>
</tr>
</tbody>
</table>

### Building Assessment

<table>
<thead>
<tr>
<th>5 YR ADEQUACY</th>
<th>ADA COMPLIANCE</th>
<th>Structural</th>
<th>Exerior</th>
<th>Interior</th>
<th>Windows</th>
<th>Restroom</th>
<th>Roof</th>
<th>Outside Stair Doors</th>
<th>Service Doors</th>
<th>HVAC</th>
<th>Engine Exhaust</th>
<th>Ventilation</th>
<th>Plumbing</th>
<th>Electrical</th>
<th>Lighting</th>
<th>Fire Protection</th>
</tr>
</thead>
<tbody>
<tr>
<td>GAR-1</td>
<td>Adequate</td>
<td>Inadequate</td>
<td>3</td>
<td>5</td>
<td>4</td>
<td>3</td>
<td>4</td>
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<td>4</td>
<td>3</td>
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<td>0</td>
</tr>
<tr>
<td>HSB-1</td>
<td>Adequate</td>
<td>Adequate</td>
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<td>0</td>
</tr>
<tr>
<td>SSB-1</td>
<td>Adequate</td>
<td>Adequate</td>
<td>2</td>
<td>2</td>
<td>3</td>
<td>0</td>
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<td>3</td>
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</table>
### SPECIAL MAINTENANCE
Southwest Region - Paw Paw Garage

<table>
<thead>
<tr>
<th>Appr Year</th>
<th>Building Code</th>
<th>Brief Scope of Work</th>
<th>Current Condition</th>
<th>Cost Estimate</th>
</tr>
</thead>
<tbody>
<tr>
<td>2017</td>
<td>GAR-1</td>
<td>Core-fill all Concrete Masonry Unit (CMU) block walls.</td>
<td>Hollow CMU block walls have low thermal resistance and require core-fill to increase thermal properties. Interior paint has deteriorated.</td>
<td>$225,000</td>
</tr>
<tr>
<td>2020</td>
<td>STE-1</td>
<td>Cold mill and replace pavement.</td>
<td>Existing pavement has deteriorated to unacceptable conditions showing signs of large cracks and potholes.</td>
<td>$228,000</td>
</tr>
<tr>
<td>2020</td>
<td>GAR-1</td>
<td>Paint interior walls of garage, parts room, washbay and boiler room. Repair source of leaks before painting.</td>
<td>Paint is showing signs of significant wear. The east wall of the boiler room and west wall of parts room have water damage due to leaking chimney.</td>
<td>$59,700</td>
</tr>
</tbody>
</table>

**Special Maintenance Total:** $316,600
# 2015 FACILITY ASSESSMENT

## Sawyer Garage

**Address:** 5948 Sawyer Road, Sawyer MI 49125

### FACILITY FUNCTION
- **Secondary Function:** Work Force
- **Admin/Employee Area:** 1,826 SQ FT
- **Utilization Rate:** Fully Utilized
- **Facility Energy Audit:** 04/27/2010

### SITE ASSESSMENT

<table>
<thead>
<tr>
<th>Site Capacity for Development</th>
<th>Adequacy</th>
<th>Rating</th>
<th>Type</th>
<th>Vendor</th>
<th>Adequacy</th>
</tr>
</thead>
<tbody>
<tr>
<td>SIDEWALKS</td>
<td>Adequate</td>
<td>3</td>
<td>Electrical</td>
<td>American Electric Power (AEP, Ind Mic Power)</td>
<td>Adequate</td>
</tr>
<tr>
<td>FENCING</td>
<td>Adequate</td>
<td>4</td>
<td>Gas Utility (If present)</td>
<td>SEMCO</td>
<td>Adequate</td>
</tr>
<tr>
<td>SECURITY</td>
<td>Adequate</td>
<td>9</td>
<td>Water Utility</td>
<td>Chikaming Township</td>
<td>Adequate</td>
</tr>
<tr>
<td>LIGHTING</td>
<td>3</td>
<td>3</td>
<td>Sewage Utility</td>
<td>Chikaming Township</td>
<td>Adequate</td>
</tr>
</tbody>
</table>

### BUILDINGS

<table>
<thead>
<tr>
<th>Building Code</th>
<th>Constructed Purpose</th>
<th>Current Use</th>
<th>Total Size (SQ FT)</th>
<th>Occupancy Year</th>
<th>Estimated Replacement Value</th>
<th>Structure</th>
<th>Exterior Finish</th>
<th>Roof Type</th>
</tr>
</thead>
<tbody>
<tr>
<td>GAR-1</td>
<td>Garage</td>
<td>Garage</td>
<td>19,800</td>
<td>1973</td>
<td>$440,800</td>
<td>CMU block.</td>
<td>CMU and split face block</td>
<td>Flat coated</td>
</tr>
<tr>
<td>SSB-1</td>
<td>Salt/Sand Storage</td>
<td>Cold Storage</td>
<td>4,800</td>
<td>1976</td>
<td>$426,800</td>
<td>Wood plank.</td>
<td>Wood (painted)</td>
<td>Shingle</td>
</tr>
<tr>
<td>SSB-2</td>
<td>Salt/Sand Storage</td>
<td>Salt/Sand Storage</td>
<td>8,100</td>
<td>1985</td>
<td>$737,100</td>
<td>Concrete</td>
<td>Concrete</td>
<td>Concrete</td>
</tr>
<tr>
<td>SSB-3</td>
<td>Salt/Sand Storage</td>
<td>Salt/Sand Storage</td>
<td>14,256</td>
<td>2007</td>
<td>$1,297,278</td>
<td>Concrete and wood frame</td>
<td>T1-11 Concrete</td>
<td>Shingle</td>
</tr>
<tr>
<td>CSB-1</td>
<td>Cold Storage</td>
<td>Cold Storage</td>
<td>6,000</td>
<td>1994</td>
<td>$548,000</td>
<td>CMU</td>
<td>CMU (painted)</td>
<td>Flat coated</td>
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**Total Complex SQ FT:** 52,756

### BUILDING ASSESSMENT

<table>
<thead>
<tr>
<th>5 Yr Adequacy</th>
<th>ADA Compliance</th>
</tr>
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<tbody>
<tr>
<td>Structural</td>
<td>Exterior</td>
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<tr>
<td>Adequate</td>
<td>Adequate</td>
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</tbody>
</table>

Assessment Rating:
- 0 = NOT APPLICABLE (N/A)
- 1 = EXCELLENT (Annual Maintenance per Schedule)
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- 4 = POOR (Worn; Significant Maintenance or Repair)
- 5 = REHAB/REPLACE (Requires Rehabilitation or Replacement)
## MAJOR CAPITAL

**Southwest Region-Sawyer Garage**

<table>
<thead>
<tr>
<th>Appr Year</th>
<th>Building Code</th>
<th>Brief Scope of Work</th>
<th>Current Condition</th>
<th>Cost Estimate</th>
</tr>
</thead>
<tbody>
<tr>
<td>2021</td>
<td>GAR-1</td>
<td>Design and construct 4,800 sq. ft. addition to garage to accommodate the parking of tandem axle plow trucks.</td>
<td>Existing equipment is washed within the main building. Moisture from washing activity is deteriorating structural integrity, as well as tools and equipment stored in same location and increase risk of employee injury.</td>
<td>Formal scope and cost estimation in progress.</td>
</tr>
</tbody>
</table>

## SPECIAL MAINTENANCE

**Southwest Region - Sawyer Garage**

<table>
<thead>
<tr>
<th>Appr Year</th>
<th>Building Code</th>
<th>Brief Scope of Work</th>
<th>Current Condition</th>
<th>Cost Estimate</th>
</tr>
</thead>
<tbody>
<tr>
<td>2017</td>
<td>SSB-3</td>
<td>Paint T1-11 siding.</td>
<td>Paint is chipping, fading, and peeling.</td>
<td>$19,420</td>
</tr>
<tr>
<td>2017</td>
<td>GAR-1</td>
<td>Paint exterior.</td>
<td>Paint is chipping, fading, and peeling.</td>
<td>$30,200</td>
</tr>
<tr>
<td>2019</td>
<td>SSB-2</td>
<td>Design and construct a 3,200 sq. ft. lean-to.</td>
<td>Materials and equipment are exposed to the elements. Exposed materials and equipment have increased rate of corrosion and reduced service life.</td>
<td>$80,100</td>
</tr>
<tr>
<td>2021</td>
<td>SSB-1</td>
<td>Convert salt dome to cold storage.</td>
<td>Materials and equipment are exposed to the elements. Exposed materials and equipment have increased rate of corrosion and reduced service life.</td>
<td>$227,400</td>
</tr>
<tr>
<td>2021</td>
<td>STE-1</td>
<td>Pave areas to west and south of salt dome.</td>
<td>Areas to west and south of salt dome are gravel (unpaved).</td>
<td>$293,700</td>
</tr>
</tbody>
</table>

**Special Maintenance Total:** $854,800
## 2015 FACILITY ASSESSMENT

**South Haven Garage**

**ADDRESS:** 09235 Blue Star Memorial Hwy, South Haven, MI 49090

**COUNTY:** Van Buren

**PHONE NO.:** (269) 637-2408

**FAX NO.:** (269) 637-9361

**SITE ACREAGE:** 12.00

**INSPECTION DATE:** 04/06/2015

**FACILITY FUNCTION:** Garage

**SECONDARY FUNCTION:**

<table>
<thead>
<tr>
<th>SITE ASSESSMENT</th>
<th>ADEQUACY</th>
<th>RATING</th>
<th>TYPE</th>
<th>VENDOR</th>
<th>ADEQUACY</th>
</tr>
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<tbody>
<tr>
<td>SITE CAPACITY FOR DEVELOPMENT</td>
<td>Adequate</td>
<td>3</td>
<td>SIDEWALKS</td>
<td>Electrical</td>
<td>South Haven, City of</td>
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<tr>
<td>SITE REGULATORY COMPLIANCE</td>
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<td>ELECTRICAL UTILITY</td>
<td>Electrical</td>
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<td>GAS UTILITY (if present)</td>
<td>Natural Gas</td>
<td>Adequate</td>
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<td>SECURITY</td>
<td>Municipal</td>
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<td>DRAINAGE</td>
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### BUILDINGS

<table>
<thead>
<tr>
<th>BLDG CODE</th>
<th>CONSTRUCTED PURPOSE</th>
<th>CURRENT USE</th>
<th>TOTAL SIZE (SQ FT)</th>
<th>OCCUPANCY YEAR</th>
<th>ESTIMATED REPLACEMENT VALUE</th>
<th>STRUCTURE</th>
<th>EXTERIOR FINISH</th>
<th>ROOF TYPE</th>
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<tbody>
<tr>
<td>GAR-1</td>
<td>Garage</td>
<td>Cold Storage</td>
<td>4,500</td>
<td>1941</td>
<td>$1,012,500</td>
<td>Wood, Concrete, and Masonry</td>
<td>Concrete and masonry</td>
<td>Wood with membrane</td>
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<tr>
<td>GAR-2</td>
<td>Garage</td>
<td>Garage</td>
<td>22,400</td>
<td>1972</td>
<td>$5,040,000</td>
<td>CMU block</td>
<td>CMU and split face block (painted)</td>
<td>Steel with membrane</td>
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<tr>
<td>SSB-1</td>
<td>Salt/Sand Storage</td>
<td>Salt/Sand Storage</td>
<td>2,400</td>
<td>1963</td>
<td>$216,400</td>
<td>Wooden timber</td>
<td>Wood timber (painted)</td>
<td>Shingle</td>
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<tr>
<td>SSB-2</td>
<td>Salt/Sand Storage</td>
<td>Salt/Sand Storage</td>
<td>7,000</td>
<td>1965</td>
<td>$837,000</td>
<td>Concrete and wood</td>
<td>T1-11 (painted)</td>
<td>Shingle</td>
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<tr>
<td>SSB-3</td>
<td>Salt/Sand Storage</td>
<td>Salt/Sand Storage</td>
<td>9,936</td>
<td>2000</td>
<td>$504,175</td>
<td>Concrete and wood</td>
<td>T1-11 (painted)</td>
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<tr>
<td>CSB-1</td>
<td>Cold Storage</td>
<td>Cold Storage</td>
<td>2,400</td>
<td>1986</td>
<td>$216,400</td>
<td>Wood pole barn</td>
<td>Metal Siding</td>
<td>Shingle</td>
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<tr>
<td>CMA-1</td>
<td>CMA Storage and Containment</td>
<td>CMA Storage and Containment</td>
<td>633</td>
<td>0</td>
<td>$57,330</td>
<td>Metal truss and fabric</td>
<td>Fabric</td>
<td>Metal truss and fabric</td>
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**TOTAL COMPLEX SQ FT:** 49,256

**Assessment Rating: 3 = AVERAGE (Showing Wear, Preventive Maintenance and Occasional Repair)**

**NOT APPLICABLE (N/A) 0**

**EXCELLENT (Annual Maintenance per Schedule) 1**

**GOOD (Annual and Preventive Maintenance) 2**

**POOR (Worn; Significant Maintenance or Repair) 4**

**REHAB/REPLACE (Requires Rehabilitation or Replacement) 6**
## BUILDING ASSESSMENT

<table>
<thead>
<tr>
<th>5 YR. ADEQUACY</th>
<th>ADA COMPLIANCE</th>
<th>Structural</th>
<th>Exterior</th>
<th>Interior</th>
<th>Windows</th>
<th>Insulation</th>
<th>Roof</th>
<th>Overhead Garage Doors</th>
<th>Service Doors</th>
<th>HVAC</th>
<th>Employee Extract</th>
<th>Ventilation</th>
<th>Plumbing</th>
<th>Electrical</th>
<th>Lighting</th>
<th>Fire Protection</th>
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<tr>
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## MAJOR CAPITAL

### Southwest Region - South Haven Garage

#### Major Capital

<table>
<thead>
<tr>
<th>Appy Year</th>
<th>Building Code</th>
<th>Brief Scope of Work</th>
<th>Current Condition</th>
<th>Cost Estimate</th>
</tr>
</thead>
<tbody>
<tr>
<td>2019</td>
<td>WSH-1</td>
<td>Design and construct 2,400 sq. ft. external wash bay.</td>
<td>Existing equipment is washed within the main building. Maintenance is deteriorating the structural integrity, as well as tools and equipment stored in the same location. Increase risk of employee injury.</td>
<td>Formal scope and cost estimation in progress.</td>
</tr>
<tr>
<td>2018</td>
<td>GAR-1</td>
<td>Enlarge garage by adding a 4,000 sq. ft. addition to accommodate the parking of tandem trucks.</td>
<td>For improved operations, MDOT has transitioned to use of tandem trucks which are longer than the single-axle trucks. This creates a logistic issue due to existing garage configuration for smaller trucks.</td>
<td>Formal scope and cost estimation in progress.</td>
</tr>
<tr>
<td>2020</td>
<td>CSB-2</td>
<td>Design and construct 500 sq. ft. cold storage building.</td>
<td>Many materials and equipment are stored outside and exposed to the elements thereby increasing the rate of corrosion and reducing the service life.</td>
<td>Formal scope and cost estimation in progress.</td>
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<tr>
<td>2020</td>
<td>GAR-2</td>
<td>Design and construct 224 sq. ft. addition and renovate existing office space.</td>
<td>Inadequate office and conference room space. There is no computer area. The mechanical and shop supply areas do not accommodate the necessary for emergency exits.</td>
<td>Formal scope and cost estimation in progress.</td>
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## SPECIAL MAINTENANCE

### Southwest Region - South Haven Garage

<table>
<thead>
<tr>
<th>Appy Year</th>
<th>Building Code</th>
<th>Brief Scope of Work</th>
<th>Current Condition</th>
<th>Cost Estimate</th>
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<tbody>
<tr>
<td>2019</td>
<td>GAR-2</td>
<td>Tuck point, paint exterior, and paint interior.</td>
<td>Interior and exterior paint is peeling and worn.</td>
<td>$154,000</td>
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</tbody>
</table>

Special Maintenance Total: $154,000

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Assessment Rating:
- 0 = NOT APPLICABLE (N/A)
- 1 = EXCELLENT (Annual Maintenance per Schedule)
- 2 = GOOD (Annual and Preventive Maintenance)
- 3 = AVERAGE (Showing Wear; Preventive Maintenance and Occasional Repair)
- 4 = POOR (Wear; Significant Maintenance or Repair)
- 5 = REHAB/REPLACE (Requires Rehabilitation or Replacement)
# 2015 FACILITY ASSESSMENT

## Southwest Region Maintenance Crews

**Address**: 6345 American Ave., Portage, MI 49002  
**County**: Kalamazoo  
**Phone No.**: (269) 327-4499  
**Fax No.**: (269) 327-6265  
**Site Acreage**: 5.00  
**Inspection Date**: 04/22/2015  
**Utilization Rate**: Fully Utilized  
**Facility Energy Audit**: 03/23/2010

### Site Assessment

<table>
<thead>
<tr>
<th>Site Capacity for Development</th>
<th>Adequacy</th>
<th>Rating</th>
<th>Site Regulatory Compliance</th>
<th>Rating</th>
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<tbody>
<tr>
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<td>Inadequate</td>
<td>SIDEWALKS</td>
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<td>ELECTRICAL UTILITY</td>
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<td>Gas Utility (if present)</td>
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<td>SECURITY</td>
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<td>Parking/Paving</td>
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<td>Drainage</td>
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### Buildings

<table>
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<tr>
<th>BLDG CODE</th>
<th>CONSTRUCTION PURPOSE</th>
<th>CURRENT USE</th>
<th>TOTAL SIZE (SQ FT)</th>
<th>OCCUPANCY YEAR</th>
<th>ESTIMATED REPLACEMENT VALUE</th>
<th>STRUCTURE</th>
<th>EXTERIOR FINISH</th>
<th>ROOF TYPE</th>
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<tbody>
<tr>
<td>SPC-1</td>
<td>Maintenance Crews</td>
<td>Maintenance Crews</td>
<td>37,840</td>
<td>1990</td>
<td>$6,622,000</td>
<td>Metal frame and CMI</td>
<td>Block (painted) and metal panels</td>
<td>Slightly pitched steal corrugated</td>
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</tbody>
</table>

### Building Assessment

<table>
<thead>
<tr>
<th>BLDG CODE</th>
<th>5 YR ADEQUACY</th>
<th>ADA COMPLIANCE</th>
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<tr>
<td>SPC-1</td>
<td>Adequate</td>
<td>Adequate</td>
</tr>
</tbody>
</table>

**Assessment Rating:**

- **0** = NOT APPLICABLE (NA)
- **1** = EXCELLENT (Annual Maintenance per Schedule)
- **2** = GOOD (Annual and Preventive Maintenance)
- **3** = AVERAGE (Showing Wear; Preventative Maintenance and Occasional Repair)
- **4** = POOR (Worn; Significant Maintenance or Repair)
- **5** = REHAB/REPLACE (Requires Rehabilitation or Replacement)
# 2015 FACILITY ASSESSMENT

## Southwest Region Office

### Address
1501 Kilgore Rd., Kalamazoo MI 49001

### County
Kalamazoo

### Phone No.
(269) 337-3900

### Fax No.
(269) 337-3909

### Site Acreage
5.00

### Site Usage
Fully Utilized

### Inspection Date
04/22/2015

## Facility Function
Region Administration

## Secondary Function

### Adequacy Rating

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<th>Site Category</th>
<th>Adequacy</th>
<th>Rating</th>
<th>Type</th>
<th>Vendor</th>
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<td>Site Capacity for Development</td>
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<td>Electrical Utility</td>
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<td>Gas Utility (if present)</td>
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<tr>
<td>Parking/Paving</td>
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<td>Water Utility</td>
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<td>Irrig Sys</td>
<td>3</td>
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</table>

## Buildings

### Building Code
REG-1

### Purpose
Region Office

### Current Use
Region Office

### Total Size (SQ FT)
22,000

### Occupancy Year
1985

### Estimated Replacement Value
$4,650,000

### Structure
Steel and brick

### Exterior Finish
Brick

### Roof Type
Flat seam with stone cove

## Building Assessment

### 5 Year Adequacy
Adequate

### ADA Compliance
Adequate

### Component Ratings

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<tr>
<td>2018</td>
<td>REG-1</td>
<td>Clean efflorescence on exterior brick and apply sealant.</td>
<td>Scale efflorescence on brick causing the brick to spall.</td>
<td>$19,900</td>
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<tr>
<td>2019</td>
<td>STE-1</td>
<td>Mill and replace top course.</td>
<td>Pavement is in poor condition with excessive cracking.</td>
<td>$412,900</td>
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<tr>
<td>2019</td>
<td>OFF-1</td>
<td>Replace ONAN backup generator.</td>
<td>The generator for this facility has failed multiple times in two years. This facility has an elevator and as a result a functional generator is required to supply power during an outage.</td>
<td>$533,700</td>
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<tr>
<td>2019</td>
<td>REG-1</td>
<td>Install T8 ballast and lights to replace T12 that have not yet been changed.</td>
<td>Lighting is not sufficient for operations and is not energy efficient.</td>
<td>$71,000</td>
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Special Maintenance Total: $667,600
# 2013 FACILITY ASSESSMENT

## Adrian Garage

### ADDRESS
2451 North Adrian Highway, Adrian MI 49221

### COUNTY
Lenawee

### PHONE NO.
(517) 263-0364

### FAX NO.
(517) 263-6328

### SITE ACREAGE
10.00

### INSPECTION DATE
05/26/2013

### FACILITY FUNCTION
Garage

### SECONDARY FUNCTION

### WORK FORCE
2,600

### ADMIN/EMPLOYEE AREA

### UTILIZATION RATE
Fully Utilized

### FACILITY ENERGY AUDIT
06/09/2010

### SITE ASSESSMENT

<table>
<thead>
<tr>
<th>SITE CAPACITY FOR DEVELOPMENT</th>
<th>ADEQUACY</th>
<th>RATING</th>
<th>TYPE</th>
<th>UTILIZATION RATE</th>
<th>VENOCOR ADEQUACY</th>
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<td>Adequate</td>
<td>DRAINAGE</td>
<td>3</td>
<td></td>
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</table>

### BUILDINGS

<table>
<thead>
<tr>
<th>BLDG CODE</th>
<th>CONSTRUCTED PURPOSE</th>
<th>CURRENT USE</th>
<th>TOTAL SIZE (SQ FT.)</th>
<th>OCCUPANCY YEAR</th>
<th>ESTIMATED REPLACEMENT VALUE</th>
<th>STRUCTURE</th>
<th>EXTERIOR FINISH</th>
<th>ROOF TYPE</th>
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</thead>
<tbody>
<tr>
<td>GAR-1</td>
<td>Garage</td>
<td>Garage</td>
<td>13,840</td>
<td>1982</td>
<td>$3,114,000</td>
<td>Masonry and steel</td>
<td>Masonry</td>
<td>Metal</td>
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<tr>
<td>HSB-1</td>
<td>Heated Storage</td>
<td>Heated Storage</td>
<td>4,800</td>
<td>1983</td>
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<td>SSB-1</td>
<td>Salt/Sand Storage</td>
<td>Cold Storage</td>
<td>1,972</td>
<td>1985</td>
<td>$17,83,502</td>
<td>Wood</td>
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<td>SSB-3</td>
<td>Salt/Sand Storage</td>
<td>Salt/Sand Storage</td>
<td>8,084</td>
<td>1994</td>
<td>$733,284</td>
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<td>Cold Storage</td>
<td>6,000</td>
<td>1964</td>
<td>$545,000</td>
<td>Masonry and steel</td>
<td>Masonry</td>
<td>Metal</td>
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</table>

### TOTAL COMPLEX SQ FT
37,876

---

Assessment Rating:

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

<table>
<thead>
<tr>
<th>5 YR ADEQUACY</th>
<th>ADA COMPLIANCE</th>
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<tbody>
<tr>
<td>Structural</td>
<td>Exterior</td>
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<td><strong>GAR-1</strong></td>
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<td><strong>HGB-1</strong></td>
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<tr>
<td><strong>SSB-1</strong></td>
<td>Adequate</td>
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<tr>
<td><strong>SSB-2</strong></td>
<td>Adequate</td>
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<tr>
<td><strong>SSB-3</strong></td>
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<tr>
<td><strong>CSB-1</strong></td>
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### SPECIAL MAINTENANCE

**University Region - Adrian Garage**

**Appn Year** | **Building Code** | **Brief Scope of Work** | **Current Condition** | **Cost Estimate** |
---|---|---|---|---|
2017 | CSB-1 | Paint exterior of building, Exterior paint is peeling in many locations and is not providing proper protection to the building's masonry. | $15,100 |

**Special Maintenance Total:** $15,100
# 2013 FACILITY ASSESSMENT

## Brighton Garage

**Address:** 10102 East Grand River Ave., Brighton MI 48116

**County:** Livingston

**Phone No.:** (810) 229-4250

**Fax No.:**

**Site Acreage:** 8.00

**Inspection Date:** 04/10/2013

### Facility Function

<table>
<thead>
<tr>
<th>Function</th>
<th>Secondary Function</th>
<th>Work Force</th>
<th>Admin/Employee Area</th>
<th>Utilization Rate</th>
<th>Facility Energy Audit</th>
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<tbody>
<tr>
<td>Garage</td>
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### Site Assessment

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<thead>
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<th>Site Assessment</th>
<th>Adequacy</th>
<th>Rating</th>
<th>Type</th>
<th>Vendor</th>
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<tr>
<td>Site Capacity for Development</td>
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<td></td>
<td>Electrical Utility</td>
<td>DTE (Includes MichCon)</td>
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<tr>
<td>Site Regulatory Compliance</td>
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<td>Gas Utility (if present)</td>
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<td>Parking/Paving</td>
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<td>Water Utility</td>
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<td>Sewage Utility</td>
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### Buildings

<table>
<thead>
<tr>
<th>BLDG Code</th>
<th>Constructed Purpose</th>
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<th>Occupancy Year</th>
<th>Estimated Replacement Value</th>
<th>Structure</th>
<th>Exterior Finish</th>
<th>Roof Type</th>
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<td>$29,120</td>
<td>3-Sided - Wood Pole Barn.</td>
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</table>

**Total Complex SQ FT:** 48,314

---

**Assessment Rating:**

0 = NOT APPLICABLE (NA)

1 = EXCELLENT (Annual Maintenance per Schedule)

2 = GOOD (Annual and Preventive Maintenance)

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

4 = POOR (Worn; Significant Maintenance or Repair)

5 = REHAB/REPLACE (Requires Rehabilitation or Replacement)
### Building Assessment

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### Special Maintenance

**University Region - Brighton Garage**

<table>
<thead>
<tr>
<th>Appr Year</th>
<th>Building Code</th>
<th>Brief Scope of Work</th>
<th>Current Condition</th>
<th>Cost Estimate</th>
</tr>
</thead>
<tbody>
<tr>
<td>2017</td>
<td>HSB-1</td>
<td>Replace all single-pane windows with new energy-efficient windows.</td>
<td>Existing windows are in poor condition and not energy efficient (single pane).</td>
<td>$57,800</td>
</tr>
<tr>
<td>2018</td>
<td>STE-1</td>
<td>Install new electronic slide entry gate.</td>
<td>Currently there is an old swinging style gate to close off the garage area north of Grand River.</td>
<td>$40,700</td>
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<tr>
<td>2016</td>
<td>STE-1</td>
<td>Mill and resurface existing parking lot and driveways.</td>
<td>The existing pavement is extremely deteriorated. Some areas around the new washbay and HSB3 are gravel and need to be upgraded to hard surface.</td>
<td>$361,100</td>
</tr>
<tr>
<td>2018</td>
<td>HSB-2</td>
<td>Replace floor drains.</td>
<td>Existing drain is failing.</td>
<td>$27,200</td>
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<tr>
<td>2019</td>
<td>STE-1</td>
<td>Replace fence along east side of property.</td>
<td>Along the east portion of property line, fencing is either deteriorated or completely missing.</td>
<td>$24,800</td>
</tr>
<tr>
<td>2020</td>
<td>GAR-1</td>
<td>Concrete floor restoration.</td>
<td>The existing concrete floor has visible cracks and surface spalling. Because the surface is not sealed, it is difficult to clean.</td>
<td>$182,900</td>
</tr>
</tbody>
</table>

**Special Maintenance Total:** $874,800

---

**Assessment Rating:**

1. **0 = NOT APPLICABLE (N/A)**
2. **1 = EXCELLENT (Annual Maintenance per Schedule)**
3. **2 = GOOD (Annual and Preventive Maintenance)**
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5. **4 = POOR (Significant Maintenance or Repair)**
6. **5 = REHAB/REPLACE (Requires Rehabilitation or Replacement)**

---

*Page 2 of 2*
2013 FACILITY ASSESSMENT
Brighton TSC
Leased Facility - Not Assessed

ADDRESS
10321 E. Grand River, Suite 500, Brighton, MI 48116

COUNTY
Livingston

PHONE NO.
(810) 227-4581

FACILITY FUNCTION
Transportation Service Center

SECONDARY FUNCTION

SITE ASSESSMENT

<table>
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<tr>
<th>ADEQUACY</th>
<th>RATING</th>
<th>TYPE</th>
<th>VENDOR</th>
<th>ADEQUACY</th>
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<td>FENCING</td>
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<td>GAS UTILITY (if present)</td>
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<tr>
<td>SECURITY</td>
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<td>WATER UTILITY</td>
<td>N/A</td>
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<tr>
<td>LIGHTING</td>
<td>0</td>
<td>SEWAGE UTILITY</td>
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<tr>
<td>PARKING/PAVING</td>
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<tr>
<td>DRAINAGE</td>
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BUILDINGS

<table>
<thead>
<tr>
<th>BLDG CODE</th>
<th>CONSTRUCTED PURPOSE</th>
<th>CURRENT USE</th>
<th>TOTAL SIZE (SQ FT)</th>
<th>OCCUPANCY YEAR</th>
<th>ESTIMATED REPLACEMENT VALUE</th>
<th>STRUCTURE</th>
<th>EXTERIOR FINISH</th>
<th>ROOF TYPE</th>
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<tbody>
<tr>
<td>TSC-1</td>
<td>Transportation Service Center</td>
<td>Transportation Service Center</td>
<td>10,887</td>
<td>0</td>
<td>$2,652,415</td>
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<td>TOTAL COMPLEX SQ FT</td>
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<td>10,887</td>
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BUILDING ASSESSMENT:

5 YR ADEQUACY ADA COMPLIANCE

MAJOR CAPITAL
University Region-Brighton TSC

Major Capital

Ann Year
2018

Building Code
TSC-1

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

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

Cost Estimate
Formal scope and cost estimation in progress.

Assessment Rating:

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# 2013 FACILITY ASSESSMENT

## Charlotte Garage

### address
905 Pine Drive, Charlotte MI 48813

### facility function
- **Garage**
- **Secondary Function**

### site assessment

<table>
<thead>
<tr>
<th>Site Capacity for Development</th>
<th>Adequacy</th>
<th>Rating</th>
</tr>
</thead>
<tbody>
<tr>
<td>Site Regulatory Compliance</td>
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### building

<table>
<thead>
<tr>
<th>Building Code</th>
<th>Purpose</th>
<th>Current Use</th>
<th>Total Size (sq ft)</th>
<th>Year Occupancy</th>
<th>Estimated Replacement Value</th>
<th>Structure</th>
<th>Exterior Finish</th>
<th>Roof Type</th>
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</thead>
<tbody>
<tr>
<td>GAR-1</td>
<td>Garage</td>
<td>Garage</td>
<td>14,400</td>
<td>1978</td>
<td>$3,240,000</td>
<td>Masonry block walls</td>
<td>Brick and metal</td>
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</tr>
<tr>
<td>HSB-1</td>
<td>Heated Storage</td>
<td>Heated Storage</td>
<td>6,000</td>
<td>1985</td>
<td>$546,000</td>
<td>Masonry and steel</td>
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<td>Rolled membrane coating</td>
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<td>SSB-1</td>
<td>Salt/Sand Storage</td>
<td>Cold Storage</td>
<td>6,550</td>
<td>1978</td>
<td>$14,150</td>
<td>Wood pole barn</td>
<td>Metal siding</td>
<td>Asphalt shingles</td>
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<tr>
<td>SSB-2</td>
<td>Salt/Sand Storage</td>
<td>Salt/Sand Storage</td>
<td>9,250</td>
<td>1988</td>
<td>$641,750</td>
<td>Concrete with wood truss</td>
<td>Concrete and wood siding</td>
<td>Asphalt shingles</td>
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### building assessment

<table>
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### assessment rating
- **0** = NOT APPLICABLE (N/A)
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- **5** = REHAB/REPLACE (Requires Rehabilitation or Replacement)
## MAJOR CAPITAL
**University Region-Charlotte Garage**

### Major Capital

<table>
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<th>Building Code</th>
<th>Brief Scope of Work</th>
<th>Current Condition</th>
<th>Cost Estimate</th>
</tr>
</thead>
<tbody>
<tr>
<td>2020</td>
<td>WSH-1</td>
<td>Design and construct 2,400 sq. ft. external wash bay.</td>
<td>Equipment is washed within the main building. Moisture from washing activity is deteriorating structural integrity, as well as tools and equipment stored in same location.</td>
<td></td>
</tr>
</tbody>
</table>

## SPECIAL MAINTENANCE
**University Region - Charlotte Garage**

<table>
<thead>
<tr>
<th>Appn Year</th>
<th>Building Code</th>
<th>Brief Scope of Work</th>
<th>Current Condition</th>
<th>Cost Estimate</th>
</tr>
</thead>
<tbody>
<tr>
<td>2017</td>
<td>GAR-1</td>
<td>Replace windows in mechanic’s bay area and main garage.</td>
<td>Existing windows are in poor condition and not energy efficient (single pane).</td>
<td>$40,200</td>
</tr>
<tr>
<td>2017</td>
<td>GAR-1</td>
<td>Insulate mechanic’s bay area roof (spray foam).</td>
<td>Inadequate insulation resulting in heat loss.</td>
<td>$25,300</td>
</tr>
<tr>
<td>2015</td>
<td>STE-1</td>
<td>Mill and replace existing bituminous pavement.</td>
<td>Existing B.3” to 0.4” of HMA over gravel. Recommended fix is to reconstruct with 5” of HMA and place ultra-thick over the rest of the lot. Mill and fill 1.5” in the car parking area.</td>
<td>$555,620</td>
</tr>
<tr>
<td>2018</td>
<td>GAR-1</td>
<td>Replace lighting system.</td>
<td>Lighting is not sufficient for operations and is not energy efficient.</td>
<td>$43,100</td>
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<tr>
<td>2020</td>
<td>GAR-1</td>
<td>Paint the interior ceiling of garage.</td>
<td>Paint is peeling in the interior washbay area and throughout the garage. Of particular concern is the fact that trucks are washed inside the building so the ceiling is exposed to very high levels of moisture.</td>
<td>$39,000</td>
</tr>
</tbody>
</table>

**Special Maintenance Total:** $713,200

---

Assessment Rating:

- **0** = NOT APPLICABLE (N/A)
- **1** = EXCELLENT (Annual Maintenance per Schedule)
- **2** = GOOD (Annual and Preventive Maintenance)
- **3** = AVERAGE (Showinng Wear, Preventive Maintenance and Occasional Repair)
- **4** = POOR (Worn, Significant Maintenance or Repair)
- **5** = REHAB/REPLACE (Requires Rehabilitation or Replacement)
## 2013 FACILITY ASSESSMENT

**Grand Ledge Garage**

**Address:**
731 North Canal Road, Lansing, MI 48917

**County:** Eaton

**Phone No.:** (517) 627-3278

**Fax No.:** (517) 627-3345

**Site Acreage:** 1.00

**Inspection Date:** 04/04/2013

### FACILITY FUNCTION

<table>
<thead>
<tr>
<th>Function</th>
<th>Secondary Function</th>
<th>Work Force</th>
<th>Admin/Employee Area</th>
<th>Utilization Rate</th>
<th>Facility Energy Audit</th>
</tr>
</thead>
<tbody>
<tr>
<td>Garage</td>
<td></td>
<td>2,420</td>
<td>SQ FT</td>
<td>Fully Utilized</td>
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### SITE ASSESSMENT

<table>
<thead>
<tr>
<th>Feature</th>
<th>Adequacy</th>
<th>Rating</th>
<th>Type</th>
<th>Vendor</th>
<th>Adequacy</th>
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<tbody>
<tr>
<td>Site Capacity for Development</td>
<td>Adequate</td>
<td></td>
<td>Electrical Utility</td>
<td>Lansing Board of Water &amp; Light</td>
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<tr>
<td>Site Regulatory Compliance</td>
<td>Adequate</td>
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<td>Gas Utility (if present)</td>
<td>Consumers Energy</td>
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<tr>
<td>Security</td>
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<td>Water Utility</td>
<td>Municipal</td>
<td>Adequate</td>
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<tr>
<td>Lighting</td>
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<td>Sewage Utility</td>
<td>Municipal</td>
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<td>Parking/Paving</td>
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<tr>
<td>Drainage</td>
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### BUILDINGS

<table>
<thead>
<tr>
<th>Bldg Code</th>
<th>Constructed Purpose</th>
<th>Current Use</th>
<th>Total Size (sq ft)</th>
<th>Occupancy Year</th>
<th>Estimated Replacement Value</th>
<th>Structure</th>
<th>Exterior Finish</th>
<th>Roof Type</th>
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<tbody>
<tr>
<td>GAR-1</td>
<td>Garage</td>
<td>Garage</td>
<td>12,650</td>
<td>1962</td>
<td>$2,346,276</td>
<td>Masonry and steel</td>
<td>Metal and metal coating</td>
<td>Metal with membrane coating</td>
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<tr>
<td>HSB-1</td>
<td>Heated Storage</td>
<td>Heated Storage</td>
<td>4,000</td>
<td>1962</td>
<td>$364,000</td>
<td>Metal</td>
<td>Metal</td>
<td>Metal and Thermotec coating</td>
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<tr>
<td>SSB-1</td>
<td>Salt/Sand Storage</td>
<td>Cold Storage</td>
<td>9,905</td>
<td>1962</td>
<td>$904,176</td>
<td>Wood</td>
<td>Wood</td>
<td>Wood and shingle</td>
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<tr>
<td>SSB-2</td>
<td>Salt/Sand Storage</td>
<td>Cold Storage</td>
<td>5,650</td>
<td>1981</td>
<td>$514,150</td>
<td>Wood pole barn construction</td>
<td>Wood and shingle</td>
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<tr>
<td>SSB-3</td>
<td>Salt/Sand Storage</td>
<td>Salt/Sand Storage</td>
<td>9,905</td>
<td>1988</td>
<td>$904,176</td>
<td>Concrete and wood</td>
<td>Concrete and wood</td>
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<tr>
<td>CSB-1</td>
<td>Cold Storage</td>
<td>Cold Storage</td>
<td>6,000</td>
<td>1995</td>
<td>$546,000</td>
<td>Masonry</td>
<td>Masonry and metal</td>
<td>Metal with membrane coating</td>
</tr>
</tbody>
</table>

**TOTAL COMPLEX SQ FT:** 48,181

---

**Assessment Rating:**

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

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<tr>
<th>5 YR ADEQUACY</th>
<th>ADA COMPLIANCE</th>
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<tbody>
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<td>Inadequate</td>
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<tr>
<td>HSB-1</td>
<td>Inadequate</td>
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<tr>
<td>SSB-1</td>
<td>Adequate</td>
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<tr>
<td>SSB-2</td>
<td>Adequate</td>
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<td>SSB-3</td>
<td>Adequate</td>
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<tr>
<td>CSS-1</td>
<td>Adequate</td>
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<td>2</td>
<td>2</td>
<td>2</td>
<td>0</td>
</tr>
</tbody>
</table>

### Major Capital

**University Region-Grand Ledge Garage**

**Major Capital**

- **Appr Year**: 2019
- **Building Code**: GAR-1

**Brief Scope of Work**

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

**Current Condition**

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

The current facility exceeds 50 years in service, is operating at more than twice the intended capacity, is not centrally located to the geographic area of responsibility.

**Cost Estimate**

- Formal scope and cost estimation in progress.

---

**Assessment Rating:**

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

---

Page 2 of 3
<table>
<thead>
<tr>
<th>Appr Year</th>
<th>Building Code</th>
<th>Brief Scope of Work</th>
<th>Current Condition</th>
<th>Cost Estimate</th>
</tr>
</thead>
<tbody>
<tr>
<td>2017</td>
<td>GAR-1</td>
<td>Replace windows with energy efficient product.</td>
<td>Existing windows are in poor condition and not energy efficient (single pane).</td>
<td>$20,400</td>
</tr>
<tr>
<td>2018</td>
<td>STE-1</td>
<td>Install new electronic slide gate.</td>
<td>The existing gate is manually operated and is near the end of its service life. Security consists of a chain and simple lock that is easily defeated by a thief.</td>
<td>$81,200</td>
</tr>
<tr>
<td>2018</td>
<td>GAR-1</td>
<td>Paint exterior.</td>
<td>Paint is deteriorating and no longer providing structural protection.</td>
<td>$82,400</td>
</tr>
<tr>
<td>2019</td>
<td>CSB-1</td>
<td>Install heating system.</td>
<td>Cold storage building is currently being used as an expanded garage operation due to insufficient space in the existing maintenance garage building.</td>
<td>$74,300</td>
</tr>
<tr>
<td>2019</td>
<td>STE-1</td>
<td>Rehabilitate HMA parking lot.</td>
<td>Current parking lot has alligator cracking which demonstrates total pavement failure. If this is addressed soon, the base will be salvageable.</td>
<td>$616,500</td>
</tr>
<tr>
<td>2019</td>
<td>GAR-1</td>
<td>Install drain in mechanic's area.</td>
<td>Water pooling resulting in accelerated deterioration of the concrete floor.</td>
<td>$71,400</td>
</tr>
<tr>
<td>2019</td>
<td>SSB-3</td>
<td>Replace two (2) existing single-wall brine tanks.</td>
<td>Current single-wall brine tanks are old and do not have proper containment as required by code.</td>
<td>$164,400</td>
</tr>
<tr>
<td>2019</td>
<td>GAR-1</td>
<td>Install in-ground hoist for tandem-axle trucks.</td>
<td>Need hoist to lift tandem trucks. Currently the garage is equipped with 2 sets of portable hoists.</td>
<td>$247,000</td>
</tr>
<tr>
<td>2019</td>
<td>GAR-1</td>
<td>Replace lighting system.</td>
<td>Lighting is not sufficient for operations and is not energy efficient.</td>
<td>$45,000</td>
</tr>
</tbody>
</table>

**Special Maintenance Total:** $1,873,600

---

**Assessment Rating:**

0 = NOT APPLICABLE (N/A)
1 = EXCELLENT (Annual Maintenance per Schedule)
2 = GOOD (Annual and Preventive Maintenance)
3 = AVERAGE (Showing Wear; Preventive Maintenance and Occasional Repair)
4 = POOR (Worn; Significant Maintenance or Repair)
5 = REHAB/REPLACE (Requires Rehabilitation or Replacement)
2013 FACILITY ASSESSMENT

Jackson Testing Lab

ADDRESS: 2800 N. Elm Rd, Jackson MI 49201
COUNTY: Jackson
PHONE NO.: (517) 780-7894
FAX NO.: (517) 780-7892
SITE ACREAGE: 2.00
INSPECTION DATE: 04/09/2013

FACILITY FUNCTION: Materials Testing
SECONDARY FUNCTION: Survey Operations
WORK FORCE: 2,000
ADMIN/EMPLOYEE AREA: SQ FT
UTILIZATION RATE: Fully Utilized
FACILITY ENERGY AUDIT: 12/14/2009

SITE ASSESSMENT

<table>
<thead>
<tr>
<th>CATEGORY</th>
<th>ADEQUACY</th>
<th>RATING</th>
<th>TYPE</th>
<th>VENDOR</th>
<th>ADEQUACY</th>
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<tbody>
<tr>
<td>Site Capacity for Development</td>
<td>Adequate</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Site Regulatory Compliance</td>
<td>Adequate</td>
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</tr>
<tr>
<td>Parking/Paving</td>
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<td>Adequate</td>
</tr>
<tr>
<td>Drainage</td>
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BUILDINGS

<table>
<thead>
<tr>
<th>BLDG CODE</th>
<th>CONSTRUCTED PURPOSE</th>
<th>CURRENT USE</th>
<th>TOTAL SIZE (SQ FT)</th>
<th>OCCUPANCY YEAR</th>
<th>ESTIMATED REPLACEMENT VALUE</th>
<th>STRUCTURE</th>
<th>EXTERIOR FINISH</th>
<th>ROOF TYPE</th>
</tr>
</thead>
<tbody>
<tr>
<td>GAR-1</td>
<td>Garage</td>
<td>Testing Lab</td>
<td>6,087</td>
<td>1974</td>
<td>$1,360,576</td>
<td>Steel frame</td>
<td>Block, masonry and metal siding</td>
<td>Metal, coated</td>
</tr>
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</table>

BUILDING ASSESSMENT

<table>
<thead>
<tr>
<th>5 YR ADEQUACY</th>
<th>ADA COMPLIANCE</th>
<th>Structural</th>
<th>Exterior</th>
<th>Interior</th>
<th>Ventilation</th>
<th>Insulation</th>
<th>Roof</th>
<th>HVAC</th>
<th>Service Dock</th>
<th>Fresh Air</th>
<th>Exhaust</th>
<th>Exteriors</th>
<th>Plumbing</th>
<th>Electrical</th>
<th>Fire Protection</th>
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<tbody>
<tr>
<td>GAR-1</td>
<td>Adequate</td>
<td>3</td>
<td>3</td>
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SPECIAL MAINTENANCE

University Region - Jackson Testing Lab

Appr Year: 2013
Building Code: GAR-1
Brief Scope of Work: Replace all T12 lighting with energy efficient T8 lighting.

Current Condition: The existing lighting is insufficient for operations, is nearing the end of its life and is not energy efficient.

Cost Estimate: $65,800

Special Maintenance Total: $65,800

Assessment Rating:
0 = NOT APPLICABLE (N/A)
1 = EXCELLENT (Annual Maintenance per Schedule)
2 = GOOD (Annual and Preventive Maintenance)
3 = AVERAGE (Showing Wear, Preventive Maintenance and Occasional Repair)
4 = POOR (Worn; Significant Maintenance or Repair)
5 = REHAB/REPLACE (Required Rehabilitation or Replacement)
2013 FACILITY ASSESSMENT
Jackson TSC

ADDRESS
2750 N. Elm Rd., Jackson MI 49201

COUNTY
Jackson

PHONE NO.
(517) 782-5640

FACILITY FUNCTION
Transportation Service Center

SECONDARY FUNCTION

SITE ASSESSMENT

SITE CAPACITY FOR DEVELOPMENT
Adequate

SIDEWALKS
3

ELECTRICAL UTILITY
Electric

SITE REGULATORY COMPLIANCE
Adequate

FENCING
0

GAS UTILITY (if present)
Natural Gas

SECURITY
3

WATER UTILITY
Well

LIGHTING
3

SEWERAGE UTILITY
Municipal

IRRIG SYS.
2

BUILDINGS

BLDG CODE
TSC-1

CONSTRUCTED PURPOSE
Transportation Service Center

CURRENT USE
Transportation Service Center

TOTAL SIZE (SQUARE FT)
8,474

TOLENEE YEAR
1998

ESTIMATED REPLACEMENT VALUE
$2,076,130

STRUCTURE
Wood frame

EXTERIOR FINISH
Vinyl and brick

ROOF TYPE
Shingle

BUILDING ASSESSMENT

5 YR ADEQUACY
Adequate

ADA COMPLIANCE
Inadequate

TSC-1

SPECIAL MAINTENANCE

University Region - Jackson TSC

Appr Year
2019

Building Code
TSC-1

Brief Scope of Work
Reconstruct drive back to administration building with 5" of HMA, Mill and fill 1.5" in the car parking area.

Current Condition
Existing 0.3" to 0.4" of HMA over gravel.

Cost Estimate
$185,200

Special Maintenance Total:
$185,200

Assessment Rating:
0 = NOT APPLICABLE (N/A)
1 = EXCELLENT (Annual Maintenance per Schedule)
2 = GOOD (Annual and Preventive Maintenance)
3 = AVERAGE (Showing Wear, Preventive Maintenance and Occasional Repair)
4 = POOR (Worn; Significant Maintenance or Repair)
5 = REHAB/REPLACE (Requires Rehabilitation or Replacement)
Shared facility. See Lansing - Aeronautics for building and assessment information. TSC occupies 5,125 sq. ft. of Aeronautics (AER-1) building.

## 2013 FACILITY ASSESSMENT

### Lansing TSC

<table>
<thead>
<tr>
<th>ADDRESS</th>
<th>COUNTY</th>
<th>PHONE NO.</th>
<th>FAX NO.</th>
<th>SITE ACREAGE</th>
<th>INSPECTION DATE</th>
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<tbody>
<tr>
<td>2700 Port Lansing Rd., Lansing MI 48906</td>
<td>Clinton</td>
<td>(517) 335-3754</td>
<td>(517) 335-3755</td>
<td>0.00</td>
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### FACILITY FUNCTION

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### SITE ASSESSMENT

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<th>SITE CAPACITY FOR DEVELOPMENT</th>
<th>ADEQUACY</th>
<th>RATING</th>
<th>TYPE</th>
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</thead>
</table>
| SIDEWALKS                     | 0        |        | ELECTRICAL UTILITY
| FENCING                       | 0        |        | GAS UTILITY (if present)
| SECURITY                      | 0        |        | WATER UTILITY
| LIGHTING                      | 0        |        | SEWAGE UTILITY
| PARKING/PAVING                | 0        |        | N/A        |
| DRAINAGE                      | 0        |        | N/A        |
| IRRIG. SYS                    | 0        |        | N/A        |

### BUILDINGS

<table>
<thead>
<tr>
<th>BLDG CODE</th>
<th>CONSTRUCTED PURPOSE</th>
<th>CURRENT USE</th>
<th>TOTAL SIZE (SQ. FT)</th>
<th>OCCUPANCY YEAR</th>
<th>ESTIMATED REPLACEMENT VALUE</th>
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### BUILDING ASSESSMENT

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<th>ADA COMPLIANCE</th>
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### MAJOR CAPITAl

**University Region-Lansing TSC**

**Major Capital**

**App Year**: 2015  
**Building Code**: TSC-1  
**Brief Scope of Work**: Design and construct new 14,000 sq. ft. Transportation Service Center (TSC).

**Current Condition**: The TSC is a tenant in a shared facility which is not conducive to long-term operations.

**Cost Estimate**: Formal scope and cost estimation in progress.

---

**Assessment Rating**:

- **0 = NOT APPLICABLE (N/A)**
- **1 = EXCELLENT (Annual Maintenance per Schedule)**
- **2 = GOOD (Annual and Preventive Maintenance)**
- **3 = AVERAGE (Showing Wear, Preventive Maintenance and Occasional Repair)**
- **4 = POOR (Worn, Significant Maintenance or Repair)**
- **5 = REHAB/REPLACE (Requires Rehabilitation or Replacement)**
# 2013 FACILITY ASSESSMENT

## Mason Garage

### ADDRESS
801 Jewett, Mason MI 48854

### COUNTY
Ingham

### PHONE NO.
(517) 676-1029

### FAX NO.
(517) 676-6755

### SITE ACREAGE
13.00

### INSPECTION DATE
04/11/2013

### FACILITY FUNCTION
Maintenance Operations

### SECONDARY FUNCTION

### WORK FORCE
120

### UTILIZATION RATE
Fully Utilized

### FACILITY ENERGY AUDIT
08/10/2010

### SITE ASSESSMENT

<table>
<thead>
<tr>
<th>ADEQUACY</th>
<th>RATING</th>
<th>VENDOR</th>
<th>VENDOR ADEQUACY</th>
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</thead>
</table>
| Site Capacity for Development
  Site Regulatory Compliance | Adequate | Sidewalks 3 | Electrical Utility | Consumers Energy | Adequate |
| Parking/Paving | 3 | Fencing 3 | Gas Utility | Natural Gas | Adequate |
| Drainage | 3 | Security 3 | Water Utility | Well | Adequate |
| | | Lighting 3 | Sewage Utility | Municipal | Adequate |
| | | Irrig/sys 3 | | | |

### BUILDINGS

<table>
<thead>
<tr>
<th>BLDG CODE</th>
<th>CONSTRUCTED PURPOSE</th>
<th>CURRENT USE</th>
<th>TOTAL SIZE (SQ FT)</th>
<th>OCCUPANCY YEAR</th>
<th>ESTIMATED REPLACEMENT VALUE</th>
<th>STRUCTURE</th>
<th>EXTERIOR FINISH</th>
<th>ROOF TYPE</th>
</tr>
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<tbody>
<tr>
<td>GAR-1</td>
<td>Garage</td>
<td>Garage</td>
<td>11,484</td>
<td>1960</td>
<td>$2,385,900</td>
<td>Masonry siding</td>
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<tr>
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<td>Heated Storage</td>
<td>Heated Storage</td>
<td>4,800</td>
<td>1965</td>
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<td>Metal</td>
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<td>SS-1</td>
<td>Salt/Sand Storage</td>
<td>Cold Storage</td>
<td>5,950</td>
<td>1980</td>
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<td>Wood pole barn</td>
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<td>Wood and shingles</td>
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<td>SS-2</td>
<td>Salt/Sand Storage</td>
<td>Salt/Sand Storage</td>
<td>9,936</td>
<td>2001</td>
<td>$904,176</td>
<td>Concrete and wood</td>
<td>Concrete and wood</td>
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<td>Cold Storage</td>
<td>6,000</td>
<td>1995</td>
<td>$446,000</td>
<td>Masonry and metal</td>
<td>Masonry</td>
<td>Metal with membrane coating</td>
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### TOTAL COMPLEX SQ FT
37,870

### BUILDING ASSESSMENT

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</table>

Assessment Rating:

0 = NOT APPLICABLE (N/A)

1 = EXCELLENT (Annual Maintenance per Schedule)

2 = GOOD (Annual and Preventive Maintenance)

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

4 = POOR (Worn, Significant Maintenance or Repair)

5 = REHAB/REPLACE (Requires Rehabilitation or Replacement)
# SPECIAL MAINTENANCE
University Region - Mason Garage

<table>
<thead>
<tr>
<th>Annex Year</th>
<th>Building Code</th>
<th>Brief Scope of Work</th>
<th>Current Condition</th>
<th>Cost Estimate</th>
</tr>
</thead>
<tbody>
<tr>
<td>2018</td>
<td>SSB-2</td>
<td>Install metal siding.</td>
<td>Existing siding is in poor condition with peeling paint.</td>
<td>$34,500</td>
</tr>
<tr>
<td>2018</td>
<td>SSB-2</td>
<td>Paint exterior.</td>
<td>Paint is deteriorating and no longer providing structural protection.</td>
<td>$20,500</td>
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<tr>
<td>2019</td>
<td>CSB-1</td>
<td>Install efficient fluorescent lighting in CSB-1.</td>
<td>Existing cold storage building lighting is inefficient metal halide.</td>
<td>$16,500</td>
</tr>
<tr>
<td>2019</td>
<td>GAR-1</td>
<td>Replace lighting system</td>
<td>Lighting is not sufficient for operations and is not energy efficient.</td>
<td>$32,600</td>
</tr>
<tr>
<td>2019</td>
<td>SSB-1</td>
<td>Install efficient fluorescent lighting in SSB-1.</td>
<td>Existing heated storage building lighting is inefficient metal halide.</td>
<td>$24,100</td>
</tr>
<tr>
<td>2020</td>
<td>GAR-1</td>
<td>Install efficient fluorescent lighting.</td>
<td>Existing garage lighting is inefficient metal halide.</td>
<td>$37,200</td>
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</tbody>
</table>

**Special Maintenance Total:** $196,500
# 2013 FACILITY ASSESSMENT

## University Region Maintenance Crews

### ADDRESS
800 Chanter, Jackson MI 49201

### COUNTY
Jackson

### PHONE NO.
(517) 783-3852

### FAX NO.
(517) 783-3671

### SITE ACREAGE
4.00

### INSPECTION DATE
04/09/2013

### FACILITY FUNCTION
Maintenance Crews

### SECONDARY FUNCTION

### WORK FORCE
3,000

### ADMIN/EMPLOYEE AREA

### UTILIZATION RATE
Fully Utilized

### FACILITY ENERGY AUDIT
12/16/2009

## SITE ASSESSMENT

<table>
<thead>
<tr>
<th>SITE CAPACITY FOR DEVELOPMENT</th>
<th>ADEQUACY</th>
<th>RATING</th>
<th>ELECTRICAL UTILITY TYPE</th>
<th>VENDOR</th>
<th>ADEQUACY</th>
</tr>
</thead>
<tbody>
<tr>
<td>SIDEWALKS</td>
<td>Adequate</td>
<td>3</td>
<td>Electrical</td>
<td>Consumers Energy</td>
<td>Adequate</td>
</tr>
<tr>
<td>FENCING</td>
<td>Adequate</td>
<td>4</td>
<td>Gas Utility (if present) Natural Gas</td>
<td>Adequate</td>
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</tr>
<tr>
<td>SECURITY</td>
<td>Adequate</td>
<td>3</td>
<td>Water Utility</td>
<td>Well</td>
<td>Adequate</td>
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<tr>
<td>LIGHTING</td>
<td>Adequate</td>
<td>3</td>
<td>Sewage Utility</td>
<td>Municipal</td>
<td>Adequate</td>
</tr>
<tr>
<td>PARKING/PAVING</td>
<td>5</td>
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<td></td>
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<td>DRAINAGE</td>
<td>4</td>
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## BUILDINGS

<table>
<thead>
<tr>
<th>BLDG CODE</th>
<th>CONSTRUCTED PURPOSE</th>
<th>CURRENT USE</th>
<th>TOTAL SIZE (SQ. FT)</th>
<th>OCCUPANCY YEAR</th>
<th>ESTIMATED REPLACEMENT VALUE</th>
<th>STRUCTURE</th>
<th>EXTERIOR FINISH</th>
<th>ROOF TYPE</th>
</tr>
</thead>
<tbody>
<tr>
<td>SPC-1</td>
<td>Maintenance Crews</td>
<td>Maintenance Crews</td>
<td>23,119</td>
<td>1956</td>
<td>$4,045,825</td>
<td>Mason</td>
<td>Mason and metal</td>
<td>Membrane</td>
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<tr>
<td>HSB-1</td>
<td>Heated Storage</td>
<td>Heated Storage</td>
<td>6,000</td>
<td>1957</td>
<td>$546,000</td>
<td>Mason</td>
<td>Mason</td>
<td>Membrane</td>
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<tr>
<td>CSB-1</td>
<td>Cold Storage</td>
<td>Cold Storage</td>
<td>1,668</td>
<td>1952</td>
<td>$141,960</td>
<td>Wood frame</td>
<td>Metal</td>
<td>Shingle</td>
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**TOTAL COMPLEX SQ FT:** 30,579

## BUILDING ASSESSMENT

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<th>ADA COMPLIANCE</th>
<th>STRUCTURAL</th>
<th>EXTERIOR</th>
<th>INTERIOR</th>
<th>WINDOWS</th>
<th>INSTALLATION</th>
<th>ROOF</th>
<th>OUTSIDE/SLIDING DOORS</th>
<th>SERVICE DOORS</th>
<th>SERVICE HVAC</th>
<th>ENGINE EXHAUST</th>
<th>VENTILATION</th>
<th>PARKING (UNIT)</th>
<th>ELECTRICAL</th>
<th>LIGHTING</th>
<th>FIRE PROTECTION</th>
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<td>HSB-1</td>
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<td>Adequate</td>
</tr>
</tbody>
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Page 1 of 2
<table>
<thead>
<tr>
<th>Appn Year</th>
<th>Building Code</th>
<th>Brief Scope of Work</th>
<th>Current Condition</th>
<th>Cost Estimate</th>
</tr>
</thead>
<tbody>
<tr>
<td>2017</td>
<td>SPC-1</td>
<td>Paint exterior of building</td>
<td>Exterior paint is peeling in many locations and is not providing proper protection of the masonry.</td>
<td>$41,300</td>
</tr>
<tr>
<td>2018</td>
<td>STE-1</td>
<td>Remove and replace fencing.</td>
<td>Existing fence is in poor condition.</td>
<td>$26,400</td>
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Special Maintenance Total: $67,700
2013 FACILITY ASSESSMENT
University Region Office

**SITE ASSESSMENT**

<table>
<thead>
<tr>
<th>FACILITY FUNCTION</th>
<th>SECONDARY FUNCTION</th>
<th>WORK FORCE</th>
<th>ADMIN/EMPLOYEE AREA</th>
<th>UTILIZATION RATE</th>
<th>FACILITY ENERGY AUDIT</th>
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<tbody>
<tr>
<td>Region Administration</td>
<td>Administration</td>
<td>14,198 SQ FT</td>
<td>Fully Utilized</td>
<td>12/14/2009</td>
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**SITE ASSESSMENT**

<table>
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<th>SITE ASSESSMENT</th>
<th>ADEQUACY</th>
<th>RATING</th>
<th>TYPE</th>
<th>VENDOR</th>
<th>ADEQUACY</th>
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<tbody>
<tr>
<td>SITE CAPACITY FOR DEVELOPMENT</td>
<td>Adequate</td>
<td>SIDEWALKS</td>
<td>2</td>
<td>ELECTRICAL UTILITY</td>
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<td>SITE REGULATORY COMPLIANCE</td>
<td>Adequate</td>
<td>FENCING</td>
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<td>GAS UTILITY (if present)</td>
<td>Natural Gas</td>
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<td>SECURITY</td>
<td>3</td>
<td>WATER UTILITY</td>
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<td>Well</td>
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<tr>
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<td>3</td>
<td>SEWAGE UTILITY</td>
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<td></td>
<td>Municipal</td>
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<tr>
<td>PARKING/PAVING</td>
<td>4</td>
<td>IRRIG SYS</td>
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**BUILDINGS**

<table>
<thead>
<tr>
<th>IBLDG CODE</th>
<th>CONSTRUCTED PURPOSE</th>
<th>CURRENT USE</th>
<th>TOTAL SIZE (SQ. FT)</th>
<th>OCCUPANCY YEAR</th>
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<th>STRUCTURE</th>
<th>EXTERIOR FINISH</th>
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<tbody>
<tr>
<td>REG-1</td>
<td>Region Office</td>
<td>Region Office</td>
<td>14,198</td>
<td>2002</td>
<td>$3,194,560</td>
<td>Masonry</td>
<td>Masonry</td>
<td>Wood and shingle</td>
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**TOTAL COMPLEX SQ FT**

14,198

**BUILDING ASSESSMENT**

5 YR ADEQUACY ADA COMPLIANCE

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# 2013 FACILITY ASSESSMENT

## Williamston Garage

### Address:
3737 East Grand River Ave, Williamston, MI 48895

### Facility Information:
- **Phone No.**: (517) 372-3913
- **Fax No.**: (517) 521-1263
- **Site Acreage**: 10.00
- **Inspection Date**: 04/08/2013
- **Utilization Rate**: Fully Utilized
- **Energy Audit**: 12/15/2009

## Site Assessment

<table>
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<tr>
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<th>Adequacy</th>
<th>Rating</th>
<th>Vendor</th>
<th>Adequacy</th>
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<tbody>
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<td>OTE (Includes MichCon)</td>
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<td>Electrical Utility</td>
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<td>Gas Utility (if present)</td>
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<td>Water Utility</td>
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<td>Lighting</td>
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<td>Parking/Paving</td>
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## Buildings

<table>
<thead>
<tr>
<th>Building Code</th>
<th>Purpose</th>
<th>Current Use</th>
<th>Total Size (SQ FT)</th>
<th>Occupancy Year</th>
<th>Estimated Replacement Value</th>
<th>Structure</th>
<th>Exterior Finish</th>
<th>Roof Type</th>
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</thead>
<tbody>
<tr>
<td>GAR-1</td>
<td>Garage</td>
<td>Garage</td>
<td>15,362</td>
<td>1984</td>
<td>$3,460,950</td>
<td>Masonry &amp; steel</td>
<td>EIFS &amp; masonry</td>
<td>Metal with ThermTec Membrane Glass</td>
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<tr>
<td>HSB-1</td>
<td>Garage</td>
<td>Garage</td>
<td>4,800</td>
<td>1994</td>
<td>$438,800</td>
<td>Steel</td>
<td>Metal</td>
<td>Metal with membrane</td>
</tr>
<tr>
<td>SSB-1</td>
<td>Garage</td>
<td>Garage</td>
<td>5,600</td>
<td>1990</td>
<td>$506,500</td>
<td>Wood</td>
<td>Wood</td>
<td>Wood and shingles</td>
</tr>
<tr>
<td>SSB-2</td>
<td>Garage</td>
<td>Garage</td>
<td>6,954</td>
<td>1994</td>
<td>$733,824</td>
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<td>Concrete &amp; wood</td>
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<td>Metal with membrane</td>
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## Building Assessment

<table>
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<tr>
<th>Building</th>
<th>5 Yr Adequacy</th>
<th>ADA Compliance</th>
<th>Structural</th>
<th>Exterior</th>
<th>Heating</th>
<th>Whirler</th>
<th>Insulation</th>
<th>Roof</th>
<th>Granite Slab</th>
<th>Sidewall</th>
<th>Service Doors</th>
<th>HVAC</th>
<th>Engine Exhaust</th>
<th>Ventilation</th>
<th>Plumbing (m)</th>
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Assessment Rating:
- **0** = NOT APPLICABLE (N/A)
- **1** = EXCELLENT (Annual Maintenance per Schedule)
- **2** = GOOD (Annual and Preventive Maintenance)
- **3** = AVERAGE (Showin Wear; Preventative Maintenance and Occasional Repair)
- **4** = POOR (Warn; Significant Maintenance or Repair)
- **5** = REHAB/REPLACE (Requires Rehabilitation or Replacement)

Page 1 of 2
<table>
<thead>
<tr>
<th>Asso Year</th>
<th>Building Code</th>
<th>Brief Scope of Work</th>
<th>Current Condition</th>
<th>Cost Estimation</th>
</tr>
</thead>
<tbody>
<tr>
<td>2018</td>
<td>CSB-1</td>
<td>Paint exterior and interior.</td>
<td>Paint is deteriorating and no longer providing structural protection.</td>
<td>$16,520</td>
</tr>
<tr>
<td>2019</td>
<td>SSB-2</td>
<td>Replace sodium lighting inside salt storage building.</td>
<td>Inefficient dated lighting.</td>
<td>$39,900</td>
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<tr>
<td>2019</td>
<td>STB-1</td>
<td>Install new aluminum slide gate, replace 550 ft. of fence, including posts, fabric and 3 strand barbed wire top and arm supports. Replace 400 ft. of 3 strand barbed wire top and arm supports.</td>
<td>South side fencing and gate on the west side of building are in poor condition.</td>
<td>$94,120</td>
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<tr>
<td>2020</td>
<td>GAR-1</td>
<td>Paint garage interior.</td>
<td>Paint peeling, scaling needs replacement.</td>
<td>$85,730</td>
</tr>
</tbody>
</table>

**Special Maintenance Total:** $154,250
# 2013 FACILITY ASSESSMENT

Blue Water Bridge Plaza

**Address:** 1410 Elmwood, Port Huron, MI 48060  
**County:** St. Clair  
**Phone No.:** (810) 984-3131  
**Fax No.:** (810) 984-1810  
**Site Acreage:** 53.00  
**Inspection Date:** 04/30/2013

## Bridge Operations

<table>
<thead>
<tr>
<th>Facility Function</th>
<th>Adequacy</th>
<th>Rating</th>
<th>Type</th>
<th>Vendor</th>
<th>Adequacy</th>
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<tbody>
<tr>
<td>Bridge Operations</td>
<td>Adequate</td>
<td>3</td>
<td>Electrical</td>
<td>DTE (includes MichCon)</td>
<td>Inadequate</td>
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<tr>
<td>Site Accessibility</td>
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<td>Gas Utility (if present)</td>
<td>SEMCO</td>
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<tr>
<td>Site Security</td>
<td>Adequate</td>
<td>2</td>
<td>Water Utility</td>
<td>Port Huron, City of</td>
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<td>Lighting</td>
<td>Adequate</td>
<td>3</td>
<td>Sewage Utility</td>
<td>Port Huron, City of</td>
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<td>Parking/Paving</td>
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<td>Drainage</td>
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</tbody>
</table>

## Site Assessment

### Site Capacity for Development
- Sidewalks: Adequate, Rating 3
- Electrical Utility: Electrical
- Electrical Vendor: DTE (includes MichCon)

### Site Regulatory Compliance
- Fencing: Adequate, Rating 2
- Gas Utility (if present): Not
- Gas Utility Vendor: SEMCO
- Security: Adequate, Rating 2
- Water Utility: Municipal
- Water Utility Vendor: Port Huron, City of
- Lighting: Adequate, Rating 3
- Sewage Utility: Municipal
- Sewage Utility Vendor: Port Huron, City of

## Buildings

<table>
<thead>
<tr>
<th>Building Code</th>
<th>Constructed Purpose</th>
<th>Current Use</th>
<th>Total Size (sq ft)</th>
<th>Occupancy Year</th>
<th>Estimated Replacement</th>
<th>Structure</th>
<th>Exterior Finish</th>
<th>Roof Type</th>
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<tbody>
<tr>
<td>INS-1</td>
<td>Inspection Facility</td>
<td>Inspection Facility</td>
<td>20,520</td>
<td>1995</td>
<td>$2,632,630</td>
<td>Steel/Block</td>
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<td>INS-2</td>
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<td>1995</td>
<td>$29,484</td>
<td>Steel and concrete</td>
<td>Metal and limestone</td>
<td>Rubber membrane</td>
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<tr>
<td>OFF-1</td>
<td>Office Building</td>
<td>Office Building</td>
<td>22,208</td>
<td>1995</td>
<td>$4,986,800</td>
<td>Concrete and steel</td>
<td>Concrete</td>
<td>Rubber membrane</td>
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<td>GEN-1</td>
<td>Emergency Generator</td>
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<td>$50,000</td>
<td>Block</td>
<td>Rubber membrane</td>
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<td>CSB-1</td>
<td>Cold Storage</td>
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<td>896</td>
<td>2001</td>
<td>$181,336</td>
<td>Wood</td>
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<td>TBL-1</td>
<td>Toll Booth</td>
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<td>1,587</td>
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<td>$153,917</td>
<td>Steel and concrete</td>
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## Total Complex Sq Ft: 54,445

### Building Assessment

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**Assessment Rating:**

- 0 = NOT APPLICABLE (N/A)
- 1 = EXCELLENT (Annual Maintenance per Schedule)
- 2 = GOOD (Annual and Preventive Maintenance)
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- 4 = POOR (Worn; Significant Maintenance or Repair)
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# 2013 FACILITY ASSESSMENT

## Brush Street Garage

### ADDRESS
5811 Brush Street, Detroit MI 48208

### BUSINESS AREA
Metro Region: Own
Prosperity Region: Own
Detroit Metro Prosperity Region: Own

### GAS ENGINEER
Woodruff, Val. Silver, Mile

### FACILITY FUNCTION
Maintenance Operations: Salt/Sand Storage

### SITE ASSESSMENT
- **SITE CAPACITY FOR DEVELOPMENT**
  - **ADEQUACY**: Inadequate
  - **RATING**: 3
- **SITE REGULATORY COMPLIANCE**
  - **ADEQUACY**: Inadequate
  - **RATING**: 4
- **PARKING/PAVING**
  - **RATING**: 5
- **DRAINAGE**
  - **RATING**: 3

### BUILDINGS

<table>
<thead>
<tr>
<th>BUILD CODE</th>
<th>CONSTRUCTED PURPOSE</th>
<th>CURRENT USE</th>
<th>TOTAL SIZE (SQ FT)</th>
<th>OCCUPANCY YEAR</th>
<th>ESTIMATED REPLACEMENT VALUE</th>
<th>STRUCTURE</th>
<th>EXTERIOR FINISH</th>
<th>ROOF TYPE</th>
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<td>Garage</td>
<td>Garage</td>
<td>5,500</td>
<td>1976</td>
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<td>Steel/Masonry</td>
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<td>SSB-1</td>
<td>Salt/Sand Storage</td>
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<td>1,800</td>
<td>1976</td>
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<td>Cold Storage</td>
<td>420</td>
<td>2006</td>
<td>$38,220</td>
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**TOTAL COMPLEX SQ FT**: 7,720

### BUILDING ASSESSMENT

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<th>STRUCTURAL</th>
<th>ENTRANCE</th>
<th>WALLS</th>
<th>INSULATION</th>
<th>ROOF</th>
<th>CNT/RMD</th>
<th>SIDING TYPES</th>
<th>SERVICES</th>
<th>DOORS</th>
<th>RFAC</th>
<th>ENG EXHAUST</th>
<th>VENTILATION</th>
<th>PLUMBING</th>
<th>ELECTRICAL</th>
<th>HOSP/EXH</th>
<th>LIGHTING</th>
<th>FIRE PROTECTION</th>
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**Assessment Rating:**

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4 = POOR (Worn; Significant Maintenance or Repair)
5 = REHAB/REPLACE (Requires Rehabilitation or Replacement)
# 2013 FACILITY ASSESSMENT

**Caniff-Greeley Salt Storage Building**

**ADDRESS**
10200 Greeley Street, Detroit, MI 48211

**COUNTY**
Wayne

**PHONE NO.**
(610) 650-5821

**FAX NO.**
(313) 236-0644

**SITE ACREAGE**
0.69

**INSPECTION DATE**
05/07/2013

---

### FACILITY FUNCTION

**Salt/Sand Storage**

### SITE ASSESSMENT

<table>
<thead>
<tr>
<th>SITE CAPACITY FOR DEVELOPMENT</th>
<th>Adequacy</th>
<th>RATING</th>
</tr>
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<tbody>
<tr>
<td>SITE REGULATORY COMPLIANCE</td>
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### BUILDINGS

<table>
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<th>TOTAL SIZE (SQ FT)</th>
<th>OCCUPANCY YEAR</th>
<th>ESTIMATED REPLACEMENT VALUE</th>
<th>STRUCTURE</th>
<th>EXTERIOR FINISH</th>
<th>ROOF TYPE</th>
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<tbody>
<tr>
<td>SSB-1</td>
<td>Salt/Sand Storage</td>
<td>Salt/Sand Storage</td>
<td>4,000</td>
<td>1980</td>
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<td>Salt/Sand Storage</td>
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<td>1980</td>
<td>$408,500</td>
<td>Wood</td>
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### TOTAL COMPLEX SQ FT

8,500

---

### BUILDING ASSESSMENT

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<th>ADA COMPLIANCE</th>
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</thead>
<tbody>
<tr>
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<td>Adequate</td>
</tr>
<tr>
<td>SSB-2</td>
<td>Adequate</td>
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</table>

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### MAJOR CAPITAL

**Metro Region-Caniff-Greeley Salt Storage Building**

**Major Capital**

<table>
<thead>
<tr>
<th>Appn Year</th>
<th>Building Code</th>
<th>Brief Scope of Work</th>
<th>Current Condition</th>
<th>Cost Estimate</th>
</tr>
</thead>
<tbody>
<tr>
<td>2010</td>
<td>SSB-3</td>
<td>Construct new Salt/Sand Storage Building (SSB-3). Demolish existing SSB-1 and SSB-2.</td>
<td>The two existing salt/sand storage buildings are non-DEQ compliant and have ongoing structural deficiencies.</td>
<td>Formal scope and cost estimation in progress.</td>
</tr>
</tbody>
</table>

---

### Assessment Rating:

- **0** = NOT APPLICABLE (N/A)
- **1** = EXCELLENT (Annual Maintenance per Schedule)
- **2** = GOOD (Annual and Preventive Maintenance)
- **3** = AVERAGE (Slight Wear; Preventive Maintenance and Occasional Repair)
- **4** = POOR (Worn; Significant Maintenance or Repair)
- **5** = REHAB/REPLACE (Requires Rehabilitation or Replacement)
# 2013 FACILITY ASSESSMENT

## Detroit Garage

### Address
1500 E. Ferry Street, Detroit, MI 48211

### Phone No.
(313) 874-2140

### Fax No.
(313) 874-2173

### Site Acreage
10.00

### Inspection Date
05/22/2013

## Facility Function
- **Garage**

### Site Assessment

<table>
<thead>
<tr>
<th>Site Capacity for Development</th>
<th>Adequacy</th>
<th>Rating</th>
<th>Type</th>
<th>Adequacy</th>
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<tbody>
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<td>Adequate SIDWALKS</td>
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<td>Electrical Utility</td>
<td>Electrical</td>
<td>Adequate</td>
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<td>Adequate FENCING</td>
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<td>Gas Utility (if present)</td>
<td>Natural Gas</td>
<td>Adequate</td>
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<tr>
<td>Adequate SECURITY</td>
<td>3</td>
<td>Water Utility</td>
<td>Municipal</td>
<td>Adequate</td>
</tr>
<tr>
<td>Adequate LIGHTING</td>
<td>2</td>
<td>Sewage Utility</td>
<td>Municipal</td>
<td>Adequate</td>
</tr>
</tbody>
</table>

### Buildings

<table>
<thead>
<tr>
<th>Bldg Code</th>
<th>Purpose</th>
<th>Current Use</th>
<th>Total Size (SQ FT)</th>
<th>Occupancy Year</th>
<th>Estimated Replacement Value</th>
<th>Structure</th>
<th>Exterior Finish</th>
<th>Roof Type</th>
</tr>
</thead>
<tbody>
<tr>
<td>GAR-1</td>
<td>Garage</td>
<td>Garage</td>
<td>24,148</td>
<td>2007</td>
<td>$5,432,850</td>
<td>Steel and masonry</td>
<td>Masonry and metal</td>
<td>Metal</td>
</tr>
<tr>
<td>SSB-1</td>
<td>Salt/Sand Storage</td>
<td>Salt/Sand Storage</td>
<td>10,638</td>
<td>2004</td>
<td>$888,056</td>
<td>Concrete and wood</td>
<td>Concrete and wood</td>
<td>Wood shingles</td>
</tr>
<tr>
<td>CSB-1</td>
<td>Cold Storage</td>
<td>Cold Storage</td>
<td>30,000</td>
<td>2000</td>
<td>$2,730,000</td>
<td>Steel</td>
<td>Metal</td>
<td>Metal</td>
</tr>
</tbody>
</table>

### Building Assessment

<table>
<thead>
<tr>
<th>5 Yr Adequacy</th>
<th>ADA Compliance</th>
<th>Structural</th>
<th>Elevator</th>
<th>HVAC</th>
<th>Windows</th>
<th>Insulation</th>
<th>Doors</th>
<th>Drainage S/ C</th>
<th>Service Ducts</th>
<th>HVAC Controls</th>
<th>Engine Exhaust</th>
<th>Ventilation</th>
<th>Plumbing (Va)</th>
<th>Electrical</th>
<th>Lighting</th>
<th>Fire Protection</th>
</tr>
</thead>
<tbody>
<tr>
<td>GAR-1</td>
<td>Adequate</td>
<td>Adequate</td>
<td>2</td>
<td>2</td>
<td>2</td>
<td>2</td>
<td>2</td>
<td>2</td>
<td>2</td>
<td>3</td>
<td>2</td>
<td>2</td>
<td>2</td>
<td>2</td>
<td>2</td>
<td></td>
</tr>
<tr>
<td>SSB-1</td>
<td>Adequate</td>
<td>Adequate</td>
<td>2</td>
<td>2</td>
<td>2</td>
<td>0</td>
<td>0</td>
<td>5</td>
<td>3</td>
<td>3</td>
<td>3</td>
<td>3</td>
<td>3</td>
<td>3</td>
<td>3</td>
<td></td>
</tr>
<tr>
<td>CSB-1</td>
<td>Inadequate</td>
<td>Adequate</td>
<td>5</td>
<td>5</td>
<td>5</td>
<td>0</td>
<td>0</td>
<td>0</td>
<td>0</td>
<td>0</td>
<td>2</td>
<td>2</td>
<td>2</td>
<td>2</td>
<td>2</td>
<td></td>
</tr>
</tbody>
</table>

**Assessment Rating:**
- 0 = NOT APPLICABLE (N/A)
- 1 = EXCELLENT (Annual Maintenance per Schedule)
- 2 = GOOD (Annual and Preventive Maintenance)
- 3 = AVERAGE (Showing Wear; Preventive Maintenance and Occasional Repair)
- 4 = POOR (Worn; Significant Maintenance or Repair)
- 5 = REHAB/REPLACE (Requires Rehabilitation or Replacement)
<table>
<thead>
<tr>
<th>Year</th>
<th>Building Code</th>
<th>Brief Scope of Work</th>
<th>Current Condition</th>
<th>Cost Estimate</th>
</tr>
</thead>
<tbody>
<tr>
<td>2017</td>
<td>STE-1</td>
<td>Add additional exterior lighting on the south and east sides of site.</td>
<td>There is poor lighting along the south and east sides of site.</td>
<td>$244,300</td>
</tr>
<tr>
<td>2018</td>
<td>STE-1</td>
<td>Correct poor drainage in the parking lot, on both south and west sides of the site.</td>
<td>The existing site has poor drainage which ponds and floods.</td>
<td>$164,700</td>
</tr>
<tr>
<td>2020</td>
<td>GAR-1</td>
<td>Replace the existing metal halide lighting fixtures inside the garage with electronic fluorescent fixtures.</td>
<td>The existing lights are insufficient.</td>
<td>$39,000</td>
</tr>
</tbody>
</table>

Special Maintenance Total: $445,000
## 2013 FACILITY ASSESSMENT

**Detroit Operations and Service Center**

**Address:** 1060 W. Fort Street, Detroit, MI 48226

**County:** Wayne

**Phone No.:** (517) 111-1111

**Site Acreage:** 2.26

**Inspection Date:** 06/16/2013

### Facility Function

<table>
<thead>
<tr>
<th>Secondary Function</th>
<th>Rating</th>
</tr>
</thead>
<tbody>
<tr>
<td>Transportation Service Center</td>
<td>ITS/BOD/Other</td>
</tr>
</tbody>
</table>

### Site Assessment

<table>
<thead>
<tr>
<th>Site Category</th>
<th>Adequacy</th>
<th>Rating</th>
</tr>
</thead>
<tbody>
<tr>
<td>Sidewalks</td>
<td>Adequate</td>
<td>2</td>
</tr>
<tr>
<td>Electrical Utility</td>
<td>Adequate</td>
<td>2</td>
</tr>
<tr>
<td>Fencing</td>
<td>Adequate</td>
<td>2</td>
</tr>
<tr>
<td>Gas Utility (if present)</td>
<td>Adequate</td>
<td>2</td>
</tr>
<tr>
<td>Security</td>
<td>Adequate</td>
<td>2</td>
</tr>
<tr>
<td>Water Utility</td>
<td>Adequate</td>
<td>2</td>
</tr>
<tr>
<td>Lighting</td>
<td>Adequate</td>
<td>2</td>
</tr>
<tr>
<td>Sewage Utility</td>
<td>Adequate</td>
<td>2</td>
</tr>
<tr>
<td>Parking/Paving</td>
<td>Adequate</td>
<td>2</td>
</tr>
<tr>
<td>Draining</td>
<td>Adequate</td>
<td>2</td>
</tr>
</tbody>
</table>

### Buildings

<table>
<thead>
<tr>
<th>Building Code</th>
<th>Constructed Purpose</th>
<th>Current Use</th>
<th>Total Size (sq. ft)</th>
<th>Occupancy Year</th>
<th>Estimated Replacement Value</th>
<th>Structure</th>
<th>Exterior Finish</th>
<th>Roof Type</th>
</tr>
</thead>
<tbody>
<tr>
<td>TSC-1</td>
<td>Transportation Service Center</td>
<td>Transportation Service Center</td>
<td>18,066</td>
<td>2012</td>
<td>$4,435,620</td>
<td>Steel</td>
<td>Metal</td>
<td>Membrane</td>
</tr>
</tbody>
</table>

### Building Assessment

<table>
<thead>
<tr>
<th>Building Code</th>
<th>5 Yr Adequacy</th>
<th>ADA Compliance</th>
</tr>
</thead>
<tbody>
<tr>
<td>TSC-1</td>
<td>Adequate</td>
<td>Adequate</td>
</tr>
</tbody>
</table>

**Assessment Rating:**

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- **1 = EXCELLENT (Annual Maintenance per Schedule)**
- **2 = GOOD (Annual and Preventive Maintenance)**
- **3 = AVERAGE (Showing Wear; Preventive Maintenance and Occasional Repair)**
- **4 = POOR (Worn; Significant Maintenance or Repair)**
- **5 = REHAB/REPLACE (Requires Rehabilitation or Replacement)**
# 2013 FACILITY ASSESSMENT

**Ford/Wyoming Salt Storage Building**

**ADDRESS**
10017 Ford Rd, Dearborn MI 48216

**SATELLITE FUNCTION**
Salt/Sand Storage

## SITE ASSESSMENT
### ADEQUACY: Adequate
### RATING: 0

<table>
<thead>
<tr>
<th>FEATURE</th>
<th>TYPE</th>
<th>VENDOR</th>
</tr>
</thead>
<tbody>
<tr>
<td>SIDEWALKS</td>
<td>ELECTRICAL UTILITY</td>
<td>DTE (Includes MichCon)</td>
</tr>
<tr>
<td>SECURITY</td>
<td>WATER UTILITY</td>
<td>N/A</td>
</tr>
<tr>
<td>LIGHTING</td>
<td>SEWAGE UTILITY</td>
<td>N/A</td>
</tr>
</tbody>
</table>

### BUILDINGS

<table>
<thead>
<tr>
<th>BUILDING CODE</th>
<th>CONSTRUCTED PURPOSE</th>
<th>CURRENT USE</th>
<th>TOTAL SIZE (SQ FT)</th>
<th>OCCUPANCY YEAR</th>
<th>ESTIMATED REPLACEMENT VALUE</th>
<th>STRUCTURE</th>
<th>EXTERIOR FINISH</th>
<th>ROOF TYPE</th>
</tr>
</thead>
<tbody>
<tr>
<td>SSB-1</td>
<td>Salt/Sand Storage</td>
<td>Salt/Sand Storage</td>
<td>4,000</td>
<td>1976</td>
<td>$364,000</td>
<td>Wood</td>
<td>Metal and wood</td>
<td>Asphlt shingle</td>
</tr>
</tbody>
</table>

### TOTAL COMPLEX SQ FT
7,200

## BUILDING ASSESSMENT

### 5 YR. ADEQUACY
<table>
<thead>
<tr>
<th>5 YR. ADEQUACY</th>
<th>ADA COMPLIANCE</th>
</tr>
</thead>
<tbody>
<tr>
<td>Adequate</td>
<td>Adequate</td>
</tr>
<tr>
<td>SSB-1</td>
<td></td>
</tr>
<tr>
<td>SSB-2</td>
<td></td>
</tr>
</tbody>
</table>

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

**Metro Region - Ford/Wyoming Salt Storage Building**

<table>
<thead>
<tr>
<th>Appn Year</th>
<th>Building Code</th>
<th>Brief Scope of Work</th>
<th>Cost Estimate</th>
</tr>
</thead>
<tbody>
<tr>
<td>2017</td>
<td>STE-1</td>
<td>Remove remaining pavement, perform necessary earthwork, and install new pavement (6&quot; HMA) with 6&quot; aggregate base and 10&quot; subbase. Fence and gates are deteriorating.</td>
<td>$135,100</td>
</tr>
<tr>
<td>2018</td>
<td>STE-1</td>
<td>Replace fences and gates.</td>
<td>$58,700</td>
</tr>
</tbody>
</table>

**Special Maintenance Total:**

$194,800

---

**Assessment Rating:**

- **0**: NOT APPLICABLE (N/A)
- **1**: EXCELLENT (Annual Maintenance per Schedule)
- **2**: GOOD (Annual and Preventive Maintenance)
- **3**: AVERAGE (Showing Wear; Preventive Maintenance and Occasional Repair)
- **4**: POOR (Worn; Significant Maintenance or Repair)
- **5**: REHAB/REPLACE (Requires Rehabilitation or Replacement)
# 2013 FACILITY ASSESSMENT

**M-102 - US-24 Salt Storage Building**

<table>
<thead>
<tr>
<th>ADDRESS</th>
<th>COUNTY</th>
<th>PHONE NO.</th>
<th>FAX NO.</th>
<th>SITE ACREAGE</th>
<th>INSPECTION DATE</th>
</tr>
</thead>
<tbody>
<tr>
<td>24031 W. 8 Mile Road, Detroit MI 48219</td>
<td>Wayne</td>
<td></td>
<td></td>
<td>1.00</td>
<td>05/09/2013</td>
</tr>
</tbody>
</table>

## FACILITY FUNCTION
- Salt/Sand Storage

## SITE ASSESSMENT

<table>
<thead>
<tr>
<th>SITE CAPACITY FOR DEVELOPMENT</th>
<th>ADEQUACY</th>
<th>RATING</th>
</tr>
</thead>
<tbody>
<tr>
<td>SITE REGULATORY COMPLIANCE</td>
<td>Adequate</td>
<td></td>
</tr>
<tr>
<td>PARKING/PAVING</td>
<td>Adequate</td>
<td>5</td>
</tr>
<tr>
<td>DRAINAGE</td>
<td>Adequate</td>
<td>3</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>ELECTRICAL</th>
<th>TYPE</th>
<th>VENDOR</th>
<th>ADEQUACY</th>
</tr>
</thead>
<tbody>
<tr>
<td>SIDEWALKS</td>
<td>Electrical</td>
<td>DTE (Includes MichCon)</td>
<td>Adequate</td>
</tr>
<tr>
<td>FENCING</td>
<td>N/A</td>
<td></td>
<td></td>
</tr>
<tr>
<td>SECURITY</td>
<td>N/A</td>
<td></td>
<td></td>
</tr>
<tr>
<td>LIGHTING</td>
<td>N/A</td>
<td></td>
<td></td>
</tr>
<tr>
<td>SEWAGE</td>
<td>N/A</td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

## BUILDINGS

<table>
<thead>
<tr>
<th>BLDG CODE</th>
<th>CONSTRUCTED PURPOSE</th>
<th>CURRENT USE</th>
<th>TOTAL SIZE (SQ FT)</th>
<th>OCCUPANCY YEAR</th>
<th>ESTIMATED REPLACEMENT VALUE</th>
<th>STRUCTURE</th>
<th>EXTERIOR FINISH</th>
<th>ROOF TYPE</th>
</tr>
</thead>
<tbody>
<tr>
<td>SSB-1</td>
<td>Salt/Sand Storage</td>
<td>Salt/Sand Storage</td>
<td>4,500</td>
<td>1076</td>
<td>$408,500</td>
<td>Wood.</td>
<td>Metal and wood</td>
<td>Shingles</td>
</tr>
</tbody>
</table>

## BUILDING ASSESSMENT

<table>
<thead>
<tr>
<th>5 YR ADEQUACY</th>
<th>ADA COMPLIANCE</th>
</tr>
</thead>
<tbody>
<tr>
<td>SSB-1</td>
<td>Adequate</td>
</tr>
</tbody>
</table>

## SPECIAL MAINTENANCE

**Metro Region - M-102 - US-24 Salt Storage Building**

<table>
<thead>
<tr>
<th>Year</th>
<th>Building Code</th>
<th>Brief Scope of Work</th>
<th>Current Condition</th>
<th>Cost Estimate</th>
</tr>
</thead>
<tbody>
<tr>
<td>2015</td>
<td>SBE-1</td>
<td>Remove remaining pavement, perform necessary earthwork and install new pavement (6&quot; HMA) with 6&quot; aggregate base and 10&quot; subbase</td>
<td>Pavement has deteriorated beyond surface level repair, and there are several areas where no pavement remains. This facility supports road maintenance operations and has frequent heavy equipment traffic.</td>
<td>$144,500</td>
</tr>
<tr>
<td>2021</td>
<td>SSB-1</td>
<td>Resin entire building including soffit and fascia</td>
<td>Existing metal panels are missing and/or rusting</td>
<td>$55,100</td>
</tr>
</tbody>
</table>

**Special Maintenance Total:** $203,000
2013 FACILITY ASSESSMENT
Macomb TSC
Leased Facility - Not Assessed

<table>
<thead>
<tr>
<th>ADDRESS</th>
<th>26170 21 Mile Road, Chesterfield Township, MI 48330</th>
</tr>
</thead>
<tbody>
<tr>
<td>COUNTY</td>
<td>Macomb</td>
</tr>
<tr>
<td>PHONE NO.</td>
<td></td>
</tr>
<tr>
<td>FAX NO.</td>
<td></td>
</tr>
<tr>
<td>SITE ACREAGE</td>
<td></td>
</tr>
<tr>
<td>INSPECTION DATE</td>
<td></td>
</tr>
<tr>
<td>BUSINESS AREA</td>
<td></td>
</tr>
<tr>
<td>METRO REGION</td>
<td></td>
</tr>
<tr>
<td>PROPRIETOR</td>
<td></td>
</tr>
<tr>
<td>OAS ENGINEER</td>
<td></td>
</tr>
<tr>
<td>REGION/CONTACT</td>
<td></td>
</tr>
</tbody>
</table>

**FACILITY FUNCTION**
Transportation Service Center

**SECONDARY FUNCTION**

**SITE ASSESSMENT**

<table>
<thead>
<tr>
<th>SITE CAPACITY FOR DEVELOPMENT</th>
<th>ADEQUACY</th>
<th>SITE REGULATORY COMPLIANCE</th>
<th>ADEQUACY</th>
</tr>
</thead>
<tbody>
<tr>
<td>SIDEWALKS</td>
<td>0</td>
<td>FENCING</td>
<td>0</td>
</tr>
<tr>
<td>FENCING</td>
<td></td>
<td>SECURITY</td>
<td></td>
</tr>
<tr>
<td>SECURITY</td>
<td></td>
<td>LIGHTING</td>
<td></td>
</tr>
<tr>
<td>LIGHTING</td>
<td></td>
<td>IRRIG SYS</td>
<td>0</td>
</tr>
</tbody>
</table>

**SITE RATING**

| PARKING/PAVING   | 0        |
| DRAINAGE         | 0        |

| ELECTRICAL UTILITY | 0  |
| GAS UTILITY (if present) | 0  |
| WATER UTILITY      | 0  |
| SEWAGE UTILITY     | 0  |

**BUILDINGS**

<table>
<thead>
<tr>
<th>BLDG CODE</th>
<th>CONSTRUCTED PURPOSE</th>
<th>CURRENT USE</th>
<th>TOTAL SIZE (SQ FT)</th>
<th>OCCUPANCY YEAR</th>
<th>ESTIMATED REPLACEMENT VALUE</th>
<th>STRUCTURE</th>
</tr>
</thead>
<tbody>
<tr>
<td>TSC-1</td>
<td>Transportation Service Center</td>
<td>Transportation Service Center</td>
<td>10,428</td>
<td>0</td>
<td>$2,554,860</td>
<td></td>
</tr>
</tbody>
</table>

**TOTAL COMPLEX SQ FT**
10,428

**BUILDING ASSESSMENT**

5 YR ADEQUACY ADA COMPLIANCE

**MAJOR CAPITAL**

Metro Region-Macomb TSC

**Major Capital**

<table>
<thead>
<tr>
<th>Appr Year</th>
<th>Building Code</th>
<th>Brief Scope of Work</th>
<th>Current Condition</th>
<th>Cost Estimate</th>
</tr>
</thead>
<tbody>
<tr>
<td>2021</td>
<td>TSC-1</td>
<td>Design and construct new TSC and testing lab.</td>
<td>The TSC and testing lab currently operate from separate leased facilities in Macomb County with inadequate space to efficiently conduct daily operations.</td>
<td>Formal scope and cost estimation in progress.</td>
</tr>
</tbody>
</table>

**Assessment Rating:**

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## 2013 FACILITY ASSESSMENT

### Metro Region Maintenance Crews

**Address:** 2945 Lapeer Road, Auburn Hills, MI 48326  
**County:** Oakland  
**Phone No.:** (248) 373-4800  
**Fax No.:** (248) 373-2322  
**Site Acreage:** 22.00  
**Utilization Rate:** Fully Utilized  
**Inspection Date:** 05/07/2013  
**Facility Energy Audit:** 11/23/2009

### Facility Function

<table>
<thead>
<tr>
<th>Secondary Function</th>
<th>Work Force</th>
<th>Admin/Employee Area</th>
<th>Utilization Rate</th>
</tr>
</thead>
<tbody>
<tr>
<td>Maintenance Crews</td>
<td>7,735</td>
<td>SQ FT</td>
<td>Fully Utilized</td>
</tr>
</tbody>
</table>

### Site Assessment

<table>
<thead>
<tr>
<th>Site Capability for Development</th>
<th>Adequacy</th>
<th>Rating</th>
<th>Type</th>
<th>Vendor</th>
<th>Adequacy</th>
</tr>
</thead>
<tbody>
<tr>
<td>Adequate</td>
<td>SIDEWALKS</td>
<td>1</td>
<td>ELECTRICAL</td>
<td>DTE (includes MichGas)</td>
<td>Inadequate</td>
</tr>
<tr>
<td></td>
<td>FENCING</td>
<td>4</td>
<td>GAS</td>
<td>Consumers Energy</td>
<td>Adequate</td>
</tr>
<tr>
<td></td>
<td>SECURITY</td>
<td>9</td>
<td>WATER</td>
<td>Auburn Hills, City of</td>
<td>Adequate</td>
</tr>
<tr>
<td></td>
<td>LIGHTING</td>
<td>3</td>
<td>SEWAGE</td>
<td>Auburn Hills, City of</td>
<td>Adequate</td>
</tr>
<tr>
<td></td>
<td>LIRR SY</td>
<td>0</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Parking/Paving</td>
<td>4</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Drainage</td>
<td>4</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

### Buildings

<table>
<thead>
<tr>
<th>Building Code</th>
<th>Constructed Purpose</th>
<th>Current Use</th>
<th>Total Size (SQ FT)</th>
<th>Occupancy Year</th>
<th>Estimated Replacement Value</th>
<th>Structure</th>
<th>Exterior Finish</th>
<th>Roof Type</th>
</tr>
</thead>
<tbody>
<tr>
<td>OFF-1</td>
<td>Office Building</td>
<td>Office Building</td>
<td>7,735</td>
<td>1985</td>
<td>$1,740,375</td>
<td>Masonry</td>
<td>Masonry and metal</td>
<td>Rubber membrane</td>
</tr>
<tr>
<td>GAR-1</td>
<td>Garage</td>
<td>Maintenance Crews</td>
<td>12,450</td>
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<td>HSB-1</td>
<td>Heated Storage</td>
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<td>10,000</td>
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<td>CSB-1</td>
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<td>14,336</td>
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<td>Steel</td>
<td>Metal</td>
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### Building Assessment

<table>
<thead>
<tr>
<th>5 YR Adequacy</th>
<th>ADA Compliance</th>
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<tbody>
<tr>
<td>OFF-1</td>
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</tr>
<tr>
<td>GAR-1</td>
<td>Adequate</td>
</tr>
<tr>
<td>HSB-1</td>
<td>Adequate</td>
</tr>
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<td>CSB-1</td>
<td>Adequate</td>
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</table>

**Assessment Rating:**
- 0 = NOT APPLICABLE (N/A)
- 1 = EXCELLENT (Annual Maintenance per Schedule)
- 2 = GOOD (Annual and Preventive Maintenance)
- 3 = AVERAGE (Showing Wear; Preventive Maintenance and Occasional Repair)
- 4 = POOR (Worn; Significant Maintenance or Repair)
- 5 = REHAB/REPLACE (Requires Rehabilitation or Replacement)
<table>
<thead>
<tr>
<th>Appr Year</th>
<th>Building Code</th>
<th>Brief Scope of Work</th>
<th>Current Condition</th>
<th>Cost Estimate</th>
</tr>
</thead>
<tbody>
<tr>
<td>2019</td>
<td>STE-1</td>
<td>1.5&quot; HMA, mill and resurface of existing pavement on site.</td>
<td>Pavement has been patched to a point where it feasibly makes sense to complete an overall surface repair to the entire site in order to extend the life of the existing pavement.</td>
<td>$129,400</td>
</tr>
<tr>
<td>2021</td>
<td>OFF-1</td>
<td>Paint all exterior surfaces including masonry joint repointing, coulking/scaling, and patching masonry holes as needed.</td>
<td>The exterior surface is showing signs of wear.</td>
<td>$55,000</td>
</tr>
</tbody>
</table>

Special Maintenance Total: $185,000
# 2013 FACILITY ASSESSMENT

**Metro Region Office**

**Address:** 18101 W. Nine Mile Rd., Southfield MI 48075

**County:** Oakland

**Phone No.:** (248) 483-5100

**Fax No.:** (248) 569-3103

**Site Acreage:** 3.00

**Inspection Date:** 05/08/2013

## Facility Function

<table>
<thead>
<tr>
<th>Region Administration</th>
<th>Secondary Function</th>
<th>Work Force</th>
<th>Admin Employee Area</th>
<th>Utilization Rate</th>
<th>Facility Energy Audit</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>24,000 SQ FT</strong></td>
<td>Fully Utilized</td>
<td>03/30/2010</td>
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## Site Assessment

<table>
<thead>
<tr>
<th>Site Assessment</th>
<th>Adequacy</th>
<th>Rating</th>
<th>Type</th>
<th>Vendor</th>
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<tbody>
<tr>
<td>Site Capacity for Development</td>
<td>Adequate</td>
<td>SIDEWALKS 4</td>
<td>Electrical</td>
<td>DTE (includes MichCon)</td>
<td>Adequate</td>
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<tr>
<td>Site Regulatory Compliance</td>
<td>Adequate</td>
<td>FENCING 2</td>
<td>Natural Gas</td>
<td>Consumers Energy</td>
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<td>Security</td>
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<td>SECURITY 4</td>
<td>Municipal</td>
<td>Southfield, City of</td>
<td>Adequate</td>
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<tr>
<td>Lighting</td>
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<td>LIGHTING 2</td>
<td>Municipal</td>
<td>Southfield, City of</td>
<td>Adequate</td>
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<tr>
<td>Drainage</td>
<td>Adequate</td>
<td>DRAINAGE 3</td>
<td></td>
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<tr>
<td>Irrig Sys</td>
<td>Adequate</td>
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## Buildings

<table>
<thead>
<tr>
<th>BLDG CODE</th>
<th>CONSTRUCTED PURPOSE</th>
<th>CURRENT USE</th>
<th>TOTAL SIZE (SQ FT)</th>
<th>OCCUPANCY YEAR</th>
<th>ESTIMATED REPLACEMENT VALUE</th>
<th>STRUCTURE</th>
<th>EXTERIOR FINISH</th>
<th>ROOF TYPE</th>
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<tbody>
<tr>
<td>REG-1</td>
<td>Region Office</td>
<td>Region Office</td>
<td>24,000</td>
<td>2002</td>
<td>$5,400,000</td>
<td>Steel, Masonry</td>
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## Building Assessment

<table>
<thead>
<tr>
<th>5 YR ADEQUACY</th>
<th>ADA COMPLIANCE</th>
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<tr>
<td>REG-1</td>
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## 2013 FACILITY ASSESSMENT

**Metro Testing Lab**  
Leased Facility - Not Assessed

### ADDRESS
35414 Mound Road, Sterling Heights MI 48310

### COUNTY
Macomb

### PHONE NO.
(586) 826-8992

### COUNTY PHONE NO.
(586) 826-8996

### SITE ACREAGE
5,682 SQ FT

### INSPECTION DATE
Fully Utilized

### FACILITY FUNCTION
Materials Testing

### SECONDARY FUNCTION

### SITE ASSESSMENT

<table>
<thead>
<tr>
<th>ADEQUACY</th>
<th>RATING</th>
<th>SITE CAPACITY FOR DEVELOPMENT</th>
<th>Type</th>
<th>VENDOR</th>
<th>ADEQUACY</th>
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<tbody>
<tr>
<td></td>
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<td>Site Regulatory Compliance</td>
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<td>Parking/Paving</td>
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<td>0</td>
<td>Draining</td>
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### BUILDINGS

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<tr>
<th>ELDG CODE</th>
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<th>TOTAL SIZE (SQ FT)</th>
<th>OCCUPANCY YEAR</th>
<th>ESTIMATED REPLACEMENT VALUE</th>
<th>STRUCTURE</th>
<th>EXTERIOR FINISH</th>
<th>ROOF TYPE</th>
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<tbody>
<tr>
<td>TST-1</td>
<td>Testing Lab</td>
<td>Testing Lab</td>
<td>6,682</td>
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### BUILDING ASSESSMENT

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<tr>
<th>5 YR ADEQUACY ADA COMPLIANCE</th>
<th>Structural</th>
<th>Exterior</th>
<th>Interior</th>
<th>HVAC</th>
<th>Insulation</th>
<th>Roof</th>
<th>Overhead Sliding Doors</th>
<th>Service Doors</th>
<th>HVAC</th>
<th>Engine Exhaust</th>
<th>Ventilation</th>
<th>Plumbing</th>
<th>Electrical</th>
<th>Lighting</th>
<th>Fire Protection</th>
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<tbody>
<tr>
<td>0 = NOT APPLICABLE (NA)</td>
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<tr>
<td>1 = EXCELLENT (Annual Maintenance per Schedule)</td>
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<tr>
<td>2 = GOOD (Annual and Preventive Maintenance)</td>
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<tr>
<td>4 = POOR (Worn; Significant Maintenance or Repair)</td>
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<tr>
<td>5 = REHAB/REPLACE (Requires Rehabilitation or Replacement)</td>
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</tr>
</tbody>
</table>

**Assessment Rating:**
- 0 = NOT APPLICABLE (NA)
- 1 = EXCELLENT (Annual Maintenance per Schedule)
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- 4 = POOR (Worn; Significant Maintenance or Repair)
- 5 = REHAB/REPLACE (Requires Rehabilitation or Replacement)
# 2013 FACILITY ASSESSMENT

**Oakland TSC**

<table>
<thead>
<tr>
<th>ADDRESS</th>
<th>COUNTY</th>
<th>PHONE NO.</th>
<th>FAX NO.</th>
<th>SITE ACREAGE</th>
<th>INSPECTION DATE</th>
</tr>
</thead>
<tbody>
<tr>
<td>800 Vanguard Drive, Pontiac, MI 48341</td>
<td>Oakland</td>
<td>(248) 451-0001</td>
<td>(248) 451-0108</td>
<td>5.00</td>
<td>05/06/2013</td>
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<table>
<thead>
<tr>
<th>FACILITY FUNCTION</th>
<th>SECONDARY FUNCTION</th>
<th>WORK FORCE</th>
<th>ADMIN/EMPLOYEE AREA</th>
<th>UTILIZATION RATE</th>
<th>FACILITY ENERGY AUDIT</th>
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</thead>
<tbody>
<tr>
<td>Transportation Service Center</td>
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## SITE ASSESSMENT

<table>
<thead>
<tr>
<th>SITE CAPACITY FOR DEVELOPMENT</th>
<th>ADEQUACY</th>
<th>RATING</th>
<th>ELECTRICAL UTILITY</th>
<th>TYPE</th>
<th>VENDOR</th>
<th>Adequacy</th>
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<tbody>
<tr>
<td>SITE REGULATORY COMPLIANCE</td>
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<td>Adequate</td>
<td>Electrical</td>
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<td>DTE (includes MichCon)</td>
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<tr>
<td>RATING</td>
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<td>PARKING/PAVING</td>
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<td>DRAINAGE</td>
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## BUILDINGS

<table>
<thead>
<tr>
<th>BLDG CODE</th>
<th>CONSTRUCTED PURPOSE</th>
<th>CURRENT USE</th>
<th>TOTAL SIZE (SQ. FT)</th>
<th>OCCUPANCY YEAR</th>
<th>ESTIMATED REPLACEMENT VALUE</th>
<th>STRUCTURE</th>
<th>EXTERIOR FINISH</th>
<th>ROOF TYPE</th>
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<tbody>
<tr>
<td>TSC-1</td>
<td>Transportation Service Center</td>
<td>Transportation Service Center</td>
<td>16,700</td>
<td>2005</td>
<td>$4,051,500</td>
<td>Wood</td>
<td>Brick and vinyl</td>
<td>Shingle</td>
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<tr>
<td>TST-1</td>
<td>Testing Lab</td>
<td>Testing Lab</td>
<td>600</td>
<td>2009</td>
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<td>Wood</td>
<td>Vinyl siding</td>
<td>Asphalt shingles</td>
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**TOTAL COMPLEX SQ FT:** 17,300

## BUILDING ASSESSMENT

<table>
<thead>
<tr>
<th>5 YR ADEQUACY</th>
<th>ADA COMPLIANCE</th>
<th>STRUCTURAL</th>
<th>EXTERIOR</th>
<th>INTERIOR</th>
<th>WINDOWS</th>
<th>INSULATION</th>
<th>ROOF</th>
<th>CHECKLIST</th>
<th>STORAGE</th>
<th>SERVICE</th>
<th>DOORS</th>
<th>HVAC</th>
<th>ENGINE EXHAUST</th>
<th>VENTILATION</th>
<th>PLUMBING</th>
<th>MTF</th>
<th>ELECTRICAL</th>
<th>LIGHTING</th>
<th>FIRE PROTECTION</th>
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**Assessment Rating:**

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- 4 = POOR (Worn, Significant Maintenance or Repair)
- 5 = REHAB/REPLACE (Requires Rehabilitation or Replacement)
2013 FACILITY ASSESSMENT
Pelham Yard Salt Storage Building

ADDRESS: 6101 Pelham Rd., Allen Park MI 48101
COUNTY: Wayne
PHONE NO.: 
FAX NO.: 
SITE ACREAGE: 1.00
INSPECTION DATE: 05/13/2013

FACILITY FUNCTION: Salt/Sand Storage
SECONDARY FUNCTION: 
WORK FORCE: 
ADMIN/EMPLOYEE AREA: 
UTILIZATION RATE: Fully Utilized
FACILITY ENERGY AUDIT: 

SITE ASSESSMENT
SITE CAPACITY FOR DEVELOPMENT: Adequate
SITE REGULATORY COMPLIANCE: Adequate
PARKING/PAVING: 4
IRRIG SYS: 0

BUIDLINGS
BDLD CODE: SSB-1
CONSTRUCTED PURPOSE: Salt/Sand Storage
CURRENT USE: Salt/Sand Storage
TOTAL SIZE (SQ FT): 8,054
TOTAL COMPLEX SQ FT: 8,054

SPECIAL MAINTENANCE
Metro Region - Pelham Yard Salt Storage Building
Appl Year: 2015
Building Code: STE-1
Brief Scope of Work: Correct site drainage.

Cost Estimate: $46,100

Assessment Rating:
0 = NOT APPLICABLE (N/A)
1 = EXCELLENT (Annual Maintenance per Schedule)
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4 = POOR (Worn; Significant Maintenance or Repair)
5 = REHAB/REPLACE (Requires Rehabilitation or Replacement)
2013 FACILITY ASSESSMENT
Port Huron Garage

ADDRESS
2900 Lewis Drive, Port Huron, MI 48060

COUNTY
St. Clair

PHONE NO.
(810) 984-4482

FAX NO.
(810) 984-1091

SITE ACREAGE
13.00

INSPECTION DATE
04/30/2013

FACILITY FUNCTION
Garage

SECONDARY FUNCTION

WORK FORCE
2,500

FULLY UTILIZED
03/16/2010

FACILITY ENERGY AUDIT

SITE ASSESSMENT

<table>
<thead>
<tr>
<th>SITE CAPACITY FOR DEVELOPMENT</th>
<th>ADEQUACY</th>
<th>RATING</th>
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<tbody>
<tr>
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<td>SIDEWALKS</td>
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<td>FENCING</td>
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<td>Adequate</td>
<td>SECURITY</td>
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<td>Adequate</td>
<td>LIGHTING</td>
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<td>VENDOR</td>
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<td>SEMCO</td>
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BUILDINGS

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<thead>
<tr>
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<th>CONSTRUCTED PURPOSE</th>
<th>CURRENT USE</th>
<th>TOTAL SIZE (SQ FT)</th>
<th>OCCUPANCY YEAR</th>
<th>ESTIMATED REPLACEMENT VALUE</th>
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<tbody>
<tr>
<td>GAR-1</td>
<td>Garage</td>
<td>Garage</td>
<td>34,848</td>
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<td>Salt/Sand Storage</td>
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<td>2001</td>
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TOTAL COMPLEX SQ FT 42,048

BUILDING ASSESSMENT

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<tr>
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<th>Structural</th>
<th>Exterior</th>
<th>Interior</th>
<th>Windows</th>
<th>Installation</th>
<th>Roof</th>
<th>Exterior Wall/Cladding</th>
<th>Service Doors</th>
<th>HVAC</th>
<th>Engine Exhaust</th>
<th>Ventilation</th>
<th>Plumbing (mil.)</th>
<th>Electrical</th>
<th>Lighting</th>
<th>Fire Protection</th>
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<tbody>
<tr>
<td>GAR-1 Adequate</td>
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<td>SSB-1 Adequate</td>
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<td>2</td>
</tr>
</tbody>
</table>

Assessment Rating:
0 = NOT APPLICABLE (N/A)
1 = EXCELLENT (Annual Maintenance per Schedule)
2 = GOOD (Annual and Preventive Maintenance)
3 = AVERAGE (Showing Wear, Preventive Maintenance and Occasional Repair)
4 = POOR (Wear, Significant Maintenance or Repair)
5 = REHAB/REPLACE (Requires Rehabilitation or Replacement)
### SPECIAL MAINTENANCE
#### Metro Region - Port Huron Garage

<table>
<thead>
<tr>
<th>Year</th>
<th>Building Code</th>
<th>Brief Scope of Work</th>
<th>Current Condition</th>
<th>Cost Estimate</th>
</tr>
</thead>
<tbody>
<tr>
<td>2017</td>
<td>STE-1</td>
<td>1.5&quot; HMA mill and resurface of existing pavement on site. Replace concrete curbs around the office/garage parking area.</td>
<td>Multiple longitudinal and transverse cracks with several areas of fatigue cracking, saturated, undermined sub base adjacent to drain structures. This facility supports road maintenance operations and has frequent heavy equipment traffic. Insufficient equipment storage.</td>
<td>$172,500</td>
</tr>
<tr>
<td>2021</td>
<td>GAR-1</td>
<td>Construct a lean-to on the south side of the maintenance garage.</td>
<td></td>
<td>$155,700</td>
</tr>
</tbody>
</table>

**Special Maintenance Total:**

$328,200
### 2013 FACILITY ASSESSMENT
Port Huron Project Office (Temporary)

**Address:** 2127 11th Avenue, Port Huron, MI 48060  
**County:** St. Clair  
**Phone No.:** (810) 985-5011  
**Fax No.:** (810) 985-5042  
**Site Acreage:** 1.00  
**Inspection Date:** 05/24/2013

#### FACILITY FUNCTION

<table>
<thead>
<tr>
<th>Secondary Function</th>
<th>Work Force</th>
<th>Admin/Employee Area</th>
<th>Utilization Rate</th>
</tr>
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<tbody>
<tr>
<td></td>
<td>6,110</td>
<td></td>
<td>100%</td>
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#### SITE ASSESSMENT

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<thead>
<tr>
<th>Site Capacity for Development</th>
<th>Adequacy</th>
<th>Rating</th>
<th>Electrical Utility</th>
<th>Type</th>
<th>Vendor</th>
<th>Adequacy</th>
</tr>
</thead>
<tbody>
<tr>
<td>Site Regulatory Compliance</td>
<td>Adequate</td>
<td>4</td>
<td>Gas Utility Present</td>
<td>Natural Gas</td>
<td>DTE (includes MichCon)</td>
<td>Adequate</td>
</tr>
<tr>
<td>Parking/Paving</td>
<td>3</td>
<td></td>
<td></td>
<td></td>
<td></td>
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<tr>
<td>Drainage</td>
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#### BUILDINGS

<table>
<thead>
<tr>
<th>Building Code</th>
<th>Constructed Purpose</th>
<th>Current Use</th>
<th>Total Size (sq ft)</th>
<th>Occupancy Year</th>
<th>Estimated Replacement Value</th>
<th>Structure</th>
<th>Exterior Finish</th>
<th>Roof Type</th>
</tr>
</thead>
<tbody>
<tr>
<td>TSC-1</td>
<td>Transportation Service Center</td>
<td>Project Office</td>
<td>5,110</td>
<td>2000</td>
<td>$1,450/550</td>
<td>Wood</td>
<td>Masonry and vinyl</td>
<td>Wood shingles</td>
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</table>

#### BUILDING ASSESSMENT

<table>
<thead>
<tr>
<th>5 yr Adequacy</th>
<th>ADA Compliance</th>
<th>Structural</th>
<th>Exterior</th>
<th>Interior</th>
<th>Windows</th>
<th>Insulation</th>
<th>Roof</th>
<th>HVAC</th>
<th>Lighting</th>
<th>Electrical</th>
<th>Ventilation</th>
<th>Plumbing</th>
<th>Fire Protection</th>
</tr>
</thead>
<tbody>
<tr>
<td>Adequate</td>
<td>Inadequate</td>
<td>3</td>
<td>3</td>
<td>3</td>
<td>3</td>
<td>3</td>
<td>0</td>
<td>3</td>
<td>3</td>
<td>2</td>
<td>3</td>
<td>3</td>
<td></td>
</tr>
</tbody>
</table>
# 2013 FACILITY ASSESSMENT

**Taylor TSC**

**Address:** 6510 Telegraph, Taylor MI 48180

**County:** Wayne

**Phone No.:** (313) 375-2400

**Fax No.:** (313) 285-0822

**Site Acreage:** 11,832

**Utilization Rate:** Fully Utilized

**Facility Energy Audit:** 07/01/2009

### Facility Function

- **Transportation Service Center**

### Site Assessment

<table>
<thead>
<tr>
<th>Site Capacity for Development</th>
<th>Adequacy</th>
<th>Rating</th>
<th>Type</th>
<th>Vendor</th>
<th>Adequacy</th>
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<tbody>
<tr>
<td>Adequate</td>
<td></td>
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<table>
<thead>
<tr>
<th>Site Regulatory Compliance</th>
<th>Adequacy</th>
<th>Rating</th>
<th>Type</th>
<th>Vendor</th>
<th>Adequacy</th>
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<tr>
<td>Adequate</td>
<td></td>
<td></td>
<td></td>
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</tbody>
</table>

| Parking/Paving            | 2        |
| Drainage                  | 2        |

### Buildings

<table>
<thead>
<tr>
<th>Building Code</th>
<th>Constructed Purpose</th>
<th>Current Use</th>
<th>Total Size (SQ FT)</th>
<th>Occupancy Year</th>
<th>Estimated Replacement Value</th>
<th>Structure</th>
<th>Exterior Finish</th>
<th>Roof Type</th>
</tr>
</thead>
<tbody>
<tr>
<td>TSC-1</td>
<td>Transportation Service Center</td>
<td>Transportation Service Center</td>
<td>11,832</td>
<td>2009</td>
<td>$2,668,840</td>
<td>Wood</td>
<td></td>
<td>Shingles</td>
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<tr>
<td>HSB-1</td>
<td>Heated Storage</td>
<td>Heated Storage</td>
<td>1,152</td>
<td>2010</td>
<td>$104,832</td>
<td>Wood</td>
<td>Vinyl</td>
<td>Shingles</td>
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</tbody>
</table>

**Total Complex SQ FT:** 12,984

### Building Assessment

- **6 yr Adequacy:**
  - Structural: Adequate
  - Exterior: Adequate
  - Interior: Adequate
  - Windows: Adequate
  - Insulation: Adequate
  - Roof: Adequate
  - Roof Access/Sliding Doors: Adequate
  - Service Doors: Adequate
  - HVAC: Adequate
  - Engine Exhaust: Adequate
  - Ventilation: Adequate
  - Plumbing/Shaft: Adequate
  - Electrical: Adequate
  - Lighting: Adequate
  - Fire Protection: Adequate

### Special Maintenance

**Metro Region - Taylor TSC**

**App Year:** 2020

**Building Code:** STE-1

**Brief Scope of Work:** Pave vehicle storage lot.

**Current Condition:** Existing lot is gravel and not operationally adequate for parking of vehicles and equipment.

**Cost Estimate:** $112,500

**Special Maintenance Total:** $112,500

### Assessment Ratings:

- 0 = NOT APPLICABLE (N/A)
- 1 = EXCELLENT (Annual Maintenance per Schedule)
- 2 = GOOD (Annual and Preventive Maintenance)
- 3 = AVERAGE (showing Wear; Preventive Maintenance and Occasional Repair)
- 4 = POOR (Worn; Significant Maintenance or Repair)
- 5 = REHAB/REPLACE (Requires Rehabilitation or Replacement)
**2014 FACILITY ASSESSMENT**

**Aeronautics Administration and Operations**
**Lansing Transportation Service Center**

<table>
<thead>
<tr>
<th>ADDRESS</th>
<th>ADDRESS</th>
<th>COUNTY</th>
<th>PHONE NO.</th>
<th>FAX NO.</th>
<th>SITE ACREAGE</th>
<th>INSPECTION DATE</th>
</tr>
</thead>
<tbody>
<tr>
<td>2700 Port Lansing Rd., Lansing MI 48906</td>
<td>Clinton</td>
<td></td>
<td>(517) 335-9283</td>
<td>(517) 321-5422</td>
<td>4.00</td>
<td>03/31/2014</td>
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<table>
<thead>
<tr>
<th>FACILITY FUNCTION</th>
<th>SECONDARY FUNCTION</th>
<th>FACILITY FUNCTION</th>
<th>SQA FT</th>
<th>SITE ASSESSMENT</th>
<th>ADEQUACY</th>
<th>RATING</th>
<th>SITE CAPACITY FOR DEVELOPMENT</th>
<th>SITE REGULATORY COMPLIANCE</th>
<th>VENDOR</th>
<th>ADEQUACY</th>
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<tbody>
<tr>
<td>Aeronautics</td>
<td>Transportation Service Center</td>
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<td>42,890</td>
<td>Adequate</td>
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<td>Sidewalks 3</td>
<td>Fencing 3</td>
<td>Lansing Board of Water &amp; Light</td>
<td>Adequate</td>
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<tr>
<td></td>
<td></td>
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<td></td>
<td>Adequate</td>
<td></td>
<td></td>
<td>Electrical Utility Electrical</td>
<td>Gas Utility (if present) Natural Gas</td>
<td>Consumers Energy</td>
<td>Adequate</td>
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<tr>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td>Security 5</td>
<td>Water Utility Municipal</td>
<td>Lansing Board of Water &amp; Light</td>
<td>Adequate</td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td>Lighting 4</td>
<td>Sewage Utility Municipal</td>
<td>Lansing, City of</td>
<td>Adequate</td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td>Irrig Sys 0</td>
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**BUILDINGS**

<table>
<thead>
<tr>
<th>BUILD CODE</th>
<th>CONSTRUCTED PURPOSE</th>
<th>CURRENT USE</th>
<th>TOTAL SIZE (SQ FT)</th>
<th>OCCUPANCY YEAR</th>
<th>ESTIMATED REPLACEMENT VALUE</th>
<th>STRUCTURE</th>
<th>EXTERIOR FINISH</th>
<th>ROOF TYPE</th>
</tr>
</thead>
<tbody>
<tr>
<td>HNG-1</td>
<td>Aeronautics Hangar</td>
<td>Aeronautics Hangar</td>
<td>20,000</td>
<td>1993</td>
<td>$1,520,000</td>
<td>Masonry and steel.</td>
<td>Masonry and metal</td>
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<tr>
<td>TOTAL COMPLEX SQ FT</td>
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<td>73,115</td>
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**BUILDING ASSESSMENT**

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<td>AER-1</td>
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<td>HNG-1</td>
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<td>3</td>
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</tr>
</tbody>
</table>

**Assessment Rating:**

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

AERONAUTICS 000
# 2014 FACILITY ASSESSMENT

## Construction Field Services
### Leased Facility - Not Assessed

### ADDRESS
8885 Ricks Rd., Dimondale MI 48909

### FACILITY FUNCTION
- Construction Administration
- Construction Technology

## SITE ASSESSMENT

<table>
<thead>
<tr>
<th>SITE CAPACITY FOR DEVELOPMENT</th>
<th>ADEQUACY</th>
<th>RATING</th>
<th>SITE REGULATORY COMPLIANCE</th>
<th>ADEQUACY</th>
<th>RATING</th>
</tr>
</thead>
<tbody>
<tr>
<td>SIDEWALKS</td>
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<td></td>
<td>ELECTRICAL UTILITY</td>
<td></td>
<td></td>
</tr>
<tr>
<td>FENCING</td>
<td></td>
<td></td>
<td>GAS UTILITY (if present)</td>
<td></td>
<td></td>
</tr>
<tr>
<td>SECURITY</td>
<td></td>
<td></td>
<td>WATER UTILITY</td>
<td></td>
<td></td>
</tr>
<tr>
<td>LIGHTING</td>
<td></td>
<td></td>
<td>SEWAGE UTILITY</td>
<td></td>
<td></td>
</tr>
<tr>
<td>PARKING/PAVING</td>
<td></td>
<td>0</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>DRAINAGE</td>
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## BUILDINGS

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<thead>
<tr>
<th>BLDG CODE</th>
<th>CONSTRUCTED</th>
<th>PURPOSE</th>
<th>CURRENT USE</th>
<th>TOTAL SIZE (SQ FT)</th>
<th>OCCUPANCY YEAR</th>
<th>ESTIMATED REPLACEMENT VALUE</th>
<th>STRUCTURE</th>
<th>EXTERIOR FINISH</th>
<th>ROOF TYPE</th>
</tr>
</thead>
<tbody>
<tr>
<td>CFO-1</td>
<td>Office Building</td>
<td></td>
<td>Office Building</td>
<td>115,986</td>
<td>1977</td>
<td>$26,095,850</td>
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</table>

**TOTAL COMPLEX SQ FT** 115,986

## BUILDING ASSESSMENT

|------------------------------|------------|----------|----------|---------|------------|------|------------------------|----------------|------|------------------|-------------|----------------|------------|----------|-----------------|

**Assessment Rating:**
- 0 = NOT APPLICABLE (N/A)
- 1 = EXCELLENT (Annual Maintenance per Schedule)
- 2 = GOOD (Annual and Preventive Maintenance)
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- 4 = POOR (Worn; Significant Maintenance or Repair)
- 5 = REHAB/REPLACE (Requires Rehabilitation or Replacement)
**2014 FACILITY ASSESSMENT**

**Fleet Administration & Operations**

<table>
<thead>
<tr>
<th>ADDRESS</th>
<th>COUNTY</th>
<th>PHONE NO.</th>
<th>FAX NO.</th>
<th>SITE ACREAGE</th>
<th>INSPECTION DATE</th>
</tr>
</thead>
<tbody>
<tr>
<td>2522 West Main Street, Lansing MI 48917</td>
<td>Ingham</td>
<td>(517) 334-7758</td>
<td>(517) 334-7840</td>
<td>4.00</td>
<td>03/31/2014</td>
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<table>
<thead>
<tr>
<th>FACILITY FUNCTION</th>
<th>SECONDARY FUNCTION</th>
<th>WORK FORCE</th>
<th>EMPLOYEE AREA</th>
<th>UTILIZATION RATE</th>
<th>FACILITY ENERGY AUDIT</th>
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<tbody>
<tr>
<td>Fleet Administration and Operations</td>
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<td></td>
<td>5,396 SQ FT</td>
<td>Fully Utilized</td>
<td>05/05/2010</td>
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### SITE ASSESSMENT

<table>
<thead>
<tr>
<th>SITE CAPACITY FOR DEVELOPMENT</th>
<th>Adequacy</th>
<th>RATING</th>
<th>SITE REGULATORY COMPLIANCE</th>
<th>Adequacy</th>
<th>RATING</th>
</tr>
</thead>
<tbody>
<tr>
<td>Adequate</td>
<td>SIDEWALKS</td>
<td>2</td>
<td>ELECTRICAL UTILITY</td>
<td>Adequate</td>
<td>Electrical</td>
</tr>
<tr>
<td>Adequate</td>
<td>FENCING</td>
<td>2</td>
<td>GAS UTILITY (if present)</td>
<td>Adequate</td>
<td>Natural Gas</td>
</tr>
<tr>
<td>Adequate</td>
<td>SECURITY</td>
<td>3</td>
<td>WATER UTILITY</td>
<td>Adequate</td>
<td>Municipal</td>
</tr>
<tr>
<td>Adequate</td>
<td>LIGHTING</td>
<td>3</td>
<td>SEWAGE UTILITY</td>
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<tr>
<td>Adequate</td>
<td>PARKING/PAVING</td>
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<tr>
<td>Adequate</td>
<td>DRAINAGE</td>
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### BUILDINGS

<table>
<thead>
<tr>
<th>BLDG CODE</th>
<th>CONSTRUCTED PURPOSE</th>
<th>CURRENT USE</th>
<th>TOTAL SIZE (SQ FT)</th>
<th>OCCUPANCY YEAR</th>
<th>ESTIMATED REPLACEMENT VALUE</th>
<th>STRUCTURE</th>
<th>EXTERIOR FINISH</th>
<th>ROOF TYPE</th>
</tr>
</thead>
<tbody>
<tr>
<td>GAR-1</td>
<td>Garage</td>
<td>Garage</td>
<td>25,504</td>
<td>1948</td>
<td>$5,063,400</td>
<td>Mason</td>
<td>EIFS masonry</td>
<td>Asphalt coated</td>
</tr>
<tr>
<td>HSB-1</td>
<td>Heated Storage</td>
<td>Heated Storage</td>
<td>5,400</td>
<td>1935</td>
<td>$491,400</td>
<td>Wood, masonry and metal</td>
<td>Metal</td>
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</tr>
<tr>
<td>HSB-2</td>
<td>Heated Storage</td>
<td>Heated Storage</td>
<td>500</td>
<td>1940</td>
<td>$45,500</td>
<td>Wood and block foundation</td>
<td>Metal</td>
<td></td>
</tr>
</tbody>
</table>

**TOTAL COMPLEX SQ FT** 32,404

### BUILDING ASSESSMENT

<table>
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<th></th>
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</thead>
<tbody>
<tr>
<td>GAR-1</td>
<td>Adequate</td>
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<td>3</td>
<td>3</td>
<td>0</td>
</tr>
<tr>
<td>HSB-1</td>
<td>Adequate</td>
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<td>4</td>
<td>3</td>
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<td>0</td>
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</tr>
</tbody>
</table>

**Assessment Ratings:**
- 0 = NOT APPLICABLE (N/A)
- 1 = EXCELLENT (Annual Maintenance per Schedule)
- 2 = GOOD (Annual and Preventive Maintenance)
- 3 = AVERAGE (Showing Wear; Preventive Maintenance and Occasional Repair)
- 4 = POOR (Worn; Significant Maintenance or Repair)
- 5 = REHAB/REPLACE (Requires Rehabilitation or Replacement)
<table>
<thead>
<tr>
<th>App Year</th>
<th>Building Code</th>
<th>Brief Scope of Work</th>
<th>Current Condition</th>
<th>Cost Estimate</th>
</tr>
</thead>
<tbody>
<tr>
<td>2017</td>
<td>HSB-1</td>
<td>Paint exterior, service doors, door frames, and awnings. Repair gutters.</td>
<td>Current paint is peeling on awnings, siding, doors, and door frames. Gutters are in poor condition.</td>
<td>$20,000</td>
</tr>
<tr>
<td>2019</td>
<td>GAR-1</td>
<td>Replace all Fleet Administration and Operations Office fluorescent light fixtures with efficient fixtures and install night light timer in front office area.</td>
<td>Current four foot fluorescent light fixtures are T-12 and are very inefficient and half of the fixtures in front office remain on for night security due to the way they are wired to the switches.</td>
<td>$38,700</td>
</tr>
<tr>
<td>2019</td>
<td>GAR-1</td>
<td>Repave parking lot from garage eastward. Pave gravel area.</td>
<td>Existing parking area is nearing the end of its useful life. The pavement is cracked extensively. The cracks were sealed with hot rubber in 2009 with low spots filled with AMZ material to help prolong the life. The gravel area is uneven.</td>
<td>$519,300</td>
</tr>
</tbody>
</table>

**Special Maintenance Total:** $679,200
# 2014 FACILITY ASSESSMENT

## Nixon Warehouse

### ADDRESS
5219 Nixon Road, Dimondale, MI 48821

### FACILITY FUNCTION
- **WAREHOUSE**

### FACILITY ASSESSMENT

<table>
<thead>
<tr>
<th>SITE ASSESSMENT</th>
<th>ADEQUACY</th>
<th>RATING</th>
</tr>
</thead>
<tbody>
<tr>
<td>SITE CAPACITY FOR DEVELOPMENT</td>
<td>Adequate</td>
<td>3</td>
</tr>
<tr>
<td>SITE REGULATORY COMPLIANCE</td>
<td>Adequate</td>
<td>2</td>
</tr>
<tr>
<td>PARKING/PAVING</td>
<td>3</td>
<td></td>
</tr>
<tr>
<td>DRAINAGE</td>
<td>2</td>
<td></td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>ITEM</th>
<th>ADJACENCY</th>
<th>RATING</th>
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</thead>
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<tr>
<td>SIDEWALKS</td>
<td>3</td>
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<tr>
<td>FENCING</td>
<td>2</td>
<td></td>
</tr>
<tr>
<td>SECURITY</td>
<td>0</td>
<td></td>
</tr>
<tr>
<td>LIGHTING</td>
<td>3</td>
<td></td>
</tr>
<tr>
<td>IRRIG SYS</td>
<td>0</td>
<td></td>
</tr>
<tr>
<td>ELECTRICAL UTILITY</td>
<td>Electrical</td>
<td></td>
</tr>
<tr>
<td>GAS UTILITY (if present)</td>
<td>Natural Gas</td>
<td></td>
</tr>
<tr>
<td>WATER UTILITY</td>
<td>N/A</td>
<td></td>
</tr>
<tr>
<td>SEWAGE UTILITY</td>
<td>N/A</td>
<td></td>
</tr>
</tbody>
</table>

### BUILDINGS

<table>
<thead>
<tr>
<th>BLDG CODE</th>
<th>CONSTRUCTED PURPOSE</th>
<th>CURRENT USE</th>
<th>TOTAL SIZE (SQ FT)</th>
<th>OCCUPANCY YEAR</th>
<th>ESTIMATED REPLACEMENT VALUE</th>
<th>STRUCTURE</th>
<th>EXTERIOR FINISH</th>
<th>ROOF TYPE</th>
</tr>
</thead>
<tbody>
<tr>
<td>WRH-1</td>
<td>Warehouse</td>
<td>Warehouse</td>
<td>5,000</td>
<td>0</td>
<td>$800,000</td>
<td>Masonry and metal</td>
<td>Metal</td>
<td>Metal</td>
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</table>

### TOTAL COMPLEX SQ FT
5,000

### BUILDING ASSESSMENT

<table>
<thead>
<tr>
<th>5 YR ADEQUACY</th>
<th>ADA COMPLIANCE</th>
</tr>
</thead>
<tbody>
<tr>
<td>WRH-1</td>
<td>Adequate</td>
</tr>
</tbody>
</table>

### NOTES

- Assessment Rating:
  - 0 = NOT APPLICABLE (N/A)
  - 1 = EXCELLENT (Annual Maintenance per Schedule)
  - 2 = GCBOB (Annual and Preventive Maintenance)
  - 3 = AVERAGE (showing wear; preventative maintenance and occasional repair)
  - 4 = POOR (wear; significant maintenance or repair)
  - 5 = REHAB/REPLACE (requires rehabilitation or replacement)
## 2014 FACILITY ASSESSMENT

**Operations Field Services**

### ADDRESS
6333 Lansing Road, Lansing MI 48917

### COUNTY
Eaton

### PHONE NO.
(517) 322-3300

### FAX NO.
(517) 322-3385

### SITE ACREAGE
26.00

### INSPECTION DATE
04/01/2014

### FACILITY FUNCTION
Maintenance Administration

### SECONDARY FUNCTION
Maintenance Operations

### FACILITY ENERGY AUDIT
Lansing Board of Water & Light

### BUSINESS AREA
OWN/LEASE

### Prosperity Region
South Central Prosperity Region

### OAS ENGINEER
Hoop, Bill

### REGION CONTACT
Jones, Tim

### SITE ASSESSMENT

<table>
<thead>
<tr>
<th>SITE ASSESSMENT</th>
<th>ADEQUACY</th>
<th>RATING</th>
<th>VENDOR</th>
<th>ADEQUACY</th>
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</thead>
<tbody>
<tr>
<td>SIDEWALKS</td>
<td>Adequate</td>
<td>2</td>
<td>Lansing Board of Water &amp; Light</td>
<td>Adequate</td>
</tr>
<tr>
<td>FENCING</td>
<td>Adequate</td>
<td>2</td>
<td>Consumers Energy</td>
<td>Adequate</td>
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<td>SECURITY</td>
<td>Adequate</td>
<td>2</td>
<td>Delta Township</td>
<td>Adequate</td>
</tr>
<tr>
<td>LIGHTING</td>
<td>Adequate</td>
<td>3</td>
<td>Delta Township</td>
<td>Adequate</td>
</tr>
<tr>
<td>IRRIG SYS</td>
<td>Adequate</td>
<td>0</td>
<td>Delta Township</td>
<td>Adequate</td>
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</table>

### BUILDINGS

<table>
<thead>
<tr>
<th>IBLDG CODE</th>
<th>CONSTRUCTED PURPOSE</th>
<th>CURRENT USE</th>
<th>TOTAL SIZE (SQ FT)</th>
<th>OCCUPANCY YEAR</th>
<th>ESTIMATED REPLACEMENT VALUE</th>
<th>STRUCTURE</th>
<th>EXTERIOR FINISH</th>
<th>ROOF TYPE</th>
</tr>
</thead>
<tbody>
<tr>
<td>GAR-1</td>
<td>Garage</td>
<td>Office Building</td>
<td>44,210</td>
<td>1984</td>
<td>$9,347,250</td>
<td>Masonry &amp; steel</td>
<td>Masonry</td>
<td>Metal with membrane</td>
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<tr>
<td>GSB-1</td>
<td>Cold Storage</td>
<td>Cold Storage</td>
<td>7,600</td>
<td>1974</td>
<td>$682,500</td>
<td>Block Steel</td>
<td>Steel</td>
<td>Metal</td>
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### TOTAL COMPLEX SQ FT
51,710

### BUILDING ASSESSMENT

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<th></th>
<th></th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td>GAR-1</td>
<td>Adequate</td>
<td>Inadequate</td>
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<td>3</td>
<td>2</td>
<td>2</td>
<td>4</td>
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<td>3</td>
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<tr>
<td>GSB-1</td>
<td>Inadequate</td>
<td>Inadequate</td>
<td>3</td>
<td>5</td>
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<td>0</td>
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### SPECIAL MAINTENANCE

**Lansing - Operations Field Services**

<table>
<thead>
<tr>
<th>Appr Year</th>
<th>Building Code</th>
<th>Brief Scope of Work</th>
<th>Current Condition</th>
<th>Cost Estimate</th>
</tr>
</thead>
<tbody>
<tr>
<td>2017</td>
<td>GAR-1</td>
<td>Apply roof coating over entire building</td>
<td>The existing metal roof has numerous leaks and needs to be coated</td>
<td>$227,200</td>
</tr>
</tbody>
</table>

**Special Maintenance Total:** $227,200

---

**Assessment Rating:**

- **0** = NOT APPLICABLE (N/A)
- **1** = EXCELLENT (Annual Maintenance per Schedule)
- **2** = GOOD (Annual and Preventive Maintenance)
- **3** = AVERAGE (Showing Wear; Preventive Maintenance and Occasional Repair)
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- **5** = REHAB/REPLACE (Requires Rehabilitation or Replacement)
# 2014 FACILITY ASSESSMENT

## Van Wagoner Building

**Leased Facility - Not Assessed**

<table>
<thead>
<tr>
<th>ADDRESS</th>
<th>COUNTY</th>
<th>PHONE NO.</th>
<th>FAX NO.</th>
<th>SITE ACREAGE</th>
<th>INSPECTION DATE</th>
</tr>
</thead>
<tbody>
<tr>
<td>425 W. Ottawa, Lansing MI 48933</td>
<td>Ingham</td>
<td>(517) 241-4340</td>
<td>(517) 241-8875</td>
<td>275,894 SQ FT</td>
<td>Fully Utilized</td>
</tr>
</tbody>
</table>

### FACILITY FUNCTION
- MDOT Administration & Operations

### SITE ASSESSMENT

<table>
<thead>
<tr>
<th>SITE CAPACITY FOR DEVELOPMENT</th>
<th>ADEQUACY</th>
<th>RATING</th>
<th>ELECTRICAL UTILITY</th>
<th>TYPE</th>
<th>VENDOR</th>
<th>ADEQUACY</th>
</tr>
</thead>
<tbody>
<tr>
<td>SIDEWALKS</td>
<td></td>
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<td></td>
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</tr>
<tr>
<td>LIGHTING</td>
<td></td>
<td>0</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>IRRIG SYS</td>
<td></td>
<td>0</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>PARKING/PAVING</td>
<td></td>
<td>0</td>
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<td>DRAINAGE</td>
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### BUILDINGS

<table>
<thead>
<tr>
<th>BLDG CODE</th>
<th>CONSTRUCTED PURPOSE</th>
<th>CURRENT USE</th>
<th>TOTAL SIZE (SQ FT)</th>
<th>OCCUPANCY YEAR</th>
<th>ESTIMATED REPLACEMENT VALUE</th>
<th>STRUCTURE</th>
<th>EXTERIOR FINISH</th>
<th>ROOF TYPE</th>
</tr>
</thead>
<tbody>
<tr>
<td>OFF-1</td>
<td>Office Building</td>
<td>Office Building</td>
<td>275,894</td>
<td>1968</td>
<td>$52,078,150</td>
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<td></td>
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</tr>
</tbody>
</table>

**TOTAL COMPLEX SQ FT**: 275,894

### BUILDING ASSESSMENT

<table>
<thead>
<tr>
<th>5 YR ADEQUACY</th>
<th>ADA COMPLIANCE</th>
</tr>
</thead>
<tbody>
<tr>
<td>Structural</td>
<td></td>
</tr>
<tr>
<td>Exterior</td>
<td></td>
</tr>
<tr>
<td>Interior</td>
<td></td>
</tr>
<tr>
<td>Windows</td>
<td></td>
</tr>
<tr>
<td>Insulation</td>
<td></td>
</tr>
<tr>
<td>Roof</td>
<td></td>
</tr>
<tr>
<td>幕墙玻璃</td>
<td></td>
</tr>
<tr>
<td>Sliding Doors</td>
<td></td>
</tr>
<tr>
<td>Service Doors</td>
<td></td>
</tr>
<tr>
<td>HVAC</td>
<td></td>
</tr>
<tr>
<td>Engine Exhaust</td>
<td></td>
</tr>
<tr>
<td>Ventilation</td>
<td></td>
</tr>
<tr>
<td>Plumbing (util)</td>
<td></td>
</tr>
<tr>
<td>Electrical</td>
<td></td>
</tr>
<tr>
<td>Lighting</td>
<td></td>
</tr>
<tr>
<td>Fire Protection</td>
<td></td>
</tr>
</tbody>
</table>

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# 2014 FACILITY ASSESSMENT

**Warehouse/Secondary**  
**Leased Facility - Not Assessed**

<table>
<thead>
<tr>
<th>ADDRESS</th>
<th>COUNTY</th>
<th>PHONE NO.</th>
<th>FAX NO.</th>
<th>SITE ACREAGE</th>
<th>INSPECTION DATE</th>
</tr>
</thead>
<tbody>
<tr>
<td>7575 Crown Dr, Dimondale, MI 48909</td>
<td>Eaton</td>
<td>(517) 322-5599</td>
<td></td>
<td></td>
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<table>
<thead>
<tr>
<th>FACILITY FUNCTION</th>
<th>SECONDARY FUNCTION</th>
<th>WORK FORCE</th>
<th>ADMIN/EMPLOYEE AREA</th>
<th>UTILIZATION RATE</th>
<th>FACILITY ENERGY AUDIT</th>
</tr>
</thead>
<tbody>
<tr>
<td>Warehouse</td>
<td>SW Crews; Train Ctr; Data Collection</td>
<td>0</td>
<td>Squ. Ft.</td>
<td>Fully Utilized</td>
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## SITE ASSESSMENT

<table>
<thead>
<tr>
<th>SITE ASSESSMENT FOR DEVELOPMENT</th>
<th>ADEQUACY</th>
<th>RATING</th>
<th>TYPE</th>
<th>VENDOR</th>
<th>ADEQUACY</th>
</tr>
</thead>
<tbody>
<tr>
<td>SIDEWALKS</td>
<td>0</td>
<td></td>
<td>Electrical</td>
<td>Electrical</td>
<td></td>
</tr>
<tr>
<td>FENCING</td>
<td>0</td>
<td></td>
<td>Gas Utility</td>
<td>N/A</td>
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</tr>
<tr>
<td>SECURITY</td>
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<td></td>
<td>Water Utility</td>
<td>N/A</td>
<td></td>
</tr>
<tr>
<td>LIGHTING</td>
<td>0</td>
<td></td>
<td>Sewage Utility</td>
<td>N/A</td>
<td></td>
</tr>
<tr>
<td>PARKING/PAVING</td>
<td>0</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>DRAINAGE</td>
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<td></td>
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## BUILDINGS

<table>
<thead>
<tr>
<th>BLDG CODE</th>
<th>CONSTRUCTED PURPOSE</th>
<th>CURRENT USE</th>
<th>TOTAL SIZE (SQ FT)</th>
<th>OCCUPANCY YEAR</th>
<th>ESTIMATED REPLACEMENT VALUE</th>
<th>STRUCTURE</th>
<th>EXTERIOR FINISH</th>
<th>ROOF TYPE</th>
</tr>
</thead>
<tbody>
<tr>
<td>WHH-1</td>
<td>Warehouse</td>
<td>Warehouse</td>
<td>92,442</td>
<td>1975</td>
<td>$11,053,040</td>
<td>Masonry</td>
<td>Masonry</td>
<td>Steel and membrane</td>
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</tbody>
</table>

**TOTAL COMPLEX SQ FT**: 92,442

## BUILDING ASSESSMENT

<table>
<thead>
<tr>
<th>5 YR. ADEQUACY</th>
<th>ADA COMPLIANCE</th>
</tr>
</thead>
<tbody>
<tr>
<td>Structural</td>
<td></td>
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<tr>
<td>Exterior</td>
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<td>Interior</td>
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<tr>
<td>Windows</td>
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<tr>
<td>Insulation</td>
<td></td>
</tr>
<tr>
<td>Roof</td>
<td></td>
</tr>
<tr>
<td>Overhead Ceiling Doors</td>
<td></td>
</tr>
<tr>
<td>Service Doors</td>
<td></td>
</tr>
<tr>
<td>HVAC</td>
<td></td>
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<tr>
<td>Engine Exhaust</td>
<td></td>
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<tr>
<td>Ventilation</td>
<td></td>
</tr>
<tr>
<td>Plumbing (PL)</td>
<td></td>
</tr>
<tr>
<td>Electrical</td>
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<tr>
<td>Lighting</td>
<td></td>
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<tr>
<td>Fire Protection</td>
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</tr>
</tbody>
</table>
## 2015 FACILITY ASSESSMENT

### Benton Harbor Bus Terminal

<table>
<thead>
<tr>
<th>Address</th>
<th>County</th>
<th>Phone No.</th>
<th>Fax No.</th>
<th>Site Acreage</th>
<th>Inspection Date</th>
</tr>
</thead>
<tbody>
<tr>
<td>2412 M-139, Benton Harbor MI 49022</td>
<td>Berrien</td>
<td>(269) 925-1121</td>
<td></td>
<td>0.95</td>
<td>04/01/2015</td>
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</tbody>
</table>

### Facility Function
- **Primary Function:** Bus Terminal
- **Secondary Function:**
  - Site Assessment
  - Building Assessment

### Site Assessment

<table>
<thead>
<tr>
<th>Site Category</th>
<th>Adequacy</th>
<th>Rating</th>
<th>Type</th>
<th>Vendor</th>
<th>Adequacy</th>
</tr>
</thead>
<tbody>
<tr>
<td>Site Capacity for Development</td>
<td>Adequate</td>
<td></td>
<td>Electrical Utility</td>
<td>American Electric Power (AEP, Ind Mic's Power)</td>
<td>Adequate</td>
</tr>
<tr>
<td>Site Regulatory Compliance</td>
<td>Adequate</td>
<td></td>
<td>Gas Utility (if present)</td>
<td>Michigan Gas Utilities</td>
<td>Adequate</td>
</tr>
<tr>
<td>Parking/Paving</td>
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<td>4</td>
<td>Water Utility</td>
<td>Benton Charter Township</td>
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<tr>
<td>Drainage</td>
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<td>3</td>
<td>Sewage Utility</td>
<td>Benton Charter Township</td>
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<td>2</td>
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<tr>
<td>Irrig Sys.</td>
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### Buildings

<table>
<thead>
<tr>
<th>Building Code</th>
<th>Constructed Purpose</th>
<th>Current Use</th>
<th>Total Size (sq ft)</th>
<th>Occupancy Year</th>
<th>Estimated Replacement Value</th>
<th>Structure</th>
<th>Exterior Finish</th>
<th>Roof Type</th>
</tr>
</thead>
<tbody>
<tr>
<td>BUS-1</td>
<td>Bus Terminal</td>
<td>Bus Terminal</td>
<td>1,400</td>
<td>1991</td>
<td>$175,000</td>
<td>Steel frame and block</td>
<td>Stone and glass</td>
<td>Metal/steel</td>
</tr>
</tbody>
</table>

### Building Assessment

<table>
<thead>
<tr>
<th>Building Code</th>
<th>5yr Adequacy</th>
<th>ADA Compliance</th>
</tr>
</thead>
<tbody>
<tr>
<td>BUS-1</td>
<td>Adequate</td>
<td>Adequate</td>
</tr>
</tbody>
</table>

### Notes

- **Assessment Rating:**
  - 0 = NOT APPLICABLE (NA)
  - 1 = EXCELLENT (Annual Maintenance per Schedule)
  - 2 = GOOD (Annual and Preventive Maintenance)
  - 3 = AVERAGE (Showing Wear; Preventive Maintenance and Occasional Repair)
  - 4 = POOR (Wear; Significant Maintenance or Repair)
  - 5 = REHAB/REPLACE (Requires Rehabilitation or Replacement)
# 2015 Facility Assessment

## Detroit Bus Terminal

<table>
<thead>
<tr>
<th>ADDRESS</th>
<th>COUNTY</th>
<th>PHONE NO.</th>
<th>FAX NO.</th>
<th>SITE ACREAGE</th>
<th>INSPECTION DATE</th>
</tr>
</thead>
<tbody>
<tr>
<td>1001 Howard St, Detroit MI 48226</td>
<td>Wayne</td>
<td>(313) 961-8009</td>
<td></td>
<td>2.20</td>
<td>05/12/2015</td>
</tr>
</tbody>
</table>

## Facility Functions

<table>
<thead>
<tr>
<th>Bus Terminal</th>
<th>Secondary Function</th>
<th>Work Force</th>
<th>Admin/Employee Area</th>
<th>Utilization Rate</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td></td>
<td>5,000</td>
<td>SQ FT</td>
<td>Fully Utilized</td>
</tr>
</tbody>
</table>

## Site Assessment

<table>
<thead>
<tr>
<th>Site Score</th>
<th>Adequacy</th>
<th>Rating</th>
<th>Type</th>
<th>Vendor</th>
<th>Adequacy</th>
</tr>
</thead>
<tbody>
<tr>
<td>SITE CAPACITY FOR DEVELOPMENT</td>
<td>Adequate</td>
<td>SIDEWALKS 5</td>
<td>ELECTRICAL UTILITY</td>
<td>Electrical</td>
<td>Adequate</td>
</tr>
<tr>
<td>SITE REGULATORY COMPLIANCE</td>
<td>Adequate</td>
<td>FENCING 2</td>
<td>GAS UTILITY (if present)</td>
<td>Natural Gas</td>
<td>Adequate</td>
</tr>
<tr>
<td>SECURITY</td>
<td>Adequate</td>
<td>WATER UTILITY 3</td>
<td>SEWAGE UTILITY</td>
<td>Municipal</td>
<td>Adequate</td>
</tr>
<tr>
<td>LIGHTING</td>
<td>2</td>
<td>IRRIGATION 3</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>DRAINAGE</td>
<td>3</td>
<td></td>
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## Buildings

<table>
<thead>
<tr>
<th>Building Code</th>
<th>ConStructed Purpose</th>
<th>Current Use</th>
<th>Total Size (SQ FT)</th>
<th>Occupancy Year</th>
<th>Estimated Replacement Value</th>
<th>Structure</th>
<th>Exterior Finish</th>
<th>Roof Type</th>
</tr>
</thead>
<tbody>
<tr>
<td>BUS-1</td>
<td>Bus Terminal</td>
<td>Bus Terminal</td>
<td>31,000</td>
<td>1991</td>
<td>$3,875,000</td>
<td>Steel frame and block</td>
<td>Stone and glass</td>
<td>Built up with stone ballast</td>
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## Building Assessment

<table>
<thead>
<tr>
<th>Building Code</th>
<th>5 Year Adequacy</th>
<th>ADA Compliance</th>
</tr>
</thead>
<tbody>
<tr>
<td>BUS-1</td>
<td>Adequate</td>
<td>Adequate</td>
</tr>
</tbody>
</table>

## Assessment Rating:

- 0 = NOT APPLICABLE (N/A)
- 1 = EXCELLENT (Annual Maintenance per Schedule)
- 2 = GOOD (Annual and Preventive Maintenance)
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- 5 = REHAB/REPLACE (Requires Rehabilitation or Replacement)
**2015 FACILITY ASSESSMENT**

**Mio OCATS (Oscoda County Area Transp Specialist)**

**ADDRESS:**
1226 South M-72, Mio, MI 48647

**PHONE:** (989) 826-5078

**FACILITY FUNCTION:**
Passenger Transportation Facility

**SITE ASSESSMENT:**
- **SITE CAPACITY FOR DEVELOPMENT:** Adequate
- **SITE REGULATORY COMPLIANCE:** Adequate
- **PARKING/PAVING:** 3
- **DRAINAGE:** 3

**BUILDINGS:**
- **PTF-1**
  - **CONSTRUCTED PURPOSE:** Passenger Transportation Facility
  - **CURRENT USE:** Passenger Transportation Facility
  - **TOTAL SIZE (SQUARE FT):** 4,550
  - **OCCUPANCY YEAR:** 1997
  - **ESTIMATED REPLACEMENT VALUE:** $568,750
  - **STRUCTURE:** Wood and Steel
  - **EXTERIOR FINISH:** Vinyl and Steel
  - **ROOF TYPE:** Steel and Asphalt Shingle

**BUILDING ASSESSMENT:**

<table>
<thead>
<tr>
<th>5-YR ADEQUACY</th>
<th>ADA COMPLIANCE</th>
<th>Structural</th>
<th>Exterior</th>
<th>Interior</th>
<th>Windows</th>
<th>HVAC</th>
<th>Fire Protection</th>
</tr>
</thead>
<tbody>
<tr>
<td>Adequate</td>
<td>Adequate</td>
<td>3</td>
<td>3</td>
<td>3</td>
<td>3</td>
<td>3</td>
<td>3</td>
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</tbody>
</table>

Assessment Rating:

1 = EXCELLENT (Annual Maintenance per Schedule)
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### 2015 FACILITY ASSESSMENT

**New Center Rail Terminal**

<table>
<thead>
<tr>
<th>ADDRESS</th>
<th>COUNTY</th>
<th>PHONE NO.</th>
<th>FAX NO.</th>
<th>SITE ACREAGE</th>
<th>INSPECTION DATE</th>
</tr>
</thead>
<tbody>
<tr>
<td>Amsterdam Street (Between Woodward and Cass), Detroit, MI</td>
<td>Wayne</td>
<td>(517) 373-8749</td>
<td>(517) 373-0856</td>
<td>3.10</td>
<td>05/12/2015</td>
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<table>
<thead>
<tr>
<th>FACILITY FUNCTION</th>
<th>SECONDARY FUNCTION</th>
<th>WORK FORCE</th>
<th>ADMIN/EMPLOYEE AREA</th>
<th>UTILIZATION RATE</th>
<th>FACILITY ENERGY AUDIT</th>
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</thead>
<tbody>
<tr>
<td>Rail Terminal</td>
<td></td>
<td></td>
<td></td>
<td>Fully Utilized</td>
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### SITE ASSESSMENT

<table>
<thead>
<tr>
<th>SITE CAPACITY FOR DEVELOPMENT</th>
<th>ADEQUACY</th>
<th>RATING</th>
<th>ELECTRICAL UTILITY</th>
<th>GAS UTILITY (if present)</th>
<th>WATER UTILITY</th>
<th>SEWAGE UTILITY</th>
</tr>
</thead>
<tbody>
<tr>
<td>Adequate</td>
<td>SIDEWALKS</td>
<td>0</td>
<td>Electrical</td>
<td></td>
<td>DTE (includes MichCon)</td>
<td>Adequate</td>
</tr>
<tr>
<td>Adequate</td>
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<td>2</td>
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<td>None</td>
<td></td>
</tr>
<tr>
<td>Adequate</td>
<td>SECURITY</td>
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<td>None</td>
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<td>None</td>
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</tr>
<tr>
<td>Adequate</td>
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<td>None</td>
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<td>Adequate</td>
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<td>None</td>
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<td>None</td>
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### BUILDINGS

<table>
<thead>
<tr>
<th>IBDG CODE</th>
<th>CONSTRUCTED PURPOSE</th>
<th>CURRENT USE</th>
<th>TOTAL SIZE (SQ FT)</th>
<th>OCCUPANCY YEAR</th>
<th>ESTIMATED REPLACEMENT VALUE</th>
<th>STRUCTURE</th>
<th>EXTERIOR FINISH</th>
<th>ROOF TYPE</th>
</tr>
</thead>
</table>

**TOTAL COMPLEX SQ FT**

### BUILDING ASSESSMENT

<table>
<thead>
<tr>
<th>5 YR ADEQUACY</th>
<th>ADA COMPLIANCE</th>
<th>Structural</th>
<th>Exterior</th>
<th>Interior</th>
<th>Windows</th>
<th>Insulation</th>
<th>Roof</th>
<th>HVAC</th>
<th>Engine Exhaust</th>
<th>Ventilation</th>
<th>Plumbing (H)</th>
<th>Electrical</th>
<th>Lighting</th>
<th>Fire Protection</th>
</tr>
</thead>
</table>

**Assessment Rating:**

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## 2015 FACILITY ASSESSMENT
### Pontiac Bus/Rail Terminal

<table>
<thead>
<tr>
<th>FACILITY FUNCTION</th>
<th>COUNTY</th>
<th>PHONE NO.</th>
<th>FAX NO.</th>
<th>SITE ACREAGE</th>
<th>INSPECTION DATE</th>
</tr>
</thead>
<tbody>
<tr>
<td>Bus/Rail Terminal</td>
<td>Oakland</td>
<td></td>
<td></td>
<td>2.19</td>
<td>06/18/2015</td>
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### SITE ASSESSMENT

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<tr>
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<th>RATING</th>
<th>SITE REGULATORY COMPLIANCE</th>
<th>ADEQUACY</th>
<th>VENDOR</th>
<th>ADEQUACY</th>
</tr>
</thead>
<tbody>
<tr>
<td>Adequate</td>
<td></td>
<td></td>
<td>Adequate</td>
<td></td>
<td></td>
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<tr>
<td>SIDEWALKS 2</td>
<td></td>
<td></td>
<td>FENCING 2</td>
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<td></td>
<td></td>
</tr>
<tr>
<td>ELECTRICAL UTILITY</td>
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<td>SECURITY 0</td>
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<tr>
<td>Natural Gas</td>
<td></td>
<td></td>
<td>WATER UTILITY</td>
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<td></td>
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<tr>
<td>Municipal</td>
<td></td>
<td></td>
<td>SEWAGE UTILITY</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>GTE (includes MichComm)</td>
<td></td>
<td></td>
<td>Pontiac, City of</td>
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<td>Adequate</td>
</tr>
<tr>
<td>ADEQUACY</td>
<td></td>
<td></td>
<td>Pontiac, City of</td>
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<td></td>
<td>Adequate</td>
</tr>
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</table>

### BUILDINGS

<table>
<thead>
<tr>
<th>BLDG CODE</th>
<th>CONSTRUCTED PURPOSE</th>
<th>CURRENT USE</th>
<th>TOTAL SIZE (SQ FT)</th>
<th>OCCUPANCY YEAR</th>
<th>ESTIMATED REPLACEMENT VALUE</th>
<th>STRUCTURE</th>
<th>EXTERIOR FINISH</th>
<th>ROOF TYPE</th>
</tr>
</thead>
<tbody>
<tr>
<td>BRT-2</td>
<td>Bus/Rail Terminal</td>
<td>Bus/Rail Terminal</td>
<td>4,827</td>
<td>2011</td>
<td>$585,876</td>
<td>Steel</td>
<td>Brick</td>
<td>Membrane, Metal</td>
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</table>

### BUILDING ASSESSMENT

<table>
<thead>
<tr>
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</tr>
</thead>
<tbody>
<tr>
<td>BRT-2</td>
<td>Adequate, Inadequate</td>
<td>1</td>
<td>1</td>
<td>1</td>
<td>1</td>
<td>2</td>
<td>2</td>
<td>0</td>
<td>2</td>
<td>2</td>
<td>2</td>
<td>2</td>
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</tbody>
</table>
# 2015 FACILITY ASSESSMENT

**Southfield Bus Terminal**

<table>
<thead>
<tr>
<th>ADDRESS</th>
<th>COUNTY</th>
<th>PHONE NO.</th>
<th>FAX NO.</th>
<th>SITE ACRESAGE</th>
<th>INSPECTION DATE</th>
</tr>
</thead>
<tbody>
<tr>
<td>26991 Lahser Rd, Southfield, MI 48033</td>
<td>Oakland</td>
<td>(248) 353-2970</td>
<td></td>
<td>2.56</td>
<td>05/16/2015</td>
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**FACILITY FUNCTION**

| Bus Terminal |

**SITE ASSESSMENT**

<table>
<thead>
<tr>
<th>SITE CAPACITY FOR DEVELOPMENT</th>
<th>ADEQUACY</th>
<th>RATING</th>
<th>ELECTRICAL UTILITY</th>
<th>TYPE</th>
<th>MENTOR</th>
<th>ADEQUACY</th>
</tr>
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<tbody>
<tr>
<td>Adequate</td>
<td></td>
<td></td>
<td>SIDEWALKS</td>
<td>4</td>
<td></td>
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<td>Adequate</td>
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<td></td>
<td>ELECTRICAL UTILITY</td>
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<td>DTE</td>
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**SITE REGULATORY COMPLIANCE**

<table>
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<tr>
<th>SECURITY</th>
<th>RATING</th>
<th>WATER UTILITY</th>
<th>MENTOR</th>
<th>ADEQUACY</th>
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</thead>
<tbody>
<tr>
<td>Adequate</td>
<td></td>
<td>Municipal</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Adequate</td>
<td></td>
<td>Municipal</td>
<td></td>
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**PARKING/PAVING**

<table>
<thead>
<tr>
<th>IRRIG SYS</th>
<th>RATING</th>
</tr>
</thead>
<tbody>
<tr>
<td>Adequate</td>
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**BUILDINGS**

<table>
<thead>
<tr>
<th>BLDG CODE</th>
<th>CONSTRUCTED PURPOSE</th>
<th>CURRENT USE</th>
<th>TOTAL SIZE (SQ FT)</th>
<th>OCCUPANCY YEAR</th>
<th>ESTIMATED REPLACEMENT VALUE</th>
<th>STRUCTURE</th>
<th>EXTERIOR FINISH</th>
<th>ROOF TYPE</th>
</tr>
</thead>
<tbody>
<tr>
<td>BUS-1</td>
<td>Bus Terminal</td>
<td>Bus Terminal</td>
<td>3,122</td>
<td>1849</td>
<td>$350,250</td>
<td>Masonry</td>
<td>Brick</td>
<td>Asphalt shingles</td>
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</table>

**TOTAL COMPLEX SQ FT**

3,122

**BUILDING ASSESSMENT**

<table>
<thead>
<tr>
<th>5 YR ADEQUACY</th>
<th>ADA COMPLIANCE</th>
</tr>
</thead>
<tbody>
<tr>
<td>BUS-1</td>
<td>Adequate</td>
</tr>
</tbody>
</table>

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# 2015 FACILITY ASSESSMENT

## Clare Welcomes Center

### ADDRESS
- 9599 US 27, Clare MI 48817

### FACILITY FUNCTION
- Welcome Center

### SITE ASSESSMENT

<table>
<thead>
<tr>
<th>ADEQUACY</th>
<th>RATING</th>
<th>SITE CAPACITY FOR DEVELOPMENT</th>
<th>SIDEWALKS</th>
<th>ELECTRICAL UTILITY</th>
<th>GAS UTILITY</th>
<th>SECURITY</th>
<th>WATER UTILITY</th>
<th>LIGHTING</th>
<th>SEWAGE UTILITY</th>
<th>VENDOR</th>
<th>FACILITY ENERGY AUDIT</th>
</tr>
</thead>
<tbody>
<tr>
<td>Adequate</td>
<td>3</td>
<td>Adequate</td>
<td>3</td>
<td>Electrical</td>
<td>Natural Gas</td>
<td>Adequate</td>
<td>Adequate</td>
<td>Adequate</td>
<td>Adequate</td>
<td>Adequate</td>
<td>02/03/2010</td>
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<tr>
<td>Adequate</td>
<td>5</td>
<td>FENCING</td>
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<td>Consumers Energy</td>
<td>DTE (includes MichCon)</td>
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<td>Adequate</td>
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<tr>
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<td>SECURITY</td>
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<td>Well</td>
<td>Adequate</td>
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<td>Adequate</td>
<td>Adequate</td>
<td>Adequate</td>
<td>Adequate</td>
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<tr>
<td>Adequate</td>
<td>5</td>
<td>LIGHTING</td>
<td>5</td>
<td>Municipal</td>
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<td>Adequate</td>
<td>Adequate</td>
<td>Adequate</td>
<td>Adequate</td>
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</tr>
<tr>
<td>Adequate</td>
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<td>PAVING/PAVING</td>
<td>4</td>
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<td>Adequate</td>
<td>Adequate</td>
<td>Adequate</td>
<td>Adequate</td>
<td></td>
</tr>
<tr>
<td>Adequate</td>
<td>5</td>
<td>DRAINAGE</td>
<td>5</td>
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<td></td>
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<td>Adequate</td>
<td>Adequate</td>
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### BUILDINGS

<table>
<thead>
<tr>
<th>BLDG CODE</th>
<th>CONSTRUCTED PURPOSE</th>
<th>CURRENT USE</th>
<th>TOTAL SIZE (SQ FT)</th>
<th>OCCUPANCY YEAR</th>
<th>REPLACEMENT VALUE</th>
<th>STRUCTURE</th>
<th>EXTERIOR FINISH</th>
<th>ROOF TYPE</th>
</tr>
</thead>
<tbody>
<tr>
<td>WCT-1</td>
<td>Welcome Center</td>
<td>Welcome Center</td>
<td>9,970</td>
<td>1994</td>
<td>$2,442,650</td>
<td>Masonry.</td>
<td></td>
<td>Steel and metal.</td>
</tr>
<tr>
<td>HSB-1</td>
<td>Heated Storage</td>
<td>Cold Storage</td>
<td>878</td>
<td>0</td>
<td>$52,416</td>
<td>Wood.</td>
<td>Vinyl.</td>
<td>Asphalt shingles</td>
</tr>
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</table>

### TOTAL COMPLEX SQ FT
- 10,546

### BUILDING ASSESSMENT

<table>
<thead>
<tr>
<th></th>
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</tr>
</thead>
<tbody>
<tr>
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<tr>
<td>Year</td>
<td>Building Code</td>
<td>Brief Scope of Work</td>
<td>Current Condition</td>
<td>Cost Estimate</td>
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<td></td>
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<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>2018</td>
<td>STE-1</td>
<td>Replace parking lot lighting including foundations and underground electric.</td>
<td>Parking lot lighting foundations are deteriorated and underground electric has numerous splices and is unreliable.</td>
<td>$575,000</td>
<td></td>
<td></td>
<td></td>
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<td></td>
</tr>
<tr>
<td>2019</td>
<td>STE-1</td>
<td>Mill and resurface ramps and parking area.</td>
<td>Parking lot and ramp pavement is beginning to deteriorate.</td>
<td>$375,000</td>
<td></td>
<td></td>
<td></td>
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<td></td>
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<td></td>
</tr>
<tr>
<td>2019</td>
<td>STE-1</td>
<td>Replace sidewalk on south bound ramp.</td>
<td>Sidewalk is in poor condition and is a trip hazard.</td>
<td>$100,000</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
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<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>2019</td>
<td>STE-1</td>
<td>Remove existing lagoon.</td>
<td>Lagoon is no longer required and must be removed.</td>
<td>$105,600</td>
<td></td>
<td></td>
<td></td>
<td></td>
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<td></td>
</tr>
<tr>
<td>2020</td>
<td>WCT-1</td>
<td>Replace carpet.</td>
<td>Carpet in poor condition throughout brochure area.</td>
<td>$15,000</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
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</table>

**Special Maintenance Total:** $1,179,600
# 2015 FACILITY ASSESSMENT

**Coldwater Welcome Center**

**Address**: 1-88 Northbound at B Mile Marker, Coldwater MI 49036

<table>
<thead>
<tr>
<th>FACILITY FUNCTION</th>
<th>SECONDARY FUNCTION</th>
<th>WORK FORCE</th>
<th>ADMIN/EMPLOYEE AREA</th>
<th>UTILIZATION RATE</th>
<th>FACILITY ENERGY AUDIT</th>
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<tbody>
<tr>
<td>Welcome Center</td>
<td></td>
<td>1000 SQ FT</td>
<td>14.00</td>
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## SITE ASSESSMENT

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<tr>
<th>SITE CAPACITY FOR DEVELOPMENT</th>
<th>ADEQUACY</th>
<th>RATING</th>
<th>TYPE</th>
<th>SITE REGULATORY COMPLIANCE</th>
<th>ADEQUACY</th>
<th>RATING</th>
<th>MENTOR</th>
<th>ADEQUACY</th>
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</thead>
<tbody>
<tr>
<td>SIDEWALKS</td>
<td>Adequate</td>
<td>3</td>
<td>Electrical Utility</td>
<td>Consamrs Energy</td>
<td>Adequate</td>
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<tr>
<td>FENCING</td>
<td>Adequate</td>
<td>3</td>
<td>Gas Utility (if present)</td>
<td>Amerigas</td>
<td>Adequate</td>
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<tr>
<td>SECURITY</td>
<td>Adequate</td>
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<td>Water Utility</td>
<td>Well</td>
<td>Adequate</td>
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<tr>
<td>LIGHTING</td>
<td>Adequate</td>
<td>4</td>
<td>Sewage Utility</td>
<td>Municipal</td>
<td>Adequate</td>
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<td>DRAINAGE</td>
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</table>

## BUILDINGS

<table>
<thead>
<tr>
<th>BLDG CODE</th>
<th>CONSTRUCTED PURPOSE</th>
<th>CURRENT USE</th>
<th>TOTAL SIZE (SQ FT)</th>
<th>OCCUPANCY YEAR</th>
<th>ESTIMATED REPLACEMENT VALUE</th>
<th>STRUCTURE</th>
<th>EXTERIOR FINISH</th>
<th>ROOF TYPE</th>
</tr>
</thead>
<tbody>
<tr>
<td>WCT-1</td>
<td>Welcome Center</td>
<td>Welcome Center</td>
<td>8,922</td>
<td>2002</td>
<td>$2,097,890</td>
<td>Wood and steel</td>
<td>Metal standing RIB</td>
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<tr>
<td>CSB-1</td>
<td>Cold Storage</td>
<td>Cold Storage</td>
<td>400</td>
<td>1984</td>
<td>$35,400</td>
<td>Masonry</td>
<td>Block (painted)</td>
<td>Pitched rolled roofing</td>
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## BUILDING ASSESSMENT

<table>
<thead>
<tr>
<th>5 YR ADEQUACY</th>
<th>ADA COMPLIANCE</th>
<th>Structural</th>
<th>Exterior</th>
<th>Interior</th>
<th>Finishes</th>
<th>Insulation</th>
<th>Roof</th>
<th>Occasional Shingling</th>
<th>Service Doors</th>
<th>HVAC</th>
<th>Engine Exhaust</th>
<th>Ventilation</th>
<th>Plumbing (Hot)</th>
<th>Electrical</th>
<th>Lighting</th>
<th>Fire Protection</th>
</tr>
</thead>
<tbody>
<tr>
<td>WCT-1</td>
<td>Adequate</td>
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<tr>
<td>CSB-1</td>
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<td>3</td>
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<td>0</td>
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</tbody>
</table>

**Assessment Rating:**

- **0** = NOT APPLICABLE (N/A)
- **1** = EXCELLENT (Annual Maintenance per Schedule)
- **2** = GOOD (Annual and Preventive Maintenance)
- **3** = AVERAGE (Showing Wear, Preventive Maintenance and Occasional Repair)
- **4** = POOR (Worn; Significant Maintenance or Repair)
- **6** = REHAB/REPLACE (Requires Rehabilitation or Replacement)
## SPECIAL MAINTENANCE
### Southwest Region - Coldwater Welcome Center

<table>
<thead>
<tr>
<th>Appr Year</th>
<th>Building Code</th>
<th>Brief Scope of Work</th>
<th>Current Condition</th>
<th>Cost Estimate</th>
</tr>
</thead>
<tbody>
<tr>
<td>2017</td>
<td>WCT-1</td>
<td>Remove and replace water treatment system.</td>
<td>The pumps are antiquated, require frequent non-routine repair, and are costly to have serviced.</td>
<td>$557,000</td>
</tr>
<tr>
<td>2018</td>
<td>WCT-1</td>
<td>Replace security gate.</td>
<td>The gate has deteriorated and requires frequent repair.</td>
<td>$61,200</td>
</tr>
<tr>
<td>2018</td>
<td>WCT-1</td>
<td>Drill additional well.</td>
<td>Currently there is not enough pressure at peak times. Current well will not support fire suppression system.</td>
<td>$90,400</td>
</tr>
<tr>
<td>2018</td>
<td>WCT-1</td>
<td>Replace lighting in the lobby and brochure area.</td>
<td>Lighting is not sufficient for operations and is not energy efficient.</td>
<td>$36,300</td>
</tr>
<tr>
<td>2020</td>
<td>STB-1</td>
<td>Resurface parking lot.</td>
<td>Pavement is in poor condition with excessive cracking.</td>
<td>$393,000</td>
</tr>
</tbody>
</table>

**Special Maintenance Total:** $597,600
## 2015 FACILITY ASSESSMENT

**Detroit Welcome Center**

**Leased Facility - Not Assessed**

### Site Assessment

<table>
<thead>
<tr>
<th>SITE ASSESSMENT FOR DEVELOPMENT</th>
<th>ADEQUACY</th>
<th>RATING</th>
<th>VENDOR</th>
<th>ADEQUACY</th>
</tr>
</thead>
<tbody>
<tr>
<td>SIDEWALKS</td>
<td>0</td>
<td>ELECTRICAL UTILITY</td>
<td>Electrical</td>
<td>N/A</td>
</tr>
<tr>
<td>FENCING</td>
<td>0</td>
<td>GAS UTILITY (if present)</td>
<td>N/A</td>
<td>N/A</td>
</tr>
<tr>
<td>SECURITY</td>
<td>0</td>
<td>WATER UTILITY</td>
<td>N/A</td>
<td>N/A</td>
</tr>
<tr>
<td>LIGHTING</td>
<td>0</td>
<td>SEWAGE UTILITY</td>
<td>N/A</td>
<td>N/A</td>
</tr>
<tr>
<td>PARKING/PAVING</td>
<td>0</td>
<td>IRIG-SYS</td>
<td>0</td>
<td>0</td>
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<tr>
<td>DRAINAGE</td>
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### Buildings

<table>
<thead>
<tr>
<th>BLDG CODE</th>
<th>CONSTRUCTED PURPOSE</th>
<th>CURRENT USE</th>
<th>TOTAL SIZE (SQ FT)</th>
<th>OCCUPANCY YEAR</th>
<th>ESTIMATED REPLACEMENT VALUE</th>
<th>STRUCTURE</th>
<th>EXTERIOR FINISH</th>
<th>ROOF TYPE</th>
</tr>
</thead>
<tbody>
<tr>
<td>WC1-1</td>
<td>Welcome Center</td>
<td>Welcome Center</td>
<td>4,861</td>
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<td>$1,150,946</td>
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**Total Complex SQ FT:** 4,861

### Building Assessment

<table>
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<th>ADA COMPLIANCE</th>
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</thead>
<tbody>
<tr>
<td>Structural</td>
<td>Exterior</td>
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<tr>
<td>Lateral</td>
<td>Interior</td>
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<tr>
<td>Ventilation</td>
<td>Insulation</td>
</tr>
<tr>
<td>Roof</td>
<td>Upholstered</td>
</tr>
<tr>
<td>Serving Doors</td>
<td>HVAC</td>
</tr>
<tr>
<td>Plumbing (In)</td>
<td>Electrical</td>
</tr>
<tr>
<td>Lighting</td>
<td>Fire Protection</td>
</tr>
</tbody>
</table>

Assessment Rating:

- 0 = NOT APPLICABLE (N/A)
- 1 = EXCELLENT (Annual Maintenance per Schedule)
- 2 = GOOD (Annual and Preventive Maintenance)
- 3 = AVERAGE (Showing Wear, Preventive Maintenance and Occasional Repair)
- 4 = POOR (Worn; Significant Maintenance or Repair)
- 5 = REHAB/REPLACE (Requires Rehabilitation or Replacement)
2015 FACILITY ASSESSMENT
Dundee Welcome Center

ADDRESS: 8001 Covert Rd., Petersburg, MI 49270
COUNTY: Monroe
PHONE NO.: (734) 865-6980
FAX NO.: (734) 886-1180
SITE ACREAGE: 33.00
INSPECTION DATE: 06/09/2015

FACILITY FUNCTION: Welcome Center
SECONDARY FUNCTION: WORK FORCE: 540
ADMIN/EMPLOYEE AREA: FULLY UTILIZED
USUAL UTILIZATION RATE: 100%
FACILITY ENERGY AUDIT: 06/28/2010

SITE ASSESSMENT
SITE CAPACITY FOR DEVELOPMENT: Adequate
SITE REGULATORY COMPLIANCE: Adequate
PARKING/PAVING: 3
DRAINAGE: 4

BUILDINGS

<table>
<thead>
<tr>
<th>BLDG CODE</th>
<th>CONSTRUCTED PURPOSE</th>
<th>CURRENT USE</th>
<th>TOTAL SIZE (SD FT)</th>
<th>OCCUPANCY YEAR</th>
<th>ESTIMATED REPLACEMENT VALUE</th>
<th>STRUCTURE</th>
<th>EXTERIOR FINISH</th>
<th>ROOF TYPE</th>
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<th>ADA-COMPLIANCE</th>
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<tbody>
<tr>
<td>WCT-1</td>
<td>Welcome Center</td>
<td>Welcome Center</td>
<td>4,439</td>
<td>1986</td>
<td>$1,087,955</td>
<td>Wood</td>
<td>Brick and wood</td>
<td>Shingles</td>
<td>Inadequate</td>
<td>Inadequate</td>
</tr>
<tr>
<td>RRM-1</td>
<td>Restroom</td>
<td>Restroom</td>
<td>3,000</td>
<td>1962</td>
<td>$735,000</td>
<td>Masonry</td>
<td>Brick</td>
<td>Shingles with rubber coating</td>
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TOTAL COMPLEX SQ FT: 7,439

BUILDING ASSESSMENT

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<tr>
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<th>ADA-COMPLIANCE</th>
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</thead>
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<tr>
<td>Structural</td>
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<td>Interior</td>
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<td>Insulation</td>
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<td>Roof</td>
</tr>
<tr>
<td></td>
<td>Gahrell / Siding Durn</td>
</tr>
<tr>
<td></td>
<td>Service Door</td>
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<tr>
<td></td>
<td>HVAC</td>
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<td>Engine Ext</td>
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<td>Ventilation</td>
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<td>Electrical</td>
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<tr>
<td></td>
<td>Lighting</td>
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<tr>
<td></td>
<td>Fire Protection</td>
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</tbody>
</table>

MAJOR CAPITAL
University Region-Dundee Welcome Center
Major Capital

Appl Year: 2020
Building Code: WCT-1
Brief Scope of Work: Design and construct new 6,000 sq. ft. Welcome Center.

Current Condition: The existing facility is in need of costly repairs and is undersized for the volume of public served.


Assessment Rating:
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4 = POOR (Wear; Significant Maintenance or Repair)
5 = REHAB/REPLACE (Requires Rehabilitation or Replacement)
SPECIAL MAINTENANCE
University Region - Dundee Welcome Center

App Year: 2018
Building Code: STE-1
Brief Scope of Work: Lagoon lift gates need to be replaced.

Current Condition:
Lift gates are broken and inoperable.

Cost Estimate: $70,800

Special Maintenance Total: $70,800

Assessment Rating:
0 = NOT APPLICABLE (NA)
1 = EXCELLENT (Annual Maintenance per Schedule)
2 = GOOD (Annual and Preventive Maintenance)
3 = AVERAGE (Showing Wear; Preventive Maintenance and Occasional Repair)
4 = POOR (Worn; Significant Maintenance or Repair)
5 = REHAB/REPLACE (Requires Rehabilitation or Replacement)
## 2015 FACILITY ASSESSMENT

Iron Mountain Welcome Center  
Leased Facility - Not Assessed  

<table>
<thead>
<tr>
<th>ADDRESS:</th>
<th>COUNTY:</th>
<th>PHONE NO:</th>
<th>FAX NO:</th>
<th>SITE ACREAGE:</th>
<th>INSPECTION DATE:</th>
</tr>
</thead>
<tbody>
<tr>
<td>618 N. Stephenson Ave., Iron Mountain MI 49801</td>
<td>Dickinson</td>
<td>(906) 774-4201</td>
<td></td>
<td>3,600 SQ FT</td>
<td>Fully Utilized</td>
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### FACILITY FUNCTION: Welcome Center

<table>
<thead>
<tr>
<th>SITE ASSESSMENT</th>
<th>ADEQUACY</th>
<th>RATING</th>
<th>TYPE</th>
<th>VENDOR</th>
<th>ADEQUACY</th>
</tr>
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<tbody>
<tr>
<td>SITE CAPACITY FOR DEVELOPMENT</td>
<td>SIDEWALKS</td>
<td>0</td>
<td>ELECTRICAL UTILITY</td>
<td>WE Energies (Wisconsin Electric)</td>
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<tr>
<td>SITE REGULATORY COMPLIANCE</td>
<td>FENCING</td>
<td>0</td>
<td>GAS UTILITY (if present)</td>
<td>Natural Gas</td>
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<tr>
<td></td>
<td>SECURITY</td>
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<td>WATER UTILITY</td>
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<tr>
<td></td>
<td>LIGHTING</td>
<td>0</td>
<td>SEWAGE UTILITY</td>
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<tr>
<td></td>
<td>PARKING/PAVING</td>
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### BUILDINGS

<table>
<thead>
<tr>
<th>BLDG CODE</th>
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<th>TOTAL SIZE (SQ FT)</th>
<th>OCCUPANCY YEAR</th>
<th>ESTIMATED REPLACEMENT VALUE</th>
<th>STRUCTURE</th>
<th>EXTERIOR FINISH</th>
<th>ROOF TYPE</th>
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<tbody>
<tr>
<td>WCT-1</td>
<td>Welcome Center</td>
<td>Welcome Center</td>
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**TOTAL COMPLEX SQ. FT:** 1,625

### BUILDING ASSESSMENT

<table>
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<th>ADA COMPLIANCE</th>
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</tbody>
</table>

**WCT-1**

**Assessment Rating:**

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4 = POOR (Worn; Significant Maintenance or Repair)  
5 = REHAB/REPLACE (Requires Rehabilitation or Replacement)
# 2015 FACILITY ASSESSMENT

**Ironwood Welcome Center**

<table>
<thead>
<tr>
<th>ADDRESS</th>
<th>COUNTY</th>
<th>PHONE NO.</th>
<th>FAX NO.</th>
<th>SITE ACREAGE</th>
<th>INSPECTION DATE</th>
</tr>
</thead>
<tbody>
<tr>
<td>801 W. Cloverland Dr., Ironwood, MI 49938</td>
<td>Gogebic</td>
<td>(906) 932-3330</td>
<td>(906) 932-4547</td>
<td>18,000</td>
<td>04/29/2015</td>
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**FACILITY FUNCTION**

**Secondary Function**

<table>
<thead>
<tr>
<th>WORK FORCE</th>
<th>ADMIN/EMPLOYEE AREA</th>
<th>UTILIZATION RATE</th>
<th>FACILITY ENERGY AUDIT</th>
</tr>
</thead>
<tbody>
<tr>
<td>1,400</td>
<td>SQ FT</td>
<td>Fully Utilized</td>
<td>06/09/2010</td>
</tr>
</tbody>
</table>

## SITE ASSESSMENT

**Adequacy**

<table>
<thead>
<tr>
<th>Site Capacity for Development</th>
<th>Sidewalks</th>
<th>Electrical Utility</th>
<th>Security</th>
<th>Water Utility</th>
</tr>
</thead>
<tbody>
<tr>
<td>Adequate</td>
<td>2</td>
<td>Electrical</td>
<td>2</td>
<td>Natural Gas</td>
</tr>
</tbody>
</table>

**Rating**

<table>
<thead>
<tr>
<th>Fencing</th>
<th>Gas Utility (if present)</th>
<th>Lighting</th>
<th>Sewage Utility</th>
</tr>
</thead>
<tbody>
<tr>
<td>3</td>
<td>Natural Gas</td>
<td>3</td>
<td>Municipal</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Parking/Paving</th>
<th>Irrig Sys</th>
</tr>
</thead>
<tbody>
<tr>
<td>3</td>
<td>0</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Drainage</th>
</tr>
</thead>
<tbody>
<tr>
<td>4</td>
</tr>
</tbody>
</table>

## BUILDINGS

<table>
<thead>
<tr>
<th>BLOG CODE</th>
<th>CONSTRUCTED PURPOSE</th>
<th>CURRENT USE</th>
<th>TOTAL SIZE (SQ FT)</th>
<th>OCCUPANCY YEAR</th>
<th>ESTIMATED REPLACEMENT VALUE</th>
<th>STRUCTURE</th>
<th>EXTERIOR FINISH</th>
<th>ROOF TYPE</th>
</tr>
</thead>
<tbody>
<tr>
<td>WCT-1</td>
<td>Welcome Center</td>
<td>Welcome Center</td>
<td>1,400</td>
<td>1964</td>
<td>$343,000</td>
<td>Block</td>
<td>Block</td>
<td>Asphalt Shingle</td>
</tr>
<tr>
<td>RRM-1</td>
<td>Restroom</td>
<td>Restroom</td>
<td>1,300</td>
<td>1964</td>
<td>$318,500</td>
<td>Block</td>
<td>Flat Membrane</td>
<td>Flat Membrane</td>
</tr>
</tbody>
</table>

**Total Complex SQ FT:**

| TOTAL COMPLEX SQ FT | 2,700 |

## BUILDING ASSESSMENT

**5 YR Adequacy/ADA Compliance**

<table>
<thead>
<tr>
<th>5 YR Adequacy</th>
<th>Structural</th>
<th>Exterior</th>
<th>Interior</th>
<th>Fire Sprinklers</th>
<th>Insulation</th>
<th>Roof</th>
<th>Structural Insulation</th>
<th>Service Doors</th>
<th>HVAC</th>
<th>Engine Exaust</th>
<th>Ventilation</th>
<th>Electrical</th>
<th>Lighting</th>
<th>Fire Protection</th>
</tr>
</thead>
<tbody>
<tr>
<td>Adequate</td>
<td>3</td>
<td>3</td>
<td>2</td>
<td>2</td>
<td>3</td>
<td>2</td>
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<td>5</td>
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<tr>
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<td>0</td>
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<td>3</td>
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</tbody>
</table>

**Major Capital**

**Superior Region - Ironwood Welcome Center**

**Major Capital**

<table>
<thead>
<tr>
<th>Appn Year</th>
<th>Building Code</th>
<th>Brief Scope of Work</th>
<th>Current Condition</th>
<th>Cost Estimate</th>
</tr>
</thead>
<tbody>
<tr>
<td>2021</td>
<td>WCT-1</td>
<td>Design and construct new 5,000 sq. ft. Welcome Center building.</td>
<td>Existing facility is very small, with external accessible restrooms and limited handicap accessibility.</td>
<td>Formal scope and cost estimation in progress.</td>
</tr>
</tbody>
</table>

---

Assessment Rating:

- 0 = NOT APPLICABLE (N/A)
- 1 = EXCELLENT (Annual maintenance per schedule)
- 2 = GOOD (Annual and Preventive maintenance)
- 3 = AVERAGE (showing wear, Preventive maintenance and occasional repair)
- 4 = POOR (Worn; Significant maintenance or repair)
- 5 = REHAB/REPLACE (Requires Rehabilitation or Replacement)
<table>
<thead>
<tr>
<th>Appn Year</th>
<th>Building Code</th>
<th>Brief Scope of Work</th>
<th>Current Condition</th>
<th>Cost Estimate</th>
</tr>
</thead>
<tbody>
<tr>
<td>2019</td>
<td>WCT-1</td>
<td>Replace handrails at ramp and steps with aluminum railings.</td>
<td>Handrails do not meet current ADA guidelines and are deteriorating.</td>
<td>$27,700</td>
</tr>
</tbody>
</table>

Special Maintenance Total: $27,700
# 2015 FACILITY ASSESSMENT

Mackinaw City Welcome Center

<table>
<thead>
<tr>
<th>ADDRESS</th>
<th>COUNTY</th>
<th>PHONE NO.</th>
<th>FAX NO.</th>
<th>SITE ACREAGE</th>
<th>UTILIZATION RATE</th>
<th>FACILITY ENERGY AUDIT</th>
</tr>
</thead>
<tbody>
<tr>
<td>710 S. Nicolet St., Mackinaw City MI 49701</td>
<td>Emmet</td>
<td>(231) 438-5566</td>
<td>(231) 438-5551</td>
<td>7.00</td>
<td>Fully Utilized</td>
<td>07/13/2010</td>
</tr>
</tbody>
</table>

## SITE ASSESSMENT

<table>
<thead>
<tr>
<th>ADEQUACY</th>
<th>RATING</th>
<th>TYPE</th>
<th>VENDOR</th>
<th>ADEQUACY</th>
</tr>
</thead>
<tbody>
<tr>
<td>Adequate</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

### SITE CAPACITY FOR DEVELOPMENT
- SIDEWALKS: 3
- ELECTRICAL UTILITY: Type: Electrical
- GAS UTILITY (if present): Type: Natural Gas
- WATER UTILITY: Type: Municipal
- SEWAGE UTILITY: Type: Municipal

### SITE REGULATORY COMPLIANCE
- FENCING: 2
- SECURITY: 0
- LIGHTING: 2
- PARKING/PAVING: 3
- DRAINAGE: 3

## BUILDINGS

<table>
<thead>
<tr>
<th>BLDG CODE</th>
<th>CONSTRUCTED</th>
<th>CURRENT USE</th>
<th>TOTAL SIZE (SQ FT)</th>
<th>OCCUPANCY YEAR</th>
<th>ESTIMATED REPLACEMENT VALUE</th>
<th>STRUCTURE</th>
<th>EXTERIOR FINISH</th>
<th>ROOF TYPE</th>
</tr>
</thead>
<tbody>
<tr>
<td>WCT-1</td>
<td>Welcome Center</td>
<td>Welcome Center</td>
<td>1,443</td>
<td>1957</td>
<td>$355,535</td>
<td>Masonry (brick)</td>
<td>Brick</td>
<td>Wood and asphalt, shingle</td>
</tr>
<tr>
<td>CSB-2</td>
<td>Cold Storage</td>
<td>Cold Storage</td>
<td>332</td>
<td>1957</td>
<td>$30,212</td>
<td>Wood</td>
<td>Wood</td>
<td>Wood and asphalt, shingle</td>
</tr>
</tbody>
</table>

TOTAL COMPLEX SQ FT: 1,775

## BUILDING ASSESSMENT

<table>
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</tr>
</thead>
<tbody>
<tr>
<td>WCT-1</td>
<td>Adequate</td>
<td>3</td>
<td>3</td>
<td>4</td>
<td>4</td>
<td>2</td>
<td>6</td>
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<td>4</td>
<td>0</td>
<td>4</td>
<td>0</td>
<td>0</td>
<td>3</td>
<td>0</td>
</tr>
<tr>
<td>CSB-2</td>
<td>Adequate</td>
<td>3</td>
<td>3</td>
<td>3</td>
<td>0</td>
<td>0</td>
<td>4</td>
<td>4</td>
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<td>0</td>
<td>3</td>
<td>0</td>
</tr>
</tbody>
</table>

Assessment Rating:
- 0 = NOT APPLICABLE (N/A)
- 1 = EXCELLENT (Annual Maintenance per Schedule)
- 2 = GOOD (Annual and Preventive Maintenance)
- 3 = AVERAGE (Showing Wear, Preventive Maintenance and Occasional Repair)
- 4 = POOR (Worn, Significant Maintenance or Repair)
- 5 = REHAB/REPLACE (Requires Rehabilitation or Replacement)
<table>
<thead>
<tr>
<th>Approx Year</th>
<th>Building Code</th>
<th>Brief Scope of Work</th>
<th>Current Condition</th>
<th>Cost Estimate</th>
</tr>
</thead>
<tbody>
<tr>
<td>2019</td>
<td>WCT-1</td>
<td>Make outside restrooms ADA accessible.</td>
<td>Not accessible to all customers.</td>
<td>$18,600</td>
</tr>
<tr>
<td>2020</td>
<td>WCT-1</td>
<td>Replace floor tile in restrooms.</td>
<td>Floor tile is in poor condition.</td>
<td>$39,300</td>
</tr>
<tr>
<td>2021</td>
<td>CBS-1</td>
<td>Demolish old sheds (2), design and construct new 1,200 sq. ft. storage building.</td>
<td>Existing storage buildings are in need of repair and do not provide adequate storage.</td>
<td>$101,000</td>
</tr>
</tbody>
</table>

**Special Maintenance Total:** $149,900
2015 FACILITY ASSESSMENT
Marquette Welcome Center

ADDRESS: 2201 US 41 South, Chocolay Township, MI 49855
COUNTY: Marquette
PHONE NO.: (906) 248-8086
FAX NO.: (906) 249-3474
SITE ACREAGE: 3.00
INSPECTION DATE: 04/30/2015

FACILITY FUNCTION: Welcome Center
SECONDARY FUNCTION: 

WORK FORCE: 2,500
ADMIN/EMPLOYEE AREA: 3,000 SQ FT
FULLY UTILIZED: 06/06/2010

SITE ASSESSMENT

<table>
<thead>
<tr>
<th>CAPACITY FOR DEVELOPMENT</th>
<th>ADEQUACY</th>
<th>RATING</th>
<th>VENDOR</th>
</tr>
</thead>
<tbody>
<tr>
<td>SIDEWALKS</td>
<td>Adequate</td>
<td>3</td>
<td>Marquette Board of Light and Power</td>
</tr>
<tr>
<td>ELECTRICAL UTILITY</td>
<td>Adequate</td>
<td>4</td>
<td>SEMCO</td>
</tr>
<tr>
<td>GAS UTILITY (if present)</td>
<td>Adequate</td>
<td>3</td>
<td>Municipal</td>
</tr>
<tr>
<td>SECURITY</td>
<td>Adequate</td>
<td>3</td>
<td>Chocolay Charter Township</td>
</tr>
<tr>
<td>LIGHTING</td>
<td>Adequate</td>
<td>4</td>
<td></td>
</tr>
<tr>
<td>SEWAGE UTILITY</td>
<td>Adequate</td>
<td>3</td>
<td></td>
</tr>
</tbody>
</table>

BUILDINGS

<table>
<thead>
<tr>
<th>CODE</th>
<th>CONSTRUCTED PURPOSE</th>
<th>CURRENT USE</th>
<th>SIZE (SQ FT)</th>
<th>OCCUPANCY YEAR</th>
<th>ESTIMATED REPLACEMENT VALUE</th>
</tr>
</thead>
<tbody>
<tr>
<td>WCT-1</td>
<td>Welcome Center</td>
<td>Welcome Center</td>
<td>2,500</td>
<td>1052</td>
<td>$512,500</td>
</tr>
</tbody>
</table>

TOTAL COMPLEX SIZE (SQ FT): 2,500

BUILDING ASSESSMENT

<table>
<thead>
<tr>
<th>5 YR ADEQUACY</th>
<th>ADA COMPLIANCE</th>
</tr>
</thead>
<tbody>
<tr>
<td>WCT-1</td>
<td>Adequate</td>
</tr>
</tbody>
</table>

SPECIAL MAINTENANCE
Superior Region - Marquette Welcome Center

<table>
<thead>
<tr>
<th>Year</th>
<th>Building Code</th>
<th>Brief Scope of Work</th>
<th>Current Condition</th>
<th>Cost Estimate</th>
</tr>
</thead>
<tbody>
<tr>
<td>2017</td>
<td>WCT-1</td>
<td>Remove and replace exterior windows on first floor, fill in window openings with logs matching the facility on the second floor.</td>
<td>Windows are broken in poor condition and no longer energy efficient. The seals are broken in several windows and the inert gas has escaped causing the windows to fog. Frames have deteriorated and leak.</td>
<td>$598,300</td>
</tr>
<tr>
<td>2020</td>
<td>STE-1</td>
<td>Replace sidewalk.</td>
<td>Sidewalk has cracking and heaving and is not safe for pedestrian passage.</td>
<td>$293,500</td>
</tr>
</tbody>
</table>

Special Maintenance Total: $1,441,800

Assessment Rating:

0 = NOT APPLICABLE (N/A)
1 = EXCELLENT (Annual Maintenance per Schedule)
2 = GOOD (Annual and Preventive Maintenance)
3 = AVERAGE (Showing Wear; Preventive Maintenance and Occasional Repair)
4 = POOR (Worn; Significant Maintenance or Repair)
6 = REHAB/REPLACE (Requires Rehabilitation or Replacement)
# 2015 FACILITY ASSESSMENT

## Menominee Welcome Center

### Address
1343 10th Avenue, Menominee, MI 49858

### County
Menominee

### Phone No.
(906) 863-5496

### Fax No.
(906) 863-2155

### Site Acreage
1.00

### Inspection Date
04/28/2016

## Facility Function
Welcome Center

### Secondary Function

### Work Force
1,200

### Admin/Employee Area
1,200

### Utilization Rate
Fully Utilized

### Facility Energy Audit
05/09/2010

## Site Assessment

<table>
<thead>
<tr>
<th>Site Capacity for Development</th>
<th>Adequacy</th>
<th>Rating</th>
</tr>
</thead>
<tbody>
<tr>
<td>Sidewalks</td>
<td>Inadequate</td>
<td>2</td>
</tr>
<tr>
<td>Electrical Utility</td>
<td>Electrical</td>
<td></td>
</tr>
<tr>
<td>Fencing</td>
<td>Adequate</td>
<td>2</td>
</tr>
<tr>
<td>Gas Utility (if present)</td>
<td>Natural Gas</td>
<td></td>
</tr>
<tr>
<td>Security</td>
<td>Adequate</td>
<td>3</td>
</tr>
<tr>
<td>Water Utility</td>
<td>Municipal</td>
<td></td>
</tr>
<tr>
<td>Lighting</td>
<td>Adequate</td>
<td>4</td>
</tr>
<tr>
<td>Sewage Utility</td>
<td>Municipal</td>
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</tr>
<tr>
<td>Parking/Paving</td>
<td>Adequate</td>
<td>2</td>
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<tr>
<td>Drainage</td>
<td>Adequate</td>
<td>2</td>
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## Buildings

<table>
<thead>
<tr>
<th>Building Code</th>
<th>Constructed Purpose</th>
<th>Current Use</th>
<th>Total Size (sq ft)</th>
<th>Occupancy Year</th>
<th>Estimated Replacement Value</th>
<th>Structure</th>
<th>Exterior Finish</th>
<th>Roof Type</th>
</tr>
</thead>
<tbody>
<tr>
<td>WCT-1</td>
<td>Welcome Center</td>
<td>Welcome Center</td>
<td>2,400</td>
<td>1537</td>
<td>$583,000</td>
<td>Log:</td>
<td>Log:</td>
<td>Wood shingles</td>
</tr>
</tbody>
</table>

## Building Assessment

<table>
<thead>
<tr>
<th>5 yr Adequacy</th>
<th>ADA Compliance</th>
<th>Structural</th>
<th>Exterior</th>
<th>Interior</th>
<th>Ventilation</th>
<th>Insulation</th>
<th>Roof</th>
<th>Qualifying Data</th>
<th>Service Door</th>
<th>HVAC</th>
<th>Engine Exhaust</th>
<th>Ventilation</th>
<th>Plumbing Fixtures</th>
<th>Electrical</th>
<th>Lighting</th>
<th>Fire Protection</th>
</tr>
</thead>
<tbody>
<tr>
<td>Adequate</td>
<td>Adequate</td>
<td>3</td>
<td>5</td>
<td>3</td>
<td>2</td>
<td>3</td>
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<td>3</td>
<td>3</td>
<td>3</td>
<td>0</td>
</tr>
</tbody>
</table>

Assessment Rating:

- 0 = NOT APPLICABLE (N/A)
- 1 = EXCELLENT (Annual Maintenance per Schedule)
- 2 = GOOD (Annual and Preventive Maintenance)
- 3 = AVERAGE (Showing Wear, Preventive Maintenance and Occasional Repair)
- 4 = POOR (Worn; Significant Maintenance or Repair)
- 5 = REHAB/REPLACE (Requires Rehabilitation or Replacement)
# 2015 FACILITY ASSESSMENT
## Monroe Welcome Center

**Address:** 12900 Expressway, Monroe MI 48161

**County:** Monroe

**Phone No.:** (734) 242-1788

**Fax No.:** (734) 242-6181

**Site Acreage:** 15.00

**Inspection Date:** 06/09/2015

### Facility Assessment

<table>
<thead>
<tr>
<th>Site Assessment</th>
<th>Adequacy</th>
<th>Rating</th>
<th>Type</th>
<th>Vendor</th>
<th>Adequacy</th>
</tr>
</thead>
<tbody>
<tr>
<td>Site Capacity For Development</td>
<td>Adequate</td>
<td>SIDEWALKS 2</td>
<td>Electrical Utility</td>
<td>Consumers Energy</td>
<td>Adequate</td>
</tr>
<tr>
<td>Site Regulatory Compliance</td>
<td>Adequate</td>
<td>FENCING 2</td>
<td>Gas Utility (if present)</td>
<td>Michigan Gas Utilities</td>
<td>Adequate</td>
</tr>
<tr>
<td>Parking/Paving</td>
<td>3</td>
<td>SECURITY 0</td>
<td>Water Utility</td>
<td>Municipal</td>
<td>Adequate</td>
</tr>
<tr>
<td>Drainage</td>
<td>2</td>
<td>LIGHTING 2</td>
<td>Sewage Utility</td>
<td>Municipal</td>
<td>Adequate</td>
</tr>
<tr>
<td>Irrig-Sys</td>
<td>3</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

### Buildings

<table>
<thead>
<tr>
<th>BLDG CODE</th>
<th>CONSTRUCTED PURPOSE</th>
<th>CURRENT USE</th>
<th>SIZE (SQ FT)</th>
<th>OCCUPANCY YEAR</th>
<th>ESTIMATED REPLACEMENT VALUE</th>
<th>STRUCTURE</th>
<th>EXTERIOR FINISH</th>
<th>ROOF TYPE</th>
</tr>
</thead>
<tbody>
<tr>
<td>WCT-1</td>
<td>Welcome Center</td>
<td>Welcome Center</td>
<td>8,522</td>
<td>2006</td>
<td>$2,067,820</td>
<td>Steel</td>
<td>Brick</td>
<td>Steel</td>
</tr>
<tr>
<td>HSB-1</td>
<td>Heated Storage</td>
<td>Cold Storage</td>
<td>960</td>
<td>0</td>
<td>$87,360</td>
<td>Wood pole barn</td>
<td>Steel siding</td>
<td>Shingles</td>
</tr>
</tbody>
</table>

**Total Complex SQ FT:** 9,482

### Building Assessment

<table>
<thead>
<tr>
<th></th>
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</tr>
</thead>
<tbody>
<tr>
<td>WCT-1</td>
<td>Adequate</td>
<td>2</td>
<td>2</td>
<td>2</td>
<td>2</td>
<td>3</td>
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<td>0</td>
<td>0</td>
<td>0</td>
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</tr>
<tr>
<td>HSB-1</td>
<td>Adequate</td>
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<td>0</td>
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</tbody>
</table>
**2015 FACILITY ASSESSMENT**

**New Buffalo Welcome Center**

**ADDRESS:**
11610 Wilson Rd, New Buffalo MI 49117

**PHONE NO.:** (269) 439-0011

**FACILITY FUNCTION:** Welcome Center

**SECONDARY FUNCTION:**

<table>
<thead>
<tr>
<th>FACILITY &amp; AO REPRESENTATIVE</th>
<th>NAME</th>
</tr>
</thead>
<tbody>
<tr>
<td>_parsons</td>
<td>Chris</td>
</tr>
</tbody>
</table>

**SITE ASSESSMENT**

<table>
<thead>
<tr>
<th>ITEM</th>
<th>ADEQUACY</th>
<th>RATING</th>
<th>TYPE</th>
<th>VENDOR</th>
<th>ADEQUACY</th>
</tr>
</thead>
<tbody>
<tr>
<td>SITE CAPACITY FOR DEVELOPMENT</td>
<td>Adequate</td>
<td>3</td>
<td>ELECTRICAL UTILITY</td>
<td>Electrical</td>
<td>Adequate</td>
</tr>
<tr>
<td>SITE REGULATORY COMPLIANCE</td>
<td>Adequate</td>
<td>4</td>
<td>GAS UTILITY (if present)</td>
<td>Natural Gas</td>
<td>Adequate</td>
</tr>
<tr>
<td>SECURITY</td>
<td>Adequate</td>
<td>3</td>
<td>WATER UTILITY</td>
<td>Municipal</td>
<td>Adequate</td>
</tr>
<tr>
<td>LIGHTING</td>
<td>Adequate</td>
<td>3</td>
<td>SEWAGE UTILITY</td>
<td>Municipal</td>
<td>Adequate</td>
</tr>
<tr>
<td>PARKING/PAVING</td>
<td>Adequate</td>
<td>3</td>
<td></td>
<td></td>
<td>Adequate</td>
</tr>
<tr>
<td>DRAINAGE</td>
<td>Adequate</td>
<td>3</td>
<td></td>
<td></td>
<td>Adequate</td>
</tr>
</tbody>
</table>

**BUILDINGS**

<table>
<thead>
<tr>
<th>BLDG CODE</th>
<th>CONSTRUCTED PURPOSE</th>
<th>CURRENT USE</th>
<th>TOTAL SIZE (SQ FT)</th>
<th>OCCUPANCY YEAR</th>
<th>ESTIMATED REPLACEMENT VALUE</th>
<th>STRUCTURE</th>
<th>EXTERIOR FINISH</th>
<th>ROOF TYPE</th>
</tr>
</thead>
<tbody>
<tr>
<td>WCT-1</td>
<td>Welcome Center</td>
<td>Welcome Center</td>
<td>13,000</td>
<td>1990</td>
<td>$3,185,000</td>
<td>Masonry and steel</td>
<td>Brick</td>
<td>Metal and rolled</td>
</tr>
<tr>
<td>HSB-1</td>
<td>Heated Storage</td>
<td>Cold Storage</td>
<td>3,200</td>
<td>1991</td>
<td>$291,200</td>
<td>Metal (pole barn style)</td>
<td>Metal</td>
<td>Metal</td>
</tr>
</tbody>
</table>

**TOTAL COMPLEX SQ FT:** 16,200

**BUILDING ASSESSMENT**

<table>
<thead>
<tr>
<th>BLDG CODE</th>
<th>5 YR ADEQUACY</th>
<th>ADA COMPLIANCE</th>
<th>STRUCTURAL</th>
<th>EXTERIOR</th>
<th>INTERIOR</th>
<th>WINDOWS</th>
<th>INSULATION</th>
<th>ROOF</th>
<th>MECHANICAL/SHARING DOORS</th>
<th>SERVICE DOORS</th>
<th>HVAC</th>
<th>ENERG EXHAUST</th>
<th>VENTILATION</th>
<th>PLUMBING</th>
<th>ELECTRICAL</th>
<th>LIGHTING</th>
<th>FIRE PROTECTION</th>
</tr>
</thead>
<tbody>
<tr>
<td>WCT-1</td>
<td>Adequate</td>
<td>Adequate</td>
<td>3</td>
<td>3</td>
<td>4</td>
<td>3</td>
<td>3</td>
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<td>3</td>
<td>3</td>
<td>3</td>
<td>0</td>
<td>3</td>
<td>3</td>
<td>3</td>
</tr>
<tr>
<td>HSB-1</td>
<td>Adequate</td>
<td>Adequate</td>
<td>2</td>
<td>3</td>
<td>3</td>
<td>0</td>
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<td>3</td>
<td>3</td>
<td>0</td>
<td>3</td>
<td>3</td>
<td>3</td>
</tr>
</tbody>
</table>

**Assessment Rating:**

- 0 = NOT APPLICABLE (N/A)
- 6 = EXCELLENT (Annual Maintenance per Schedule)
- 4 = POOR (Worn; Significant Maintenance or Repair)
- 3 = AVERAGE (Show or Wear, Preventive Maintenance and Occasional Repair)
- 2 = GOOD (Annual and Preventive Maintenance)
- 5 = REHAB/REPLACE (Requires Rehabilitation or Replacement)
<table>
<thead>
<tr>
<th>Appr Year</th>
<th>Building Code</th>
<th>Brief Scope of Work</th>
<th>Current Condition</th>
<th>Cost Estimate</th>
</tr>
</thead>
<tbody>
<tr>
<td>2018</td>
<td>STE-1</td>
<td>Rework irrigation system with all new controls and wiring.</td>
<td>Irrigation system no longer works automatically. Wiring has deteriorated and is damaged.</td>
<td>$85,400</td>
</tr>
<tr>
<td>2018</td>
<td>STE-1</td>
<td>Crack seal parking lot and repair truck parking slab.</td>
<td>Existing pavement is in poor condition with large cracking.</td>
<td>$405,500</td>
</tr>
<tr>
<td>2020</td>
<td>WCT-1</td>
<td>Modify three points of vestibule.</td>
<td>Excessive heat and moisture trapped in vestibule area.</td>
<td>$30,000</td>
</tr>
<tr>
<td>2020</td>
<td>WCT-1</td>
<td>Recarpet floors in public area.</td>
<td>Carpet is showing visible signs of wear.</td>
<td>$20,500</td>
</tr>
<tr>
<td>2020</td>
<td>WCT-1</td>
<td>Update ADA restroom stalls (family restroom).</td>
<td>Only the front restroom (men/women's) has a handicapped stall. Other men/women's restroom is not fully accessible.</td>
<td>$27,500</td>
</tr>
</tbody>
</table>

Special Maintenance Total: $628,900
2015 FACILITY ASSESSMENT
Port Huron Welcome Center

ADDRESS: 3600 I-94 WB, Port Huron, MI 48060

COUNTY: Saint Clair
PHONE NO.: (810) 982-0265

FACILITY FUNCTION: Welcome Center
SECONDARY FUNCTION: Adequate
WORK FORCE: 3,720
ADMIN/EMPLOYEE AREA: 70,000
SQUARE FT: Fully Utilized

SITE ASSESSMENT

SITE CAPACITY FOR DEVELOPMENT: Adequate
SITE REGULATORY COMPLIANCE: Adequate

RATING

- SIDEWALKS: 1
- ELECTRICAL UTILITY: Electrical
- SECURITY: 1
- WATER UTILITY: Municipal
- LIGHTING: 1
- SEWAGE UTILITY: Municipal
- FENCING: 0
- GAS UTILITY (if present): N/A
- IRRIG-SYS: 0
- DRAINAGE: 1

VENDOR

- SIDEWALKS: DTE (includes MichCon)
- SECURITY: Port Huron Township
- LIGHTING: Port Huron Township

Adequacy

- SIDEWALKS: Adequate
- SECURITY: Adequate
- LIGHTING: Adequate

BUILDINGS

BLDG: WCT-1
CONTRUCTED PURPOSE: Welcome Center
CURRENT USE: Welcome Center
TOTAL SIZE (SQ FT): 7,300
OCCUPANCY: 2015
REPLACE VALUE: $1,786,500
STRUCTURE: Wood
EXTERIOR FINISH: Masonry
ROOF TYPE: Asphalt Shingle
TOTAL COMPLEX SQ FT: 7,300

BUILDING ASSESSMENT

5 YR ADEQUACY: Adequate

ADA COMPLIANCE

- Structural: 1
- Exterior: 1
- Interior: 1
- Various: 1
- Insulation: 1
- Roof: 0
- Overhead: 1
- Sliding Doors: 1
- Service Doors: 0
- HVAC: 0
- Engine Exhaust: 0
- Ventilation: 0
- Plumbing (Hot): 1
- Electrical: 1
- Lighting: 1
- Fire Protection: 1

Assessment Rating:
0 = NOT APPLICABLE (N/A)
1 = EXCELLENT (Annual Maintenance per Schedule)
2 = GOOD (Annual and Preventive Maintenance)
3 = AVERAGE (Showing Wear, Preventive Maintenance and Occasional Repair)
4 = POOR (Worn; Significant Maintenance or Repair)
5 = REHAB/REPLACE (Requires Rehabilitation or Replacement)
## 2015 FACILITY ASSESSMENT

**St. Ignace Welcome Center**

**ADDRESS:**
I-75 N. Mackinac Bridge Plaza, St. Ignace MI 49781

**PHONE NO.:** (906) 643-6979

**FAX NO.:** (980) 663-9504

**COUNTY:** Mackinac

**CITY:** St. Ignace

**STATE:** MI

**ZIP CODE:** 49781

**SITE ACREAGE:** 4.00

**INSPECTION DATE:** 06/03/2015

**FACILITY ASSESSMENT**

<table>
<thead>
<tr>
<th>FACILITY FUNCTION</th>
<th>SECONDARY FUNCTION</th>
<th>UTILIZATION RATE</th>
<th>FACILITY ENERGY AUDIT</th>
</tr>
</thead>
<tbody>
<tr>
<td>Welcome Center</td>
<td></td>
<td>Fully Utilized</td>
<td>06/07/2010</td>
</tr>
</tbody>
</table>

**SITE ASSESSMENT**

<table>
<thead>
<tr>
<th>SITE ASSESSMENT</th>
<th>ADEQUACY</th>
<th>RATING</th>
<th>TYPE</th>
</tr>
</thead>
<tbody>
<tr>
<td>Site Capacity for Development</td>
<td>Adequate</td>
<td></td>
<td>Electrical Utility</td>
</tr>
<tr>
<td>Site Regulatory Compliance</td>
<td>Adequate</td>
<td></td>
<td>Fencing</td>
</tr>
<tr>
<td>Parking/Paving</td>
<td></td>
<td>3</td>
<td>Security</td>
</tr>
<tr>
<td>Drainage</td>
<td></td>
<td>2</td>
<td>Lighting</td>
</tr>
<tr>
<td></td>
<td></td>
<td>2</td>
<td>Sewage Utility</td>
</tr>
</tbody>
</table>

**BUILDINGS**

<table>
<thead>
<tr>
<th>BLDG CODE</th>
<th>CONSTRUCTED PURPOSE</th>
<th>CURRENT USE</th>
<th>TOTAL SIZE (SQ FT)</th>
<th>OCCUPANCY YEAR</th>
<th>ESTIMATED REPLACEMENT VALUE</th>
<th>STRUCTURE</th>
<th>EXTERIOR FINISH</th>
<th>ROOF TYPE</th>
</tr>
</thead>
<tbody>
<tr>
<td>WCT-1</td>
<td>Welcome Center</td>
<td>Welcome Center</td>
<td>2,300</td>
<td></td>
<td>$163,500</td>
<td>Wood frame</td>
<td>Wood siding</td>
<td>Asphalt shingles</td>
</tr>
</tbody>
</table>

| TOTAL COMPLEX SQ FT | 2,300 |

**BUILDING ASSESSMENT**

<table>
<thead>
<tr>
<th>5 YR ADEQUACY</th>
<th>ADA COMPLIANCE</th>
</tr>
</thead>
<tbody>
<tr>
<td>Adequate</td>
<td>Adequate</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
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<th></th>
<th></th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td>3</td>
<td>2</td>
<td>3</td>
<td>2</td>
<td>3</td>
<td>2</td>
<td>0</td>
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<td>3</td>
<td>3</td>
<td>3</td>
<td>3</td>
<td>2</td>
<td>0</td>
</tr>
</tbody>
</table>

**MAJOR CAPITAL**

**Superior Region-St. Ignace Welcome Center**

**Major Capital**

**Appn Year:** 2021

**Building Code:** WCT-1

**Brief Scope of Work:** Design and construct new 5,000 sq. ft. Welcome Center.

**Current Condition:** The existing facility is in need of costly repairs and is undersized for the volume of public served.

**Cost Estimate:** Formal scope and cost estimation in progress.
2015 FACILITY ASSESSMENT
Sault Ste. Marie Welcome Center

ADDRESS: 943 Portage Avenue W, Sault Ste. Marie, MI 49783
COUNTY: Chippewa
PHONE NO.: (906) 632-8242
FAX NO.: (906) 632-1171
SITE ACREAGE: 6.00
INSPECTION DATE: 06/07/2010

FACILITY FUNCTION: Welcome Center
SECONDARY FUNCTION:

SITE ASSESSMENT
SITE CAPACITY FOR DEVELOPMENT: Adequate
SITE REGULATORY COMPLIANCE: Adequate
PARKING/PAVING: 3
IRRIGATION: 3

BUILDINGS
<table>
<thead>
<tr>
<th>BLDG</th>
<th>CONSTRUCTED PURPOSE</th>
<th>CURRENT USE</th>
<th>TOTAL SIZE (SQ FT)</th>
<th>OCCUPANCY YEAR</th>
<th>ESTIMATED REPLACEMENT VALUE</th>
<th>STRUCTURE</th>
<th>EXTERIOR FINISH</th>
<th>ROOF TYPE</th>
</tr>
</thead>
<tbody>
<tr>
<td>WCT-1</td>
<td>Welcome Center</td>
<td>Welcome Center</td>
<td>2,000</td>
<td>1968</td>
<td>$490,000</td>
<td>Block</td>
<td>Block</td>
<td>Wood and asphalt shingle</td>
</tr>
<tr>
<td>RRM-1</td>
<td>Restroom</td>
<td>Restroom</td>
<td>2,100</td>
<td>1968</td>
<td>$514,500</td>
<td>Block</td>
<td>Block</td>
<td>Membrane</td>
</tr>
</tbody>
</table>

TOTAL COMPLEX SQ FT: 4,100

BUILDING ASSESSMENT

Major Capital
Superior Region - Sault Ste. Marie Welcome Center

Major Capital

- Appr Year: 2021
- Building Code: WCT-1
- Brief Scope of Work: Design and construct new 6,000 sq. ft. Welcome Center.
- Current Condition: Current facility is inadequate in size to accommodate public need.

Assessment Rating:
0 = NOT APPLICABLE (N/A)
1 = EXCELLENT (Annual Maintenance per Schedule)
2 = GOOD (Annual and Preventive Maintenance)
3 = AVERAGE (Showing Wear, Preventive Maintenance and Occasional Repair)
4 = PDOR (Worn; Significant Maintenance or Repair)
5 = REHAB/REPLACE (Requires Rehabilitation or Replacement)
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<th>Building Code</th>
<th>Brief Scope of Work</th>
<th>Current Condition</th>
<th>Cost Estimate</th>
</tr>
</thead>
<tbody>
<tr>
<td>2017</td>
<td>WCT-1</td>
<td>Removes and replace exterior windows.</td>
<td>The window glazing leaks, (all windows), and there is no inert gas left causing fog within the perimeter of the window. The frames have deteriorated and leak.</td>
<td>$63,000</td>
</tr>
</tbody>
</table>
Department: Michigan Department of Transportation (MDOT)

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

Total of All Requests: $3,001,500

Priority 1

Project Title: Lump Sum Special Maintenance

Facility Name: Various

Facility Location: Various

Estimated Cost: $3,001,500

Funding Source: State Trunkline Funds (2116)

Do the project(s) address a life/safety deficiency:
There are projects identified with Fiscal Year (FY) 2017 Special Maintenance funding that will address and mitigate potential direct and/or indirect safety deficiencies.

Project Description:
In recognition of the transportation funding crisis, the amount identified and requested for FY 2017 special maintenance projects is abbreviated and does not reflect all investment needs. The projects selected and included in this budget request address health and safety issues, as well as critical repairs required to maintain existing assets. Although all projects represented by the requested amount have been identified, scoped, and estimated, if other special maintenance facility needs become an emergency or critical in nature, those projects will be addressed with this funding.

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

Miscellaneous Repairs, Renovations, and Upgrades - Statewide
Repairs, renovations, and upgrades to be performed with Special Maintenance funding include the following:

- Structure and roof repairs
- Energy improvements including insulation and windows
- Facility exterior repairs and painting
- Facility site improvements including pavement, drainage, and fencing
- Emergency and miscellaneous renovations, maintenance, and repairs