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# **APPENDIX 10**

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GOVERNMENT OF THE DISTRICT OF COLUMBIA  
DEPARTMENT OF CORRECTIONS  
Central Detention Facility



MEMORANDUM

TO: [REDACTED] *[Signature]*  
Chief of Facilities Management

FROM: [REDACTED] *[Signature]*  
Facility Manager  
Central Detention Center

DATE: May 22, 2001

SUBJECT: Inspection of CCC #4

Week of May 14, 2001 Jimmie King and my self completed a building evaluation inspection. There are major deficiencies in and outside. I believe most of these deficiencies are the responsibility of the owner. This is a list of the most serious deficiencies and estimated cost of repairs.

1. Exterior of building, brick tiles are falling off.  
Exterior of building needs painting and cracks repaired  
Estimate cost \$25,000.00
2. Windows, 42 out of 53 were damaged.  
Windows should be replaced with a Institution type for security reasons  
Estimate cost \$150,000.00
3. Domestic hot water heaters may need replacing because of age of heaters  
some parts on heaters are obsolete  
Estimate cost \$ 6,000.00
4. Inmate bathrooms and showers need remodeling. There are 5 groups of rest rooms and showers. In each group there are approximately four showers, four urinals, four commodes and four sinks. Showers on upper level leak because the tile floors do not have a proper foundation.  
Estimate cost \$ 110,000.00

5. Interior, housing unit area, Wall need replacing with masonry type. Existing walls are sheet rock and are always in need of repair. With this type of clientele and the lack of supervision it very costly to maintain. Estimate cost \$250,000.00
6. Condition of roof, The roof has had many leaks, Facilities management has made most of the repairs too our expense. I believe this is a builder owner problem not the DOC, If we are it will be expensive. Estimate cost \$175,000.00
7. Roof top HVAC units for the pass two years Facilities Management has made many repairs to these units. We have replaced approximately six compressors at cost of \$1200.00 each time and material. One heat exchanger at \$2,000.00 and several exhaust fans. All of these units are old and beyond their life expectancy. There are approximately seven units at an average cost of \$10,000.00 each. An additional cost for duct and steel framing for units will cost approximately \$30,000.00 Estimate cost \$100,000.00
8. Fire alarm system is operational at this time, But the alarm system is obsolete and parts are not available. I have called several fire alarm companies to confirm this. This is a **emergency** an should be address immediately. I believe the control panel and all smoke detector heads will need replacing. Estimate cost \$50,000.00
9. Basement walls leak when it rains, due to the removal of the building that was connected to CCC4. Apparently the walls were never coated or a sealant applied. Estimate cost \$50,000.00
10. Entrance doors to CCC4 should be up graded to to institutional type doors and hardware this would heighten the security of this facility. Estimate cost \$15,000.00
11. Up grade security surveillance system inside and outside of facility with recording capability. Estimate cost \$60,000.00

12. Floor replacement in the housing unit's area: approximately (16,000) thousand square feet of vinyl tile will need replacing and approximately (3100) square feet of carpet in administration area. Estimate cost \$38,400.00
13. Additional cost will be needed for architectural design, project manager and permits. Estimate cost \$125,000.00
14. At this time most of the culinary equipment is out of order. Food services have been contracted out for approximately (6) years. To reestablish the culinary in working order, most of the equipment will need to be replaced. Estimate cost \$75,000.00
15. Up grades of electrical are minimal, new fixtures in rest rooms/showers areas, exit lights, light switches and damage fixtures in housing unit areas. Estimate cost \$10,000.00

These are the most serious deficiencies at this facility, your help in accomplishing a conclusion to these deficiencies is greatly appreciated.

Total cost estimate \$1,189,000.00

TD/ld