

## **ACADEMY ADVISORY BOARD**

### **FACILITY REPORT**

**April 2022**

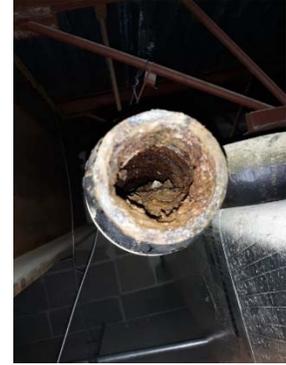
It's been "business as usual" for the last 6 months for those in Support Services. The major projects have been few, but we've tackled several smaller items and addressed minor issues here and there. We've struggled some due primarily to staffing shortages and a personnel matter that was finally resolved in early April; that individual has been separated from employment here and we hope to move forward with a replacement soon. Most of the "shortages" referred to are due to extended medical leaves of absence. We've had multiple knee replacements in the last 6 months and other surgeries, with another surgery coming up for an employee that will put this individual on light duty for some time. Additionally, one of our staff members will be out during one of our busiest periods for Nat'l Guard Training. We have another housekeeping candidate starting on April 14. Then Support Services sections will be fully staffed again.

Our Maintenance team has been led by Swade Prewitt, a 'jack of all trades' who we pulled from a local electrical company. He's been a quiet leader with great humility, who we've been assisting with some of his supervisory skills (primarily writing skills and coaching his team). The three guys in maintenance are incredibly talented and can work on about anything here, which has saved us considerable money. Angella Kueper is our Housekeeping Supervisor. Another quiet leader, she has done a good job of keeping this section afloat in the midst of being down one position for the last six months. We've had several interviews and identified someone several months ago, but she was unable to afford the pay cut to take the job. The team has done well keeping up with the demands during this time and hopefully we'll have our newest housekeeper on board by the time of this meeting. Joni Moore is the Food Service Supervisor. She has been a strong leader for us for many years. Her section has taken the greatest hit this winter with multiple staff members on medical leave for extended periods, and an employee who has been a poison within the team for a number of years. Joni has been the gelatin in the pudding for this group, covering shifts, modifying schedules, and addressing behavior and performance issues while continuing her daily duties. I suspect that in the last 6 months, Joni has only worked her regular (day) schedule a dozen times. Her team seems positive moving forward and we hope to have everyone healed up in the next month and another employee hired soon - who will prove to be a good fit for us. All of our staff have done a tremendous job of rolling up their sleeves and assisting where needed cleaning rooms, doing dishes, and serving meals. I'm excited about the team we currently have; one of the best we've had!

We recently completed our Annual Facility Plan which identifies concerns with our facilities due to aged/poor condition, and spacial limitations caused by growth. The Academy addressed a number of ongoing and growing concerns from inadequate space (training rooms, offices, firearms ranges, EVO, dormitories, and support services workspace), to asphalt, sidewalks & gutters, aging HVAC equipment, window coverings, wallpaper, carpet, window replacement, electrical upgrades, dorm showers, kitchen equipment, perimeter fencing, dormitory and dayroom furniture, and classroom renovations. The Academy was approved on four projects from last year's request: Expansion/Replacement of Target Systems & Retaining Walls at the Outdoor Firearms Range; Indoor Firearms Range Expansion/Addition to Building & Mechanical System Upgrade; Facility Door Locks and Security System Replacement; and Long-Gun Range Build. We are looking forward to getting each of these projects moving, and when they do, we will have much to oversee!

### Completed Projects:

- Remodeling of the MPR & New Weight Room – As you’re aware, we were able to remodel the MPR & Weight Room. It has turned out great and all instructors and users have been very pleased. The lighting contractor completed their work in the MPR and we found that their lighting design did not cover the room adequately. Working with the contractor we added roughly 40% more lights to the room. There were two bad drivers in the new lights so there are two small sections where bulbs aren’t burning, but we hope to have those replaced soon; and the impact is minimal (most don’t even see it).
- Drain Line & Women’s Locker Room Ceiling Replacement – We’ve also finished this project. If you’ll recall, we found a leak in one of our mechanical room drains (caused by a rusted, debris-filled line). Our team put in a temporary PVC fix until plumbers could come in and replace about 65’ of cast iron pipe. In the process our team then replaced lighting and sheetrock ceiling in the women’s locker room with a waterproof drop ceiling tile/grid system (for ease of access to these pipes moving forward).



### Other WLEA Accomplishments:

- Outdoor Range Light Pole – During one of our weekend checks in February we found one of the ODR light poles leaning at about a 15% angle due to a severe storm w/ wind. Many of the light pole bases had been covered over the years due to run-off/sediment. 2/3 of the pole was rotted out at the base and unsalvageable. The maintenance team was able to secure a crane and remove the hazard early Monday morning. We will leave this light pole out until we address the ODR expansion. We were fortunate it didn’t come over on a student or vehicle as firearms training for our POB was in full swing at the time. We’ve since uncovered the other poles and discovered one other pole that will need some reinforcement in the near future.
- Creation of MILO#4 Room – Due to the numbers and practical schedule of our Detention Officer Basic, we found ourselves in a position where we needed an additional MILO room (Use of Force Simulator). Fortunately we had a brand new MILO system setting in our storage room (we had plans to put it in a traveling trailer for off-site training) that we were able to set-up in the old exercise room. The maintenance team was able to refurbish this room on short notice and set-up audio/visual capabilities as well as manufacture “covers” for two of these MILO training rooms.
- State Fire Marshal Inspection – It has been several years since the State Fire Marshal inspected our facility. In March he completed an inspection of our facilities and minus a few minor issues, he was pleased with the findings. There were two issues identified and we were able to address 95% of those that week. Many of our fire [double] door closures were not functioning properly (the latch door would close before the striker plate door, preventing them from sealing completely). We also had two “EXIT” signs in our outbuilding that were not lit up. The team has addressed both of these issues; we are waiting on new door closures for one of the doors is all that is left.
- Miscellaneous – The team has accomplished many other smaller, but meaningful projects:
  - CAT6 runs to MPR/GYM
  - Fixed various leaks
  - Instructor Workstation in MPR
  - Replaced HVAC pumps/motors
  - Maint. Equip. maintenance
  - Painting walls, handrails, & pipes

- EVO Vehicle maintenance
- Snow Removal
- Wood refinishing inside WLEA
- Clean/paint Instructor Offices
- Industrial Washer/Dryer maint.
- IDR track maintenance
- Fixed kitchen Walk-in Cooler
- Replaced various sinks/sprayers
- Replaced dorm thermostats
- Replaced zone valves
- Replaced numerous shower valves
- Rebuilt ODR “covers”

### **Upcoming Projects:**

- Chiller Replacement – This has become a great area of concern as one of our chillers has gone down (nearly 9 months ago). Fortunately we run off of a redundant system, and we’ve been in the winter months, but summer is coming and addressing this immediately is a high priority. We’ve been waiting on the correct screw compressor for months, but hope it will be here and the replacement made very soon. Total cost will likely be near \$100,000, but the State has agreed to cover it under emergency funds.
- Tridium Upgrade (Facility Management Software) – For 37 years we have been making facility checks twice daily during the week and once daily over weekends/holidays that consist of security and equipment checks throughout each of the Academy’s buildings. We have a Facility Management software program that constantly evaluates the pressures, temperatures, and operation of much of the facility’s mechanical systems. This system sends alarm notifications through text and email, although staff are unable to determine the extent of the problem, they must respond to the Academy and jump on a computer to diagnose the issues. Just recently we’ve upgraded this software to give us the ability to check these systems while away from the facility. We are still waiting on State IT for completion of this project, which will likely eliminate physical weekend checks for staff, and response to the facility after-hours for false (or non-critical) alarms. IT is currently working on this and we hope to see this come to completion this month.
- MPR Sound System/Panel Upgrades – We’ve found that after the remodel of our Multi-Purpose Room it can be difficult to hear clearly when the instructor is using the sound system. We believe that this is because of the reverberation that takes place in that room. We are currently investigating options to improve the sound quality in this, our only large training room at the Academy. We are looking at different sound baffling options for the walls/ceiling.