

# Wyoming Law Enforcement Academy

## Condition & Recommendation Report - 2023

The Wyoming Law Enforcement Academy was built in 1984, on 55 acres of rugged terrain overlooking the North Platte River (nearly 150' elevation drop from our main facility to our driving pad only 300 yards below). Of that 55 acres, only 12 acres is usable (without *major* dirt & retaining work). We are currently maximizing the use of this land with buildings, parking lots, driving pads, firearms ranges, and roadways. In 40 years, there has been no substantial upgrades to the facilities or the property. In 2016, the *Academy* spent \$600,000 to build a 70' X 80' steel building (high cost due to foundation needing to be overbuilt on poor soil). This practical training building has limited amenities (no water/sewer, not finished on the inside). It was rough-construction on the inside with open ceilings and walkways above rooms below, to mimic different environments officers would respond to - trailer house, offices, jail cells, small bar, etc. This shoot-house/practical training building is used by our officers, and outside agencies who come in and perform specialized training with their tactical teams. A second smaller steel building for fleet/equipment storage was built a number of years before. Both of these structures were built utilizing enterprise and DCI's forfeiture monies, not General Budget funds. Over the years we have completed a few minor interior remodel projects (by staff), an upgrade of our indoor range target system, a few million in asphalt repairs, water line and septic work, and the typical major maintenance repairs/replacements, but apart from these, the WLEA is no different than when it was built in 1984.

I read recently that Nebraska allocated \$47 million to upgrades and expansion of their Law Enforcement Academy. Interestingly enough, their facility was virtually identical to the WLEA in 1984 as it was built by the same engineering firm. What's different is that they added a second dormitory 20 years ago (doubling their capacity), and three other large buildings (training rooms, ranges, and administration). What started out identical to the WLEA 40 years ago is now nearly twice the size of ours, plus they'll be making \$47 MIL more of major expansions/improvements to their facilities.



Having been able to visit several training academies in the mid-west region over the years (many of them multiple times), I've observed major upgrades and expansions to most of them. After only a few emails to contacts at surrounding states' academies, I received just a glimpse of what has happened in our surrounding states. In the last 15 years, most surrounding states' academies have continued to make major investments (upgrades & improvements) on their training facilities: **North Dakota** - \$13 MIL; **South Dakota** - \$0 (not including Major Maintenance monies); **Nebraska** - \$47 MIL last year alone; **Kansas** - \$15 MIL & working with legislator's currently on \$200 MIL expansion over next 5 years; **Idaho** - new facility 1994, \$3.5 MIL since (working on plans to construct new training village); and **Montana** - \$19 MIL (some of this was Major Maint. monies).

In 2019, a Feasibility Study was conducted on the WLEA. That Level I/II study confirmed that our facilities have not kept up with training demands, and many major components are outdated and/or breaking down and in need of total replacement. The price tag they gave at the time was a remodel/expansion on the [limited] existing site for \$60 MIL, or a total new build at an undetermined site for \$66 MIL. Unfortunately, those options died in Cheyenne shortly after.

STIMA construction solutions		WLEA Feasibility Study Existing Site	
		<b>Job Duration (Months):</b>	24.03 Months
		<b>Area Square Footage:</b>	231,246 SF
		<b>Area:</b>	PROJECT TOTAL
Estimate dated: April 19, 2020			
Description	Estimate	Price per SF	
Existing Administration/Instructor/Staff Offices and Support Spaces	\$ 2,104,713	\$	235.85 /SF
Existing Lecture / Classroom / Laboratory / Meeting Facilities	\$ 7,272,130	\$	265.96 /SF
Existing LETC Support Facilities	\$ 20,265,089	\$	198.15 /SF
Existing Defensive Tactics	\$ 572,698	\$	90.90 /SF
Existing Specialty Scenario Training Environments	\$ 379,979	\$	153.71 /SF
Existing Firearms Training and Support Spaces	\$ 7,483,228	\$	254.80 /SF
Existing Tactical Village Training	\$ 5,163,724	\$	115.43 /SF
Existing EVOC Driving Track, Skills / Skid Pad	\$ 16,330,532		
Potential Land Purchase Price	\$ 573,990		
<b>Existing Site Project Total Site Improvements</b>	<b>\$ 60,146,083</b>	<b>\$</b>	<b>260.10 /SF</b>



WLEA Feasibility Study New Site

**Job Duration (Months):**  
**Area Square Footage:**

16.01 Months  
231,246 SF

**Area:** PROJECT TOTAL

Estimate dated: April 19, 2020

Description	Estimate	Price per SF
<b>New Administration/Instructor/Staff Offices and Support Spaces</b>	\$ 3,258,366	\$ 365.12 /SF
<b>New Lecture / Classroom / Laboratory / Meeting Facilities</b>	\$ 9,388,598	\$ 343.36 /SF
<b>New LETC Support Facilities</b>	\$ 28,094,386	\$ 274.70 /SF
<b>New Defensive Tactics</b>	\$ 1,241,759	\$ 197.10 /SF
<b>New Specialty Scenario Training Environments</b>	\$ 522,836	\$ 211.50 /SF
<b>New Firearms Training and Support Spaces</b>	\$ 7,657,655	\$ 260.74 /SF
<b>New Tactical Village Training</b>	\$ 4,311,036	\$ 96.37 /SF
<b>New E VOC Driving Track, Skills / Skid Pad</b>	\$ 10,673,264	
<b>Potential Land Purchase Price</b>	\$ 874,500	
<b>Existing Site Project Total Site Improvements</b>	\$ 66,022,400	\$ 285.51 /SF

The designers of this Academy built it to meet needs of the State for the next 20 years; it did just that. Since the early 2000's there have been several requests to expand, upgrade, or rebuild various aspects of the Academy, and again, **NO** monies were allocated - even with evidence of increased attendance, outdated facilities, failing equipment, and growth potential. We have greatly increased the length, and number of our classes from 40 years ago. Our Peace Officer Basic (POB) in the last 40 years has nearly doubled in length - 320 hours in 1984; 605 hours today. When the WLEA was built in 1984 we had three Peace Officer Basics, two Detention Officer Basics (200 hrs), and a handful of advanced courses. Now we have three, 605 hour POB's annually; three DOB's (now 300 hrs), and two Communications Officer Basics. Our three basics alone (mandated by State Statute) equate to over 4,000 hours annually of training on campus. Add to that, the dozens of advanced classes and outside agency usages annually, and this facility is doing more than any of the original designers likely imagined possible.

To show you the impact from 1984 to present day, we've included the following table:

	1984	2023	Percent Change
Basic Training (Annually)	1,200 hrs	2,881 hrs	140%
Advanced Training (Annually)	400 hrs	916 hrs	129%
Facility Usage (Annually)	0 hrs	155 hrs	155%
Academy Instructional Staff	9	12	33%
Academy Office Staff	7	3	-57%
Academy Support Services Staff	12	13	8%

The Academy has tried to do all we can to sustain facilities, minimize the training impact, and cut costs. Equipment and facilities are tired, outdated, and in some cases irrelevant. We've outgrown our indoor range (which has only 12 lanes); our outdoor range is on its last leg (can't find parts to keep the target system running); we use our [inadequate] shotgun range for long-gun training (because patrol rifles for law enforcement were non-existent in the 1980's; now shotguns are often only used for less-lethal munitions). Last year the State fortunately approved monies to address the outdoor and long-gun ranges, and conduct a Level I/II study on the indoor range, but the rest of the facilities are also inadequate, out-of-date, and falling apart.

**Below are our most pressing issues, *and* proposals, to not only get us to the 2020's, but to cast a vision for returning the Wyoming Law Enforcement Academy to one of the greatest in the nation – as it was 40 years ago.**

### **Additional Land Purchase**

As mentioned, the WLEA is maximizing the use of the 55 acres (with only 12 useable acres currently). If the WLEA stays on the existing site and hopes to continue to grow and expand as necessary, we cannot do that easily on the current footprint. There is a 6 acre lot directly across the highway from the academy that sits on the top of a residential area. This lot has been difficult to sell because it lacks water pressure to feed additional housing or business units. We've been approached several times to see if we would share our pump station to feed this area. Without this pump station, purchasing this land would prove costly as the developer would have to invest hundreds of thousands of dollars just to provide city water to these lots. We believe that this land would be extremely useful to the WLEA. This property, although not currently valuable to developers, could prove highly valuable for the accomplishment of our mission at the Academy. The WLEA is in need of additional facilities. We have great need for a Tactical Village (see narration on page 20), where students respond to various calls in a "mock" community with store fronts, streets, schools, shoot-houses, etc. This 6 acre lot would be ideal, only one block from the Academy. One of the structures built could have a bathroom with city water (there would be enough water pressure for one small building) and sewer.

Looking at other options for this property, the WLEA could divide its training into two separate locations. We could build an Advanced Training facility on this site, complete with dormitory and training rooms. The Basic Training could continue at the existing site. Another option would be to build much needed training rooms on this site, facilities which would require only minimal water/sewage needs (bathrooms). If we built a dorm, we could use our own pump station to feed these facilities. This would likely be a more expensive solution to our current problems, but the land gives the WLEA options, and the ability to expand some of our training to only a block away, instead of miles away. This would free up what little space we currently have to use for facilities that would best be located on-site.





### **Additional Dormitory, Additional Training Rooms, Cafeteria Expansion, & Administrative Offices**

**Dormitory/Training Rooms Addition** - There are several chokepoints here at the Academy. Apart from our firearms ranges, the greatest limitation we have is in housing our guests, *and* training rooms. The COVID pandemic all but eliminated these problems for nearly two years as we were forced to have only one class on campus at a time, and all students were required to occupy their own dorm room. Because we had to have single occupancy in our dorm rooms, it forced us to change the way we scheduled and delivered training. Because basic training is mandated by state statute, we spread out Peace Officer and Detention Officer training throughout the year (without overlap) and moved some of the content to distance learning (online). This meant that most of the advanced training had to take a back seat to our basic courses. If a pandemic occurred again, we would have to return to a similar scenario, limiting the number of students we could accommodate and train.

Fortunately we're now back to [near] normal, but also experiencing some of those same pre-COVID limitations. We have returned to two basics that overlap training (3 times annually), as well as advanced courses that also take place concurrently. We are back to double-occupancy dorm rooms, which helps, but with a bed count of 112 and factors such as the number of classes on campus at one time, the number of males/females in each class, other special room accommodations, room maintenance issues, etc. - max capacity is far less than 112.

Several years ago we added a large training room (formerly our Custody & Control/Mat Room) as our training space was limited - especially for larger groups. Apart from that addition, we do not have any new training rooms at the Academy. The two main training rooms we utilize are set up for 40 students in a lecture-style room where rows of students are elevated on platforms. The majority of teaching in 1984 took place in a "lecture" format; these rooms were ideal for such training. Training has naturally evolved

since then. Currently we utilize adult-learning principles and teach in environments where lecture is often the least utilized method of training. Today's methods best utilize open classrooms where group discussions, break-out sessions, and practicals can take place. We only have one such classroom at the Academy. That leaves us with two [impractical] lecture halls, one classroom, and one large training room in the entire facility. This has proven to be inadequate for our current training needs, let alone for the next 20 years.

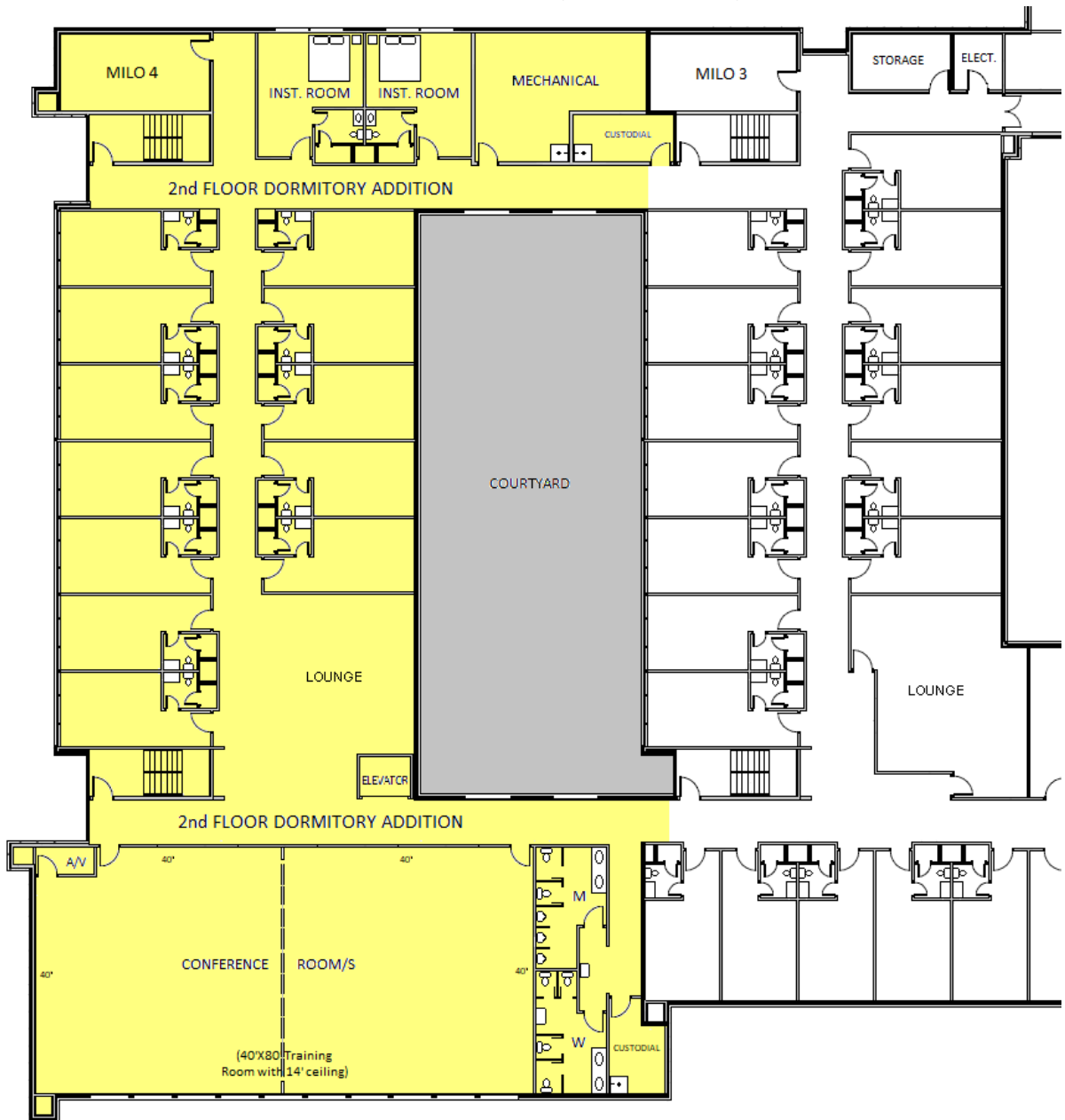
We believe an additional dormitory, additional parking lot, and several large training rooms will help us meet the current training needs, and sustain the likely continued growth in the future. This dormitory would set parallel to our west dormitory and connect on both ends. It would mimic the existing dorm; 24 dorm rooms would be added, two training simulator rooms, two lounges, mechanical and custodial rooms, large student laundry, as well as 5 instructor/handicap rooms. It would increase our total bed count from 112 to 165. An elevator would be added to accommodate handicap guests, and assist our support services staff who are regularly moving supplies and equipment up and down floors (via stairs). On the south end of the new addition we would have one large conference room (40' X 80' with 14' ceiling) which could be divided in half to make two large training rooms. On the main floor there would be two medium sized training rooms (35' X 40' each with 12' ceilings). Public restrooms would be located just outside these training rooms on both floors.

New student and staff parking areas would be needed as the dormitory would cover much of the existing lot. We propose adding a large parking lot below the dormitory and main facility to the south, to accommodate additional guests and make up for the lost parking spaces. Parking for support staff could be moved further north and into the area across from the maintenance shop. (See proposed design below – existing in white, addition in yellow)

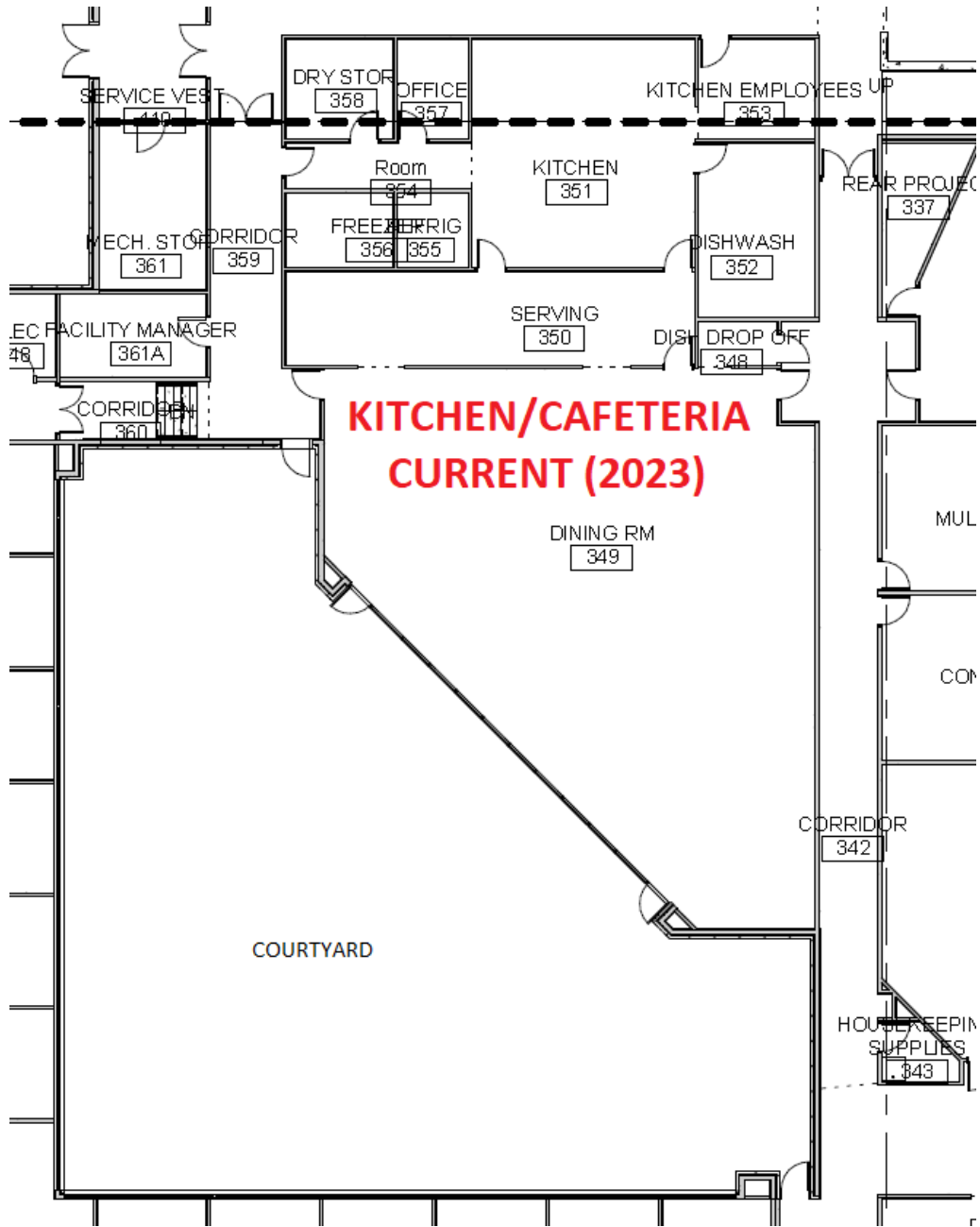
**DORMITORY ADDITION (FIRST FLOOR)**



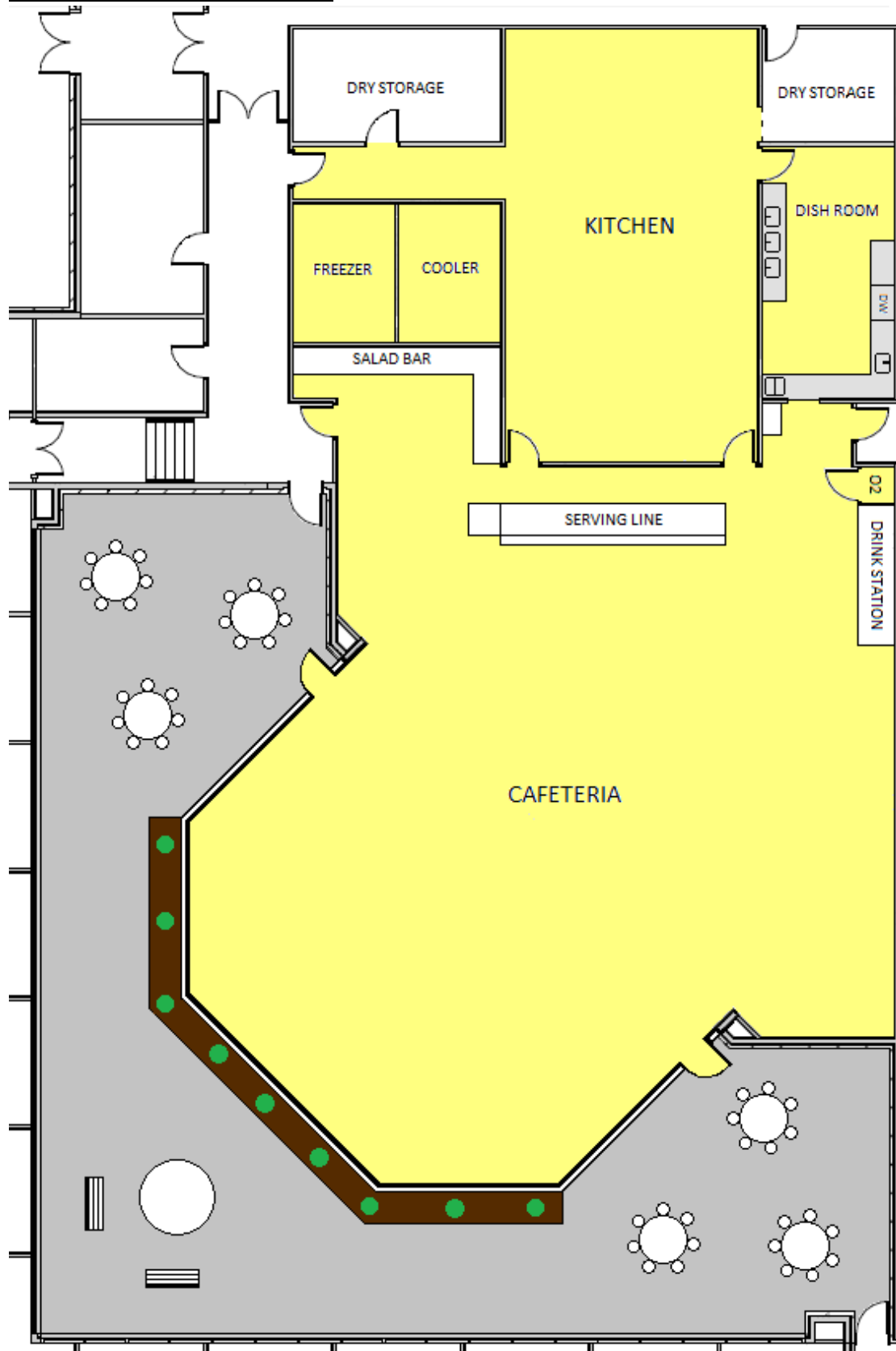
**DORMITORY ADDITION (SECOND FLOOR)**



**Kitchen/Cafeteria Expansion** - In conjunction with the dormitory and training room expansion, our kitchen and cafeteria would need to be expanded to sustain the increase in student/usage numbers. We would propose an increased kitchen area, to include larger cooler and freezer space, a larger dish room, and an expansion of the cafeteria. Fortunately, the WLEA has a courtyard just outside the cafeteria that is rarely used. Expanding the cafeteria into the courtyard, and moving the kitchen into part of the existing cafeteria would allow us to accomplish this with little impact on the existing footprint. (See original blueprint, then proposed design below)



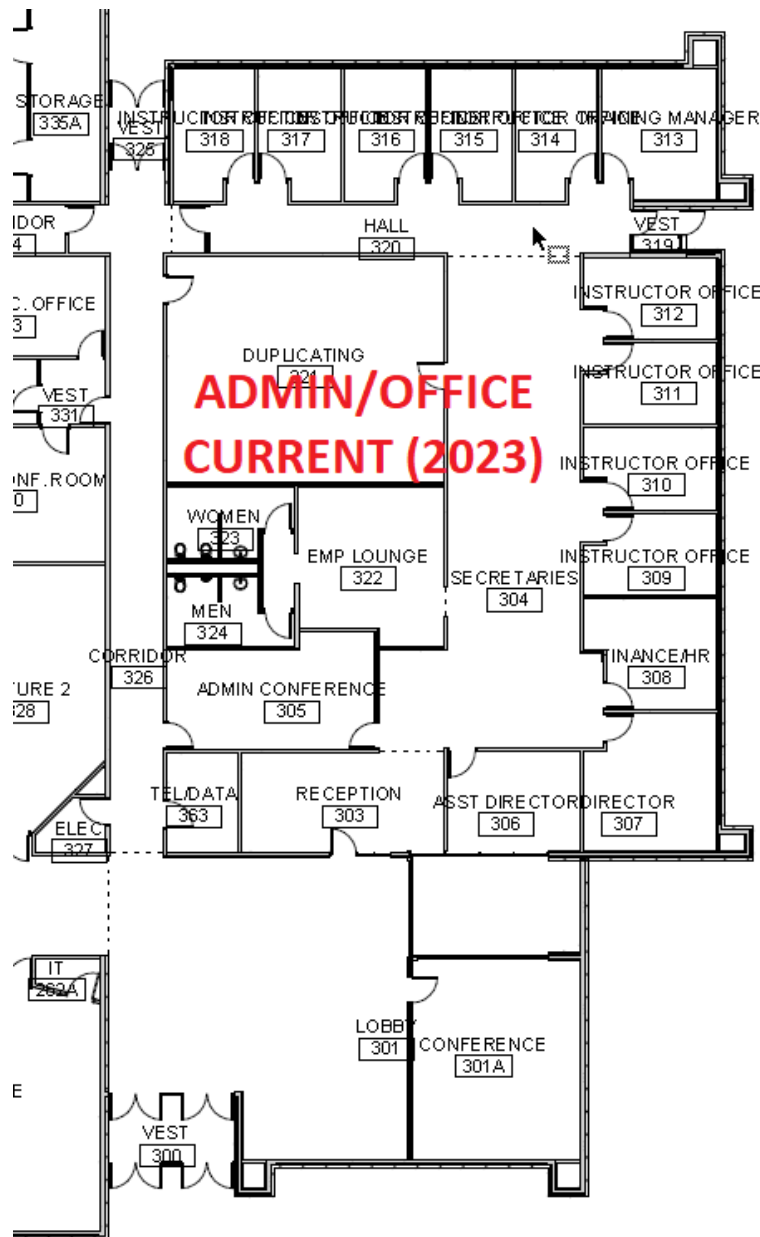
**KITCHEN/CAFETERIA EXPANSION**





**Additional Administrative Offices**

Having an expanded capacity will allow us to continue to meet the training demands of the State, both Basic and Advanced. Having facilities that will accommodate larger classes and additional courses equates to greater workload on our staff, requiring additional training and support personnel. To further meet these demands, we are proposing an additional administrative wing attached to the existing floorplan to provide space for administrative support personnel and increase the size of the restrooms in the admin area. Seven offices would be included in the new wing, as well as a meeting room/office and large conference room. (See original blueprint, then proposed design below)



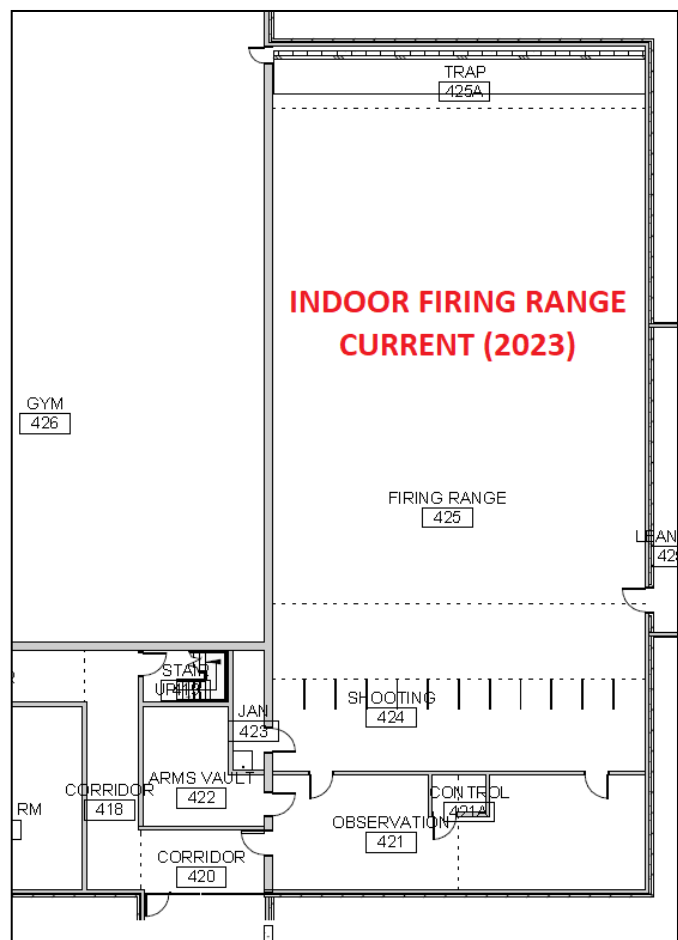
**PROPOSED ADMINISTRATIVE OFFICES**



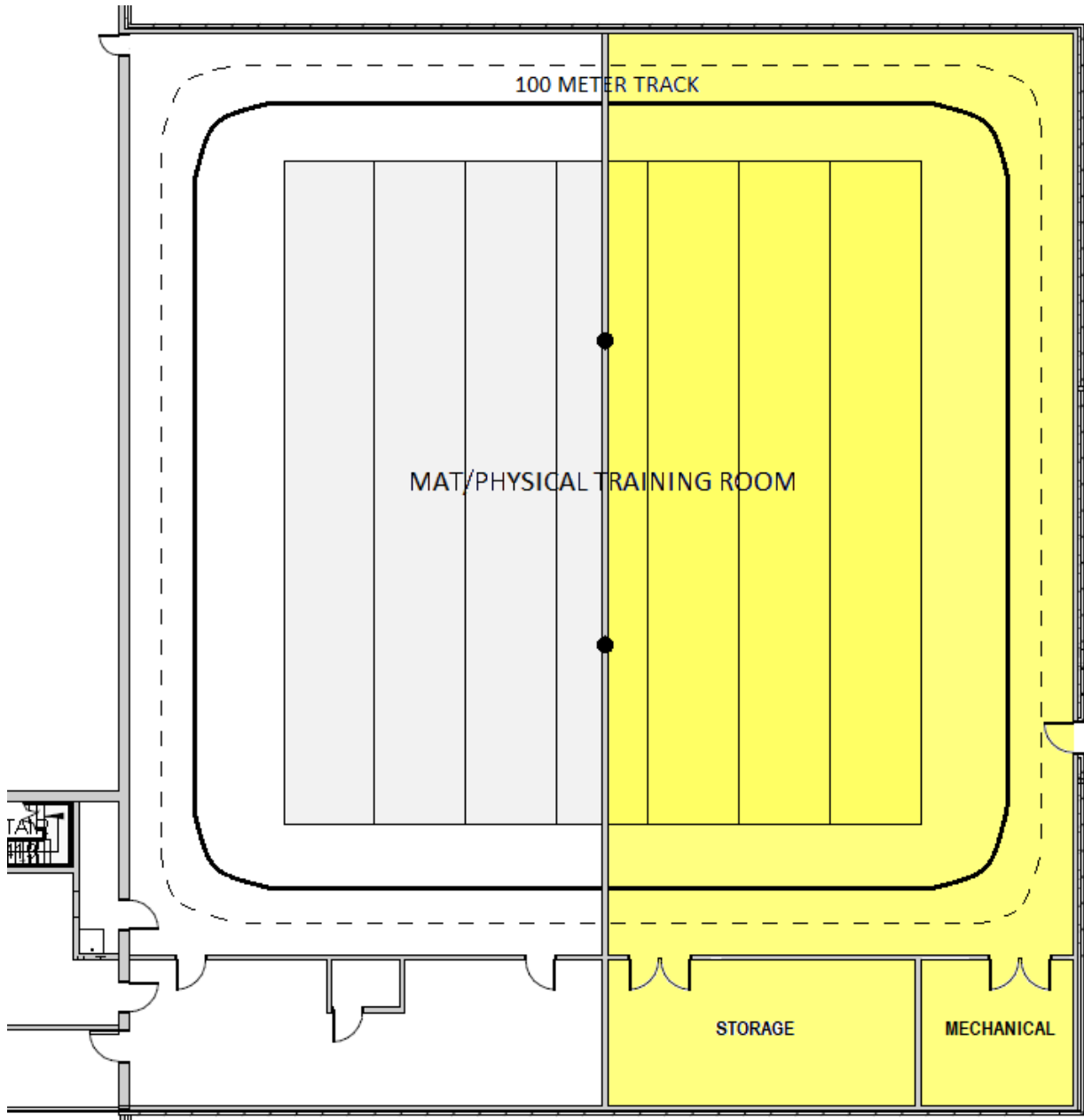
## Indoor Track/Physical Training

Physical fitness and the law enforcement profession *should* go hand-in-hand. For a new officer attending basic training, they must pass a physical fitness test to ensure that they are ready for the demands of training (custody & control, firearms, practical exercises, etc.). If officers don't pass, they are sent home - some without a job. Students are required to perform physical training throughout the basic course, as well as complete physical fitness testing at the end of training.

For years the Academy has utilized the gymnasium for this testing (and training), although larger class sizes over the past 10 years have forced us to find other locations. 40-50 people running on a 3 foot track around the outside of a basketball court is impossible to accomplish. Breaking the class up into 4-6 groups helps, but that extends the testing time greatly. Running tight corners repeatedly can create mechanical problems on knees and ankles, and maneuvering those corners with multiple officers at one time is a safety hazard (tripping, falling, and collision [with wall] injuries have been common). We've been using the outdoor track at the local High School (when weather permits) and one of the indoor arenas at the WY State Fairgrounds (when it doesn't), but regularly we are forced back into our gym due to scheduling conflicts with these facilities. Run scores are obviously better on a longer track with less (no) 90 degree turns; this inconsistency between locations has yet to be challenged. We are proposing that if/when the Indoor Range were to be moved to a new location, we then double the size of this area and create an indoor fitness area, to include a 100 meter track around a large mat area for custody and control training and other practical exercises. We could then do *all* of our PT Assessments onsite (consistency), and conduct physical fitness training, custody & control, and various practical skills training in this area. (See proposed design below)



**PROPOSED INDOOR TRACK & MAT/TRAINING ROOM**



The following photos are an aerial photo taken of the WLEA (upper facilities). The top is the original, the bottom is digitally created. The bottom photo depicts a “rough” description of the location of each of the additions/expansions (in red) on the existing footprint, as well as the expanded/additional parking. Hopefully this will help you understand the physical impact to our site.









## EVO Pad/Roadway Rebuild

As is typical, when this facility was built in the early 1980's, aspects of the project were over-budget. While constructing the Emergency Vehicle Operations (EVO) pad, they made the decision to save money by bypassing an underground drainage system and water barrier/membrane under the asphalt, even though they knew there was a permeable layer of soil underneath that allowed water to travel underground. Each spring, there are numerous areas on the EVO pad where water seeps up through the asphalt and drains towards the river. Because the project was not done correctly nearly 40 years ago, water, movement of soil, freeze/thaw, and expansion and contraction occur throughout the nearly 6 acre EVO Pad, creating cracks regularly. In 2022, all major cracks were milled and filled on the EVO pad because there were separation gaps and elevation changes of an inch or more (which create further water damage to subgrade material, and "tripping" hazards for cars during vehicle training). A sealcoat was also applied to the EVO pad. Due to severe alligator cracking throughout the roadway leading down to the Outdoor Firearms Range and EVO pad, a mill and overlay on the roadway was also completed. Although there was damage to the subgrade material on the roadway, they did NOT replace it due to limited funds. The engineers felt we likely had 6-8 years left until the EVO pad and roadway would need to be totally reconstructed (addressing the drainage system and subgrade material prior to new asphalt).

To rebuild the EVO pad - on the limited acreage, with the soil and drainage issues, as well as the current slope of the pad - seems like more of an investment than its worth. Instead, we feel moving the pad to a property where less subgrade work is necessary and more could be accomplished for the cost. A landowner with 39 acres of flat land across the river (boundaries are 500 yards apart) has verbally agreed to sell the property to the State. It's in an industrial area just off of Hwy 59 on the other side of (next to) the railroad tracks. This property would be ideal for a rebuild and expansion of the current driving pad. Our EVO facilities are insufficient for current training standards in Law Enforcement at this time. Being flat, further away from town and in an industrial area, would allow for greater use with little impact on the citizens of Douglas. At 39 acres (100% useable land), this property has three times the functional space as the entire current Academy grounds (which has 55 acres). The engineer who was involved in the recent Firearms Ranges Level I/II Study is also a leading designer in Emergency Vehicle Operations Training facilities for law enforcement. They included a draft EVO Complex for us on the 39 acres which met current standards for EVO training. It would include a building for vehicle and equipment storage, asphalt skid pad, asphalt skills pad (cone courses), asphalt street grid, and asphalt oval ¼ mile track with 500 yard straight away. This oval track would have multiple roadways, both gravel and asphalt, inside and out to help simulate various different road designs and ingress/egress onto the track and training pads. (See Proposed Land/EVO Complex below)

**Moving the EVO facilities to this site would allow us to move all of the firearms ranges to the current 6 acre EVO pad (see Firearms Ranges Level I/II Study).** Furthermore, doing so would allow us to repurpose portions of our current EVO and Firearms facilities into a Tactical Training Village, something we've considered - and needed - for some time, but didn't have space to accommodate.

**PROPOSED PROPERTY / EVO COMPLEX (1 mile from WLEA on HWY 59)**



CURRENT WLEA PROPERTY





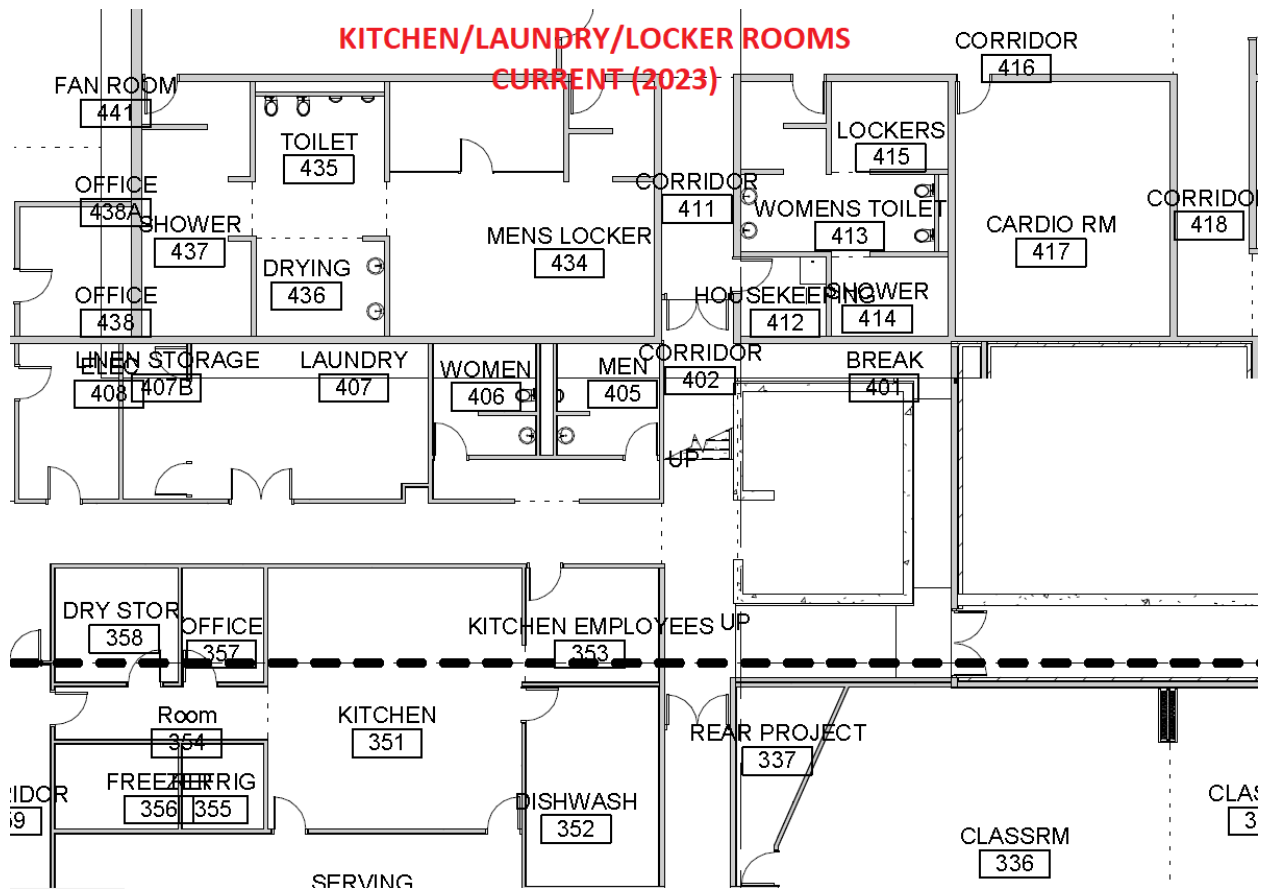
## WLEA Tactical Village

Common at most law enforcement training facilities is a “training city” or “tactical village” where officers are able to respond to calls at various different locations within a mock community. These “towns” have streets, store-fronts, residential areas, schools, and playgrounds. Although not full-size, the buildings that comprise this miniature town resemble “real-life” businesses, schools, and residences where officers respond to domestic violence calls, DUI’s, bar fights, robberies, and traffic violations. Hypothetical training in a sterile classroom is unrealistic and ineffective, and repeated building searches or traffic stops performed on the same dormitory or in the same parking lot limit an officer’s ability to focus and prepare for the many unknowns they’ll meet. To move the Emergency Vehicle Operations training, and place the Firearms ranges on the Current EVO Pad (as is the recommendation from the Level I/II study), would free up several acres of already “established” property with two fully equipped buildings - bathrooms, electricity, heat, etc. ([previously] Outdoor Handgun Range House and EVO Garage). The [previous] Handgun Range House could serve as a staging area for those awaiting training, while the EVO Garage/Tower could double as a gas station and observation point for instructional staff dispatching officers to various calls in the WLEA Tactical Village. Asphalt roadways are already established and “alternative” structures could be constructed to resemble a small village located at the Outdoor Range facilities, and on the EVO Pad. A considerable amount of dirt could be moved from the current outdoor range berm/backstop to provide for additional space for this village. (See proposal below)



**Remodel Project**

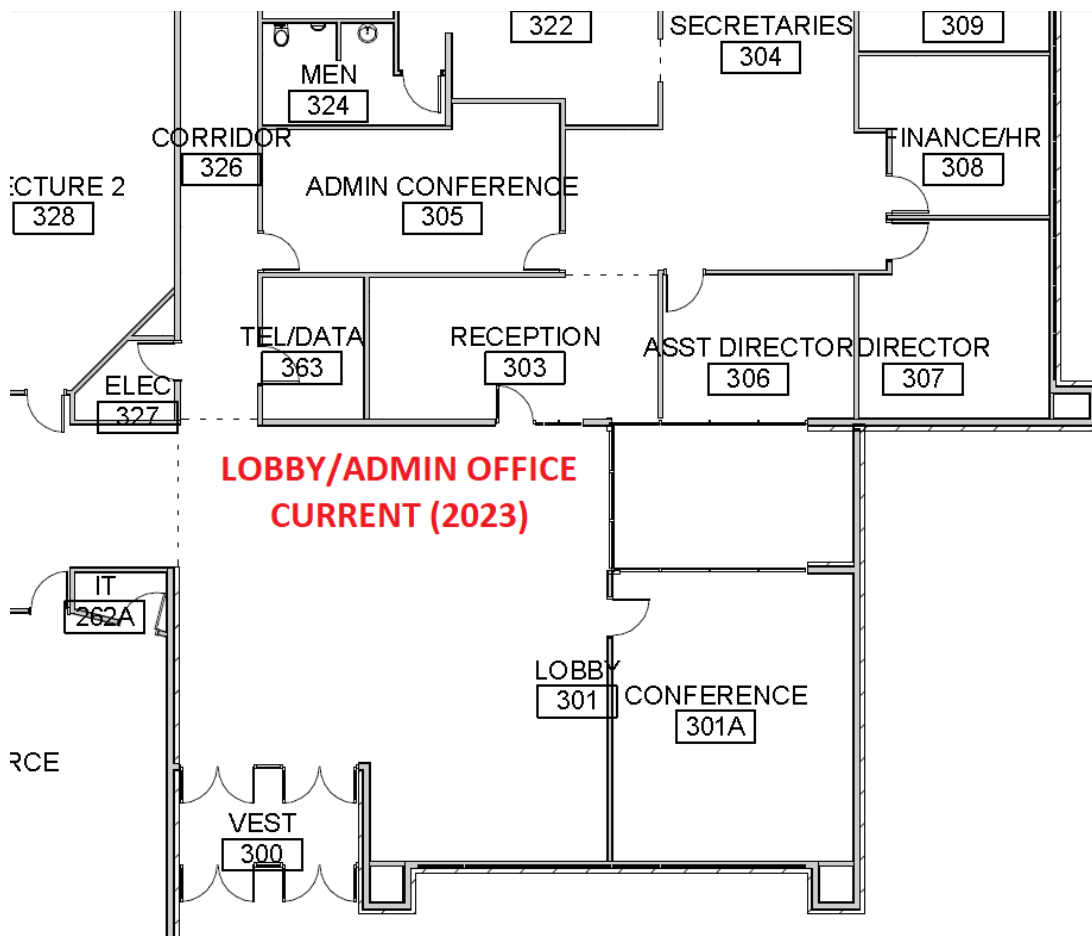
**Men’s Locker Room & Support Services Remodel** – One of the major concerns identified in the 2019 Level I/II study was that the Academy had outgrown the current facilities. An area they identified as a deficiency was the working space & storage needs for our housekeeping section. The housekeeping staff (4 employees) clean and care for five buildings, including our 82,000 sq ft main facility with 60 dorm rooms, multiple training rooms, restrooms, locker rooms, hallways, and dozens of offices. They clean linens and towels for 40-120 officers weekly - with one industrial washer and dryer - in a workspace 14’ X 21’ (300 sq ft, which includes the commercial washer & dryer, shelving, storage cabinets, laundry bins, and a small folding table). All four cannot be in the housekeeping room together working as there is only room for two. We are proposing that the underutilized men’s locker room (1,200 sq ft) be remodeled into the new housekeeping facilities, and a 12’ X 24’ training room. The men’s locker room would be moved to the old weight room adjacent to the women’s locker room. The old housekeeping area would be renovated into three new offices for the [Housekeeping], Maintenance, and Food Services Supervisors. The old offices (one which set in the mechanical area and has unsafe sound levels) will be turned into much needed storage in the kitchen and mechanical areas. An additional Level I/II Study was completed specifically for this project in June (see **Interior Reconfiguration Level I/II Study**). We are hopeful money will be approved for this remodel. (See proposed design below)







The recent Level I/II study confirmed that there is room in the lobby area to adequately address all of the concerns mentioned. We can knock out the wall and door that separates the office area from the lobby, and move administrative personnel closer to the front doors. We would then enclose the [now smaller] lobby, and place a number of security doors to deny access to the Administrative Offices, the dormitory, and training areas. We would also construct an office for the POST Director, a small Testing/Conference Room for POST, and an open area for the POST Admin. Assistant, file storage, and receiving area for clientele. A larger conference room would be added, to be utilized by the Academy and POST staff, as well as a “secure” setting area inside the administrative area. This “secure” setting area would also be shared by both WLEA and POST. Making these changes brings POST out of the “back closet” and makes them, and the WLEA reception more visible and easily accessible for the public, while increasing our ability to keep the facility secure, and the staff and officers safe while at the Academy. **This was also part of the above mentioned Interior Reconfiguration Level I/II Study.** We are hopeful money will be approved for these two projects. (See proposed design below)



## PROPOSED LOBBY REMODEL



### Expansion of Indoor Range

As mentioned previously, the indoor range is *the* greatest chokepoint here at the WLEA. We have a 12-lane range that likely accommodated training well when the doors opened 40 years ago, but since then it has limited our ability to effectively prepare our officers for the use of handguns in deadly force encounters. With basic classes of 30 to over 40 officers, we utilize the outdoor range as much as is possible, but often during our fall and winter classes (4 of them) snow and severe weather dictate that we shoot inside. When this is the case, 12 officers shoot at one time (that's if all 12 lanes are functional), while 2/3 to 3/4 of the class wait for their turn. Because we don't have the liberty to increase the length of our basic classes dependent on weather, class size, or officers' pace of learning, we are required to get all of the students trained in the same amount of time. Those students who attend a class where they are forced to shoot inside due to weather (winter of 2022/23!!!) are shorted trigger time on the range [compared to other classes] as they wait their turn to shoot. **The Firearms Ranges Level I/II Study recommended three new ranges located on the current EVO pad (see diagram above on page 24). The proposed changes include a 30-lane Indoor Range, 30-lane Outdoor Range, and a 6-lane Long-Gun**

**Range, all located together on the EVO pad (see Firearms Ranges Level I/II study).** With these ranges all in the same location, they could be used concurrently to train officers in other classes, or one class all at once (on multiple ranges and/or other weapons – ½ class handgun, while ½ class patrol rifle). We are hopeful that additional money will be assigned for the construction of this indoor range in addition to the other two ranges.

#### **Pavement, Curbs, Gutters, Sidewalks for Outdoor Range**

The Outdoor Range Parking Lot is of gravel/road base construction. Although this has met the needs over the past 35 years we regularly deal with issues related to maintenance, snow removal, thunder storms/microbursts, subsequent flooding and run-off, debris on the range, mud, cleanliness of main facility (tracking of debris after training), etc. Because of various projects, storms, and run-off, our ODR Parking area is a mud-hole in places. The best solution long-term would be to pave this lot, as it is the only area on the grounds that is still not paved, yet it is one of the more frequently used areas. **To be addressed with 2023 Capital Construction Firearms Project/s.**

#### **Retaining Wall for Outdoor Range**

Run-off and debris on the Outdoor Range is a never-ending battle due to the poor soil saturation, lack of vegetation, and storms from April through October. Many of the sidewalks, gravel, and shooting areas on the range are regularly covered with soil and debris after snow melt or thunder storms. This could be minimized by constructing a retaining wall on both sides of the range, running the entire length of the range. This would prove beneficial for maintenance, housekeeping, instructors, and students in clean-up, cleanliness of facilities, snow removal, and time management. **To be addressed with 2023 Capital Construction Firearms Project/s.**

#### **Long-gun Shooting Range**

The Academy was designed and built for handgun and shotgun firing courses, long before the popular use of police rifles. Currently a make-shift long gun range is being used at the old shotgun range however the area available does not provide for adequate distances. This project would entail securing expertise from range building experts to study and determine an appropriate location on Academy grounds then to design and build a long gun range to meet our training needs for both basic and advanced training. **To be addressed with 2023 Capital Construction Firearms Project/s.**

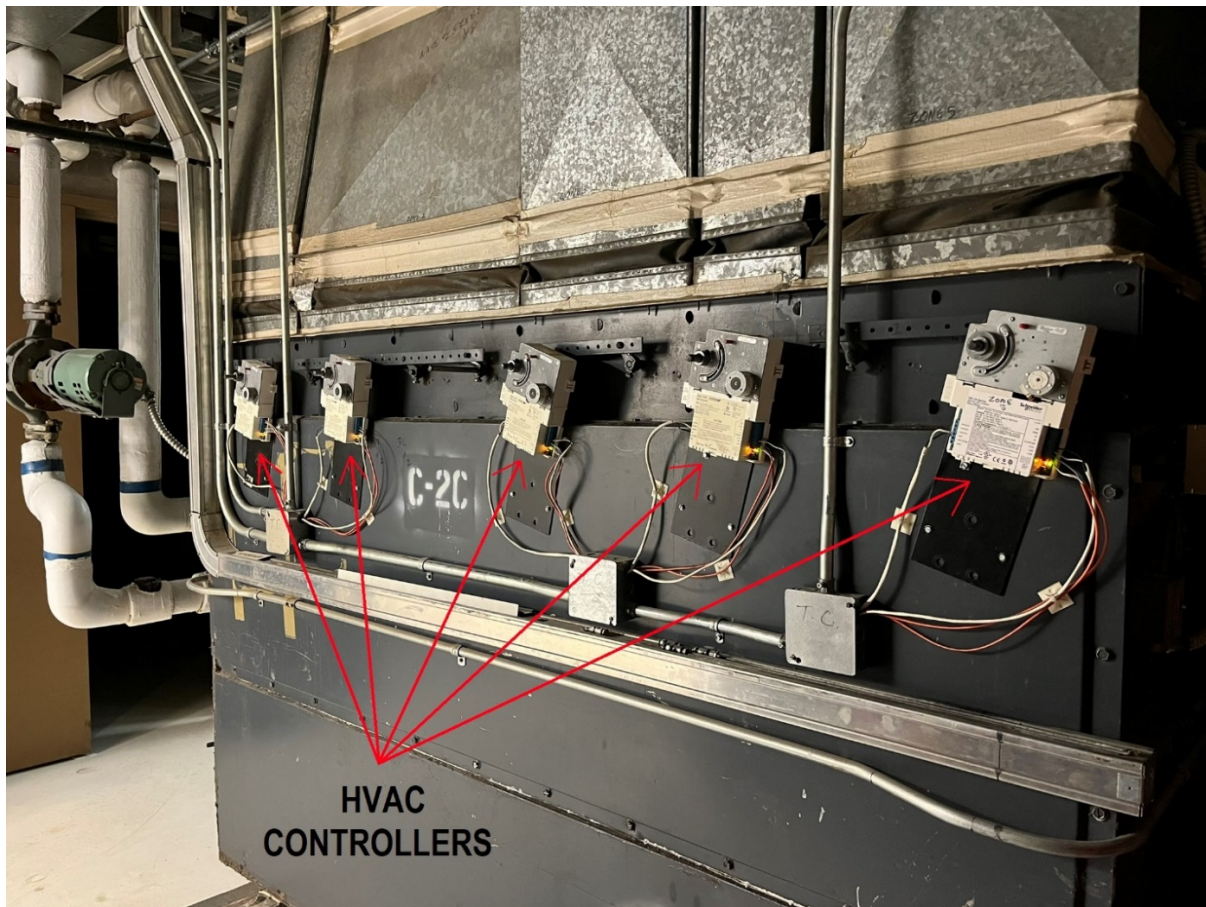
#### **Outdoor Handgun Range Target System Replacement and Expansion**

This twenty lane target system was installed in 1984. The brand and manufacturer of this system was Detroit Armor, who was bought out by competitors on three separate occasions thus phasing out replacement parts over the years. Over the past fifteen years we have revamped the operating components and have turned the target system from a four operating console which runs five target each to a two target system that operates ten targets each. If anything else fails on these operators we will be forced to look into a system replacement. With class sizes being increased over the past 5 years, our outdoor handgun range has become a bottle-neck in our training program. With only 20 lanes, we can

only train 20 students at a time, while the other 20 stands around and waits. If we were to increase the class size to 50, which would prove beneficial during past courses, we would have move to 3 relays and 30 students would be standing around waiting to shoot. **To be addressed with 2023 Capital Construction Firearms Project/s.**

### Replacement of HVAC Controllers/System

The Academy has had three controllers go down in the last two years on our HVAC system. The controllers run our louvers for the six HVAC Systems that provide heating and cooling to our 82,000 square foot main facility. There are 24 controllers on the main HVAC units and one controller in each of the 60 dorm rooms. We were informed by our facility HVAC Management Software/Security System that these controllers have been discontinued and prices have gone up considerably for them. Our staff has done an extensive search to try and find any remaining controllers that might be out there and they are scarce. The contractor which provides our facility HVAC Management Software/Security System has two of them, but they are over \$500 each. We are currently pursuing the purchase of both of these in hopes of putting off the inevitable as long as possible. We are proposing upgrading this 20+ year system, which the contractor said could be over \$300,000. The replacement of these controllers would require new wiring throughout and programming each controller during installation with the management software. **This was included with the 2023 Major Maintenance Requests.**





## Cafeteria Serving Line

The cafeteria serving line has been operational for 40 years. It has become a sanitation hazard and eyesore in an otherwise immaculate area. Laminate has peeled off, broken, and chipped allowing water to saturate the particle wood top. This has caused swelling of the wood resulting in further separation. Porous surfaces are difficult to keep clean, which creates an added hazard on equipment that is used to serve and store food items. The staff serve thousands of meals to students each year, open for virtually every meal Monday through Friday. The food service section is in dire need of a complete replacement of our serving line to maintain health and safety of the food they provide. (See pictures below) **This was included with the 2023 Major Maintenance Requests.**





### **Replacement of Roadway/Parking Lot Light Poles & Lights**

Last winter we had a light pole in the parking lot of the Outdoor Range break at the bottom, nearly falling onto the firearms range. We found that debris over the years had covered up the base of the pole, causing it to rust, impacting the integrity of the steel. After inspecting the other light poles on campus, we discovered similar issues with several of them (rust causing decreased strength, electrical access doors covered where wires shorted out, decayed grout at flange connections, etc.). As with much of the WLEA facilities, these poles are original from 40 years ago and have exceeded their life expectancy. Replacement of these lights and poles are necessary to ensure facility safety and assist in after-hours security surveillance. Four poles have been removed from our Emergency Vehicle Operation driving pad, but there are eleven (11) others in need of replacement. (See pictures below) **This was included with the 2023 Major Maintenance Requests.**





**Perimeter Fencing**

There are currently dozens of wood posts that are rotted off at ground level after 35+ years. The fence has fallen down in several areas and we have had to go in and prop the fence back up with steel posts to keep the neighboring livestock out of our property; this spring we will need to go in and drive posts to support multiple large sections that have fallen or don't have standing posts any longer. The right of way fencing along the WLEA property along Hwy 59 was replaced in 2022 through a WYDOT Hwy 59 asphalt project, but there is still roughly 1 mile of fencing that is in need of replacement separating us from our two neighbors. (See pictures below) **This was included with the 2023 Major Maintenance Requests.**





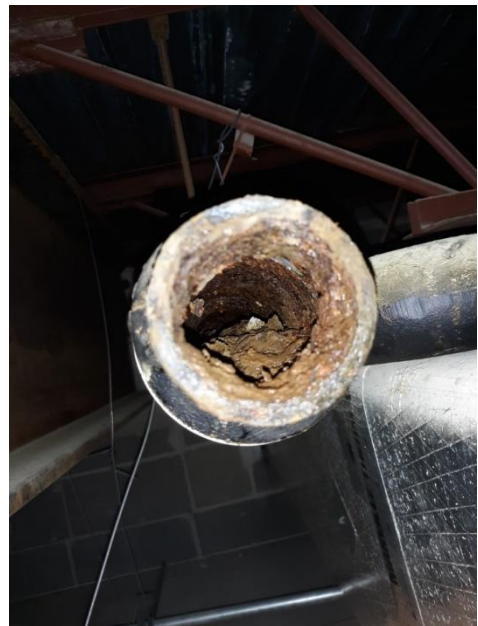


### Kitchen Dishwasher Replacement

Now becoming a health/safety issue for the Academy, the Kitchen Dishwasher is in need of replacement. Purchased nearly 15 years ago, this dishwasher continues to have problems that have required regular maintenance by our staff, as well as outside technicians. Some of the issues we have had to address, and continue to wrestle with, are: track alignment, float assembly failure, leaks, failing heating elements, and rust under the entire unit. These problems prevent the machine from working properly and the last two are a health/safety concern. When the machine is unable to keep water at the required temperature, and rust is present, we run the risk of bacteria in a sterile environment, contamination of food/customers, as well as failing regular inspections. **This was included with the 2023 Major Maintenance Requests.**

### Drain Pipe Condition Assessment

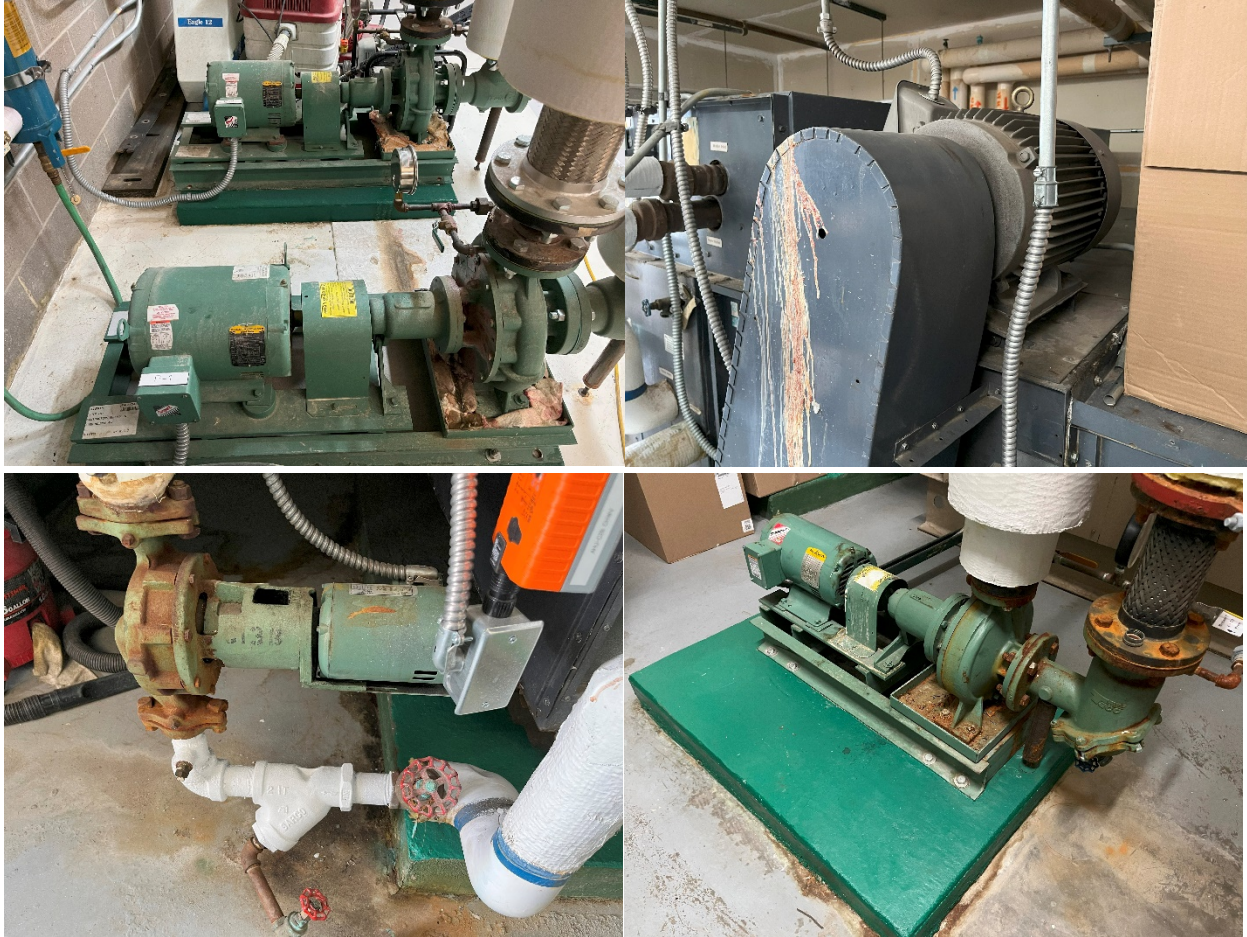
We have experienced a number of emergency situations that dealt with the Academy's drain lines. We regularly experience flooding in the housekeeping room as the industrial washing machine drains into a trough/floor drain which is corroded with rust and debris. When this happens, our housekeeping area becomes covered in water and we have to snake the drain. We had another major drain failure in 2020 when a rubber boot/coupling vibrated off of a 3" HVAC water line in a mechanical room, flooding the room. Because of a restricted floor drain, glycol water overflowed and dumped into the hallway below. The drain pipes throughout the roughly 82,000 sq. ft. of main building are cast iron. We had to replace 150 foot of these drain lines (above ceiling) in 2021 due to a leak. When we opened up the line to determine the problem we found that much of the 3" line was over 75% clogged. After running a camera down the wall and into the floor drain, we discovered it



too was 30% clogged as well. We've since discovered multiple floor drains throughout the facility that were nearly corroded shut. Although part of our preventative maintenance plan is to pour water down these drains monthly, the amount of water we were pouring down has not kept the pipes clean, but in fact likely added to the rust deposit that has been taking place inside. As a result, we have had to spend considerable time snaking out these lines (as best we could) to try and clear these out in the event these floor drains were needed in an emergency. We suspect that in the very near future we could continue to see corrosion that impacts the integrity of these drain pipes (above ceiling and below ground/floors) causing collapse, leaks, back-ups, and flooding - resulting in property damage. Replacement of these pipes would prove costly and have a tremendous impact on the operation of this facility and mission of this agency, but knowing the current condition of this system would give us the ability to better attack this pending crisis. **This was included with the 2023 Major Maintenance Requests.**

## HVAC System Pump/Motor Replacement

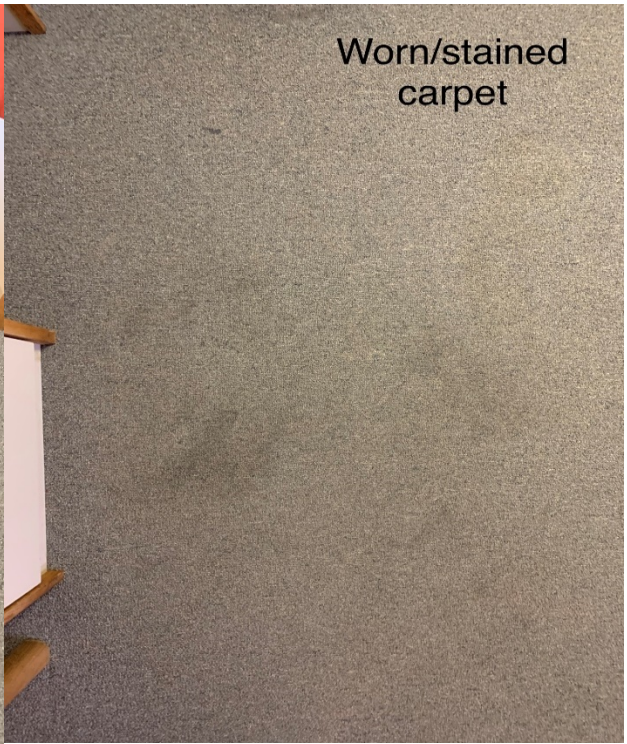
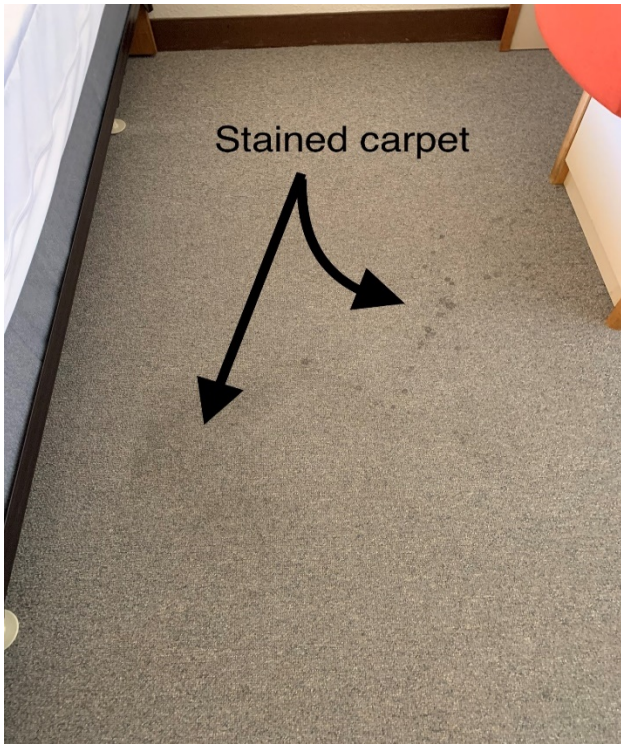
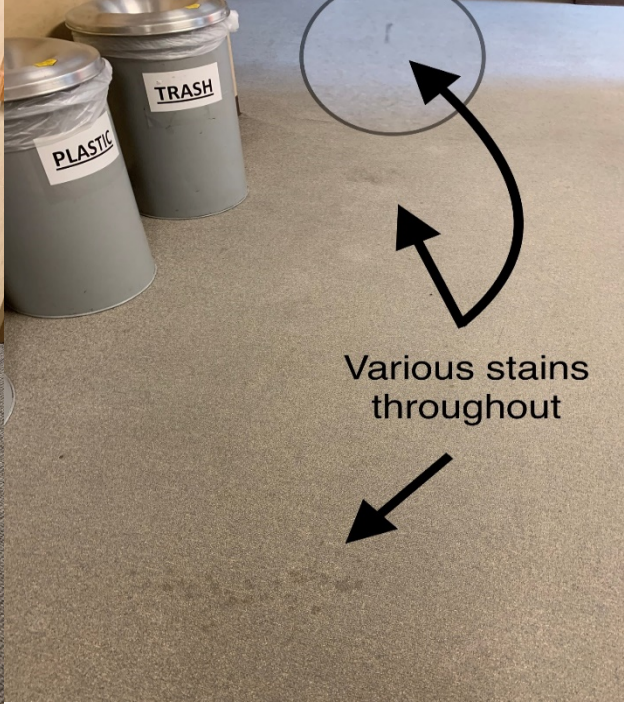
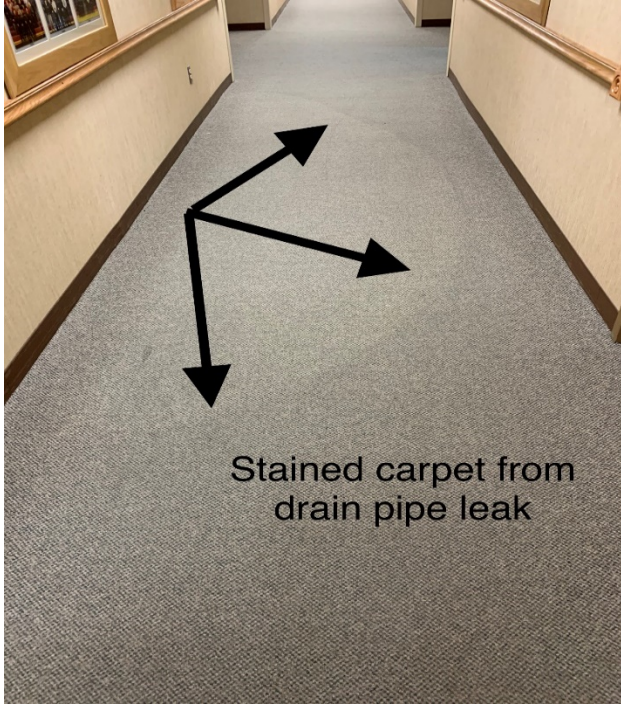
A majority of the pumps and motors that keep our HVAC system operational are original. Many are beginning to fail (recently replaced three in a two month period). We've had a number of others fail in the last several years. These have a life expectancy of 20 years; the facility will be 40 years old next year. These original pumps and motors have been rebuilt or are still original.



## Carpet Replacement

In 2018 we were allocated \$40,000 for carpet replacement. We were able to complete some minor flooring repairs, but nothing substantial was accomplished with that amount. In 2020 we asked for \$100,000 additional monies and it was denied. The carpet is worn, stained, and badly in need of replacement throughout much of the facility. (See pictures below) **We were allocated \$120,000 in Major Maintenance monies in 2022 to address this need. This should allow us to address major hallways within the facility.**







We would hope to address the following issues in conjunction with the above dormitory expansion proposal. Ideally, a major remodel could be completed once a new dormitory was built so that student/officers could stay in the new dormitory while the existing facilities were upgraded. The existing dormitory has not been remodeled in 40 years; as such there are numerous issues facing these facilities.

### Dorm Shower/Shower Pan Replacement

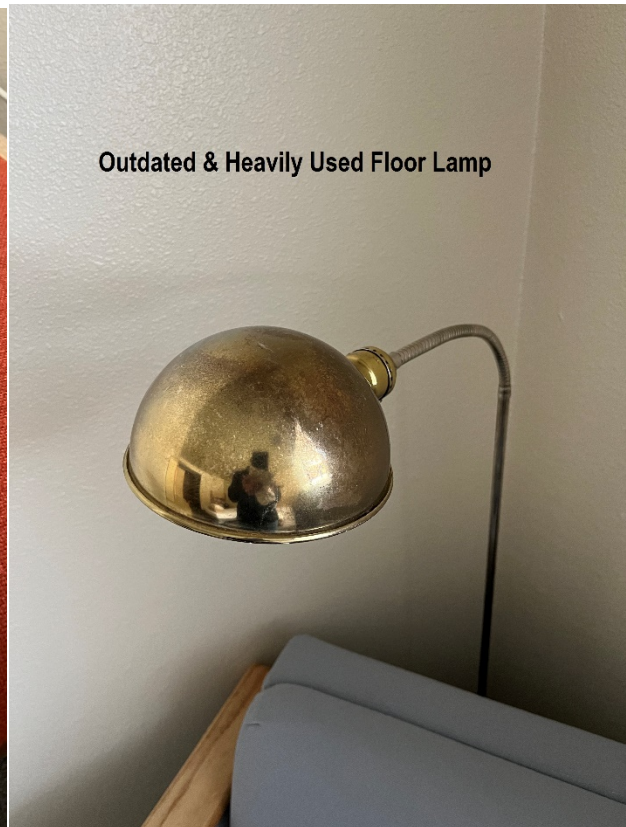
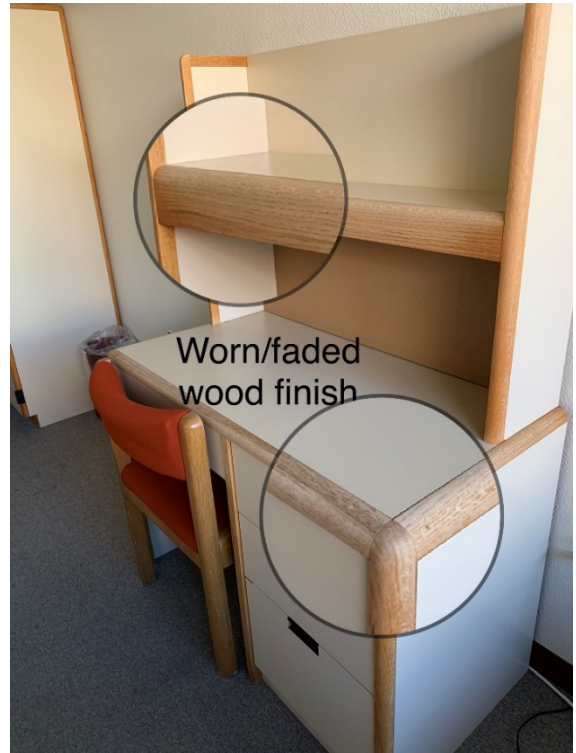
Each of the 60 dorm rooms have a shower unit. These showers are constructed of paneling with a custom tile drain-pan. Over the years these shower units have sprung leaks between paneling, where the paneling meets the drain-pan, and in the drain-pan itself. Staff have replaced caulking, grout, drain-pans, and used various sealcoats on the pan (Rhino Liner, Flex Seal, etc.), but to no avail. Roughly once a month we have reports from students or staff who observe water in our hallways or on the floors of the dorm room. We

are to the point where a total replacement of these showers is necessary. Because of the scope of this job, we would need to bring contractors in to complete this work. (See pictures below)



### Dorm Room & Day Room Furniture Replacement

All of the furniture in our dorm rooms and dayrooms are original (excluding mattresses). There are two wooden upholstered desk chairs in each room; material is stained, worn, or torn, and wood joints are cracked, broken, or loose. We also have one cushioned chair in each room; these are stained/worn out. There are two desks, two armoires, a headboard, and one night stand in each room. Some of the problems we have with these are: wood finish faded, surfaces are damaged, chipped and pealed laminate, cracked doors/hinges, doors/drawers out of alignment, broken drawers/rollers, etc. We've been out of extra/spare furniture for years, which were used as parts. We need a total replacement of all furniture to improve the atmosphere here, minimize maintenance issues, and aid in keeping these items sanitized. (See pictures below)



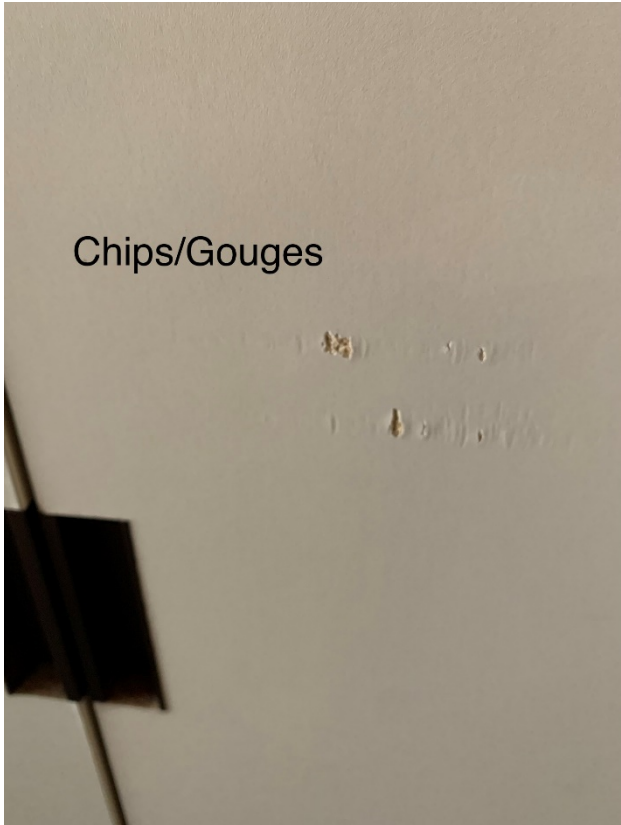




Particle wood expansion & laminate peeling



Laminate edges missing



Chips/Gouges



Cracked chair frame



Broken back rest



Laminate Cracked & Chipped

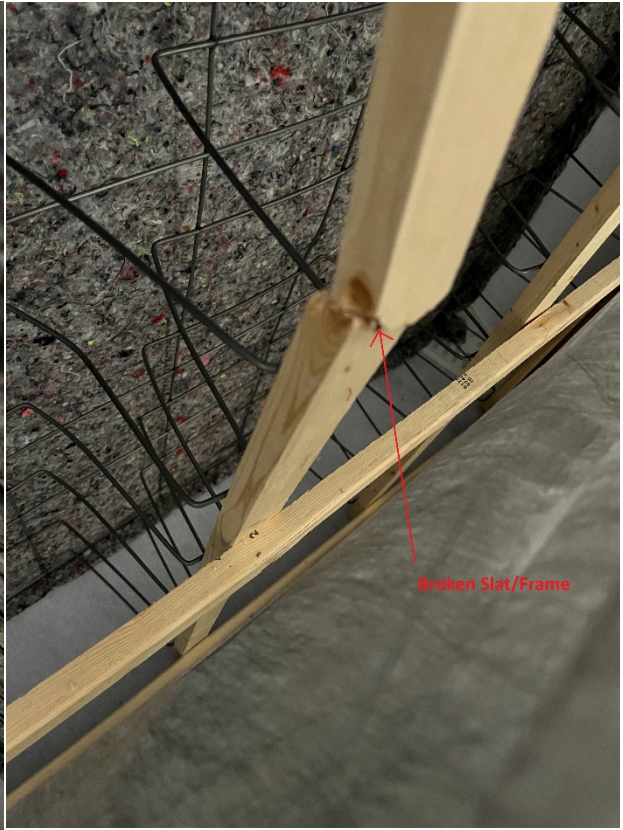


### Replacement of Mattresses (mattress and box spring) for the Dorm Rooms

In 2015 the Academy purchased new mattresses and box springs to replace all of the beds (112) in the dormitory. At the time, the box springs selected were constructed of 1" X 2" wood frames, which saved the State a considerable amount of money – *at the time*. We have had to replace 8-10 annually and staff recently checked the condition of all of the box springs throughout the dormitory and found 27 that were broken or badly damaged; three needed to be immediately replaced. Many had broken slats, yet the integrity of the box spring had not been severely compromised. Further inspection has revealed that most of the mattresses had multiple wires (springs) that were bent and deformed from years of use. The inexpensive construction and light materials used has made them susceptible to breaking when adults (some large) set on the side of these twin bed; they were likely built with children in mind. The mattresses are also in need of replacement after nearly a decade of constant use. These too, were inexpensive comparatively when purchased, therefore they have broken down considerably and should be replaced. (See pictures below)









## Lights in the Dorm Rooms

Many of the wall lights in the dorm rooms and dorm bathrooms have had to be replaced due to age and failure. Staff has been replacing those with new fixtures and LED bulbs. These are much easier to maintain and provide a cost-savings to the State in electricity. These forty year-old fixtures will be needing completely replaced in the next 10 years. (See pictures below)

