

Quarterly Report July 2025

Finished projects

1. Fabricated a custom shoot for the cardboard compactor.
2. Cut in hand grips for Phill Amtower on the generator/ response truck (Known as Bart) as requested.
3. Delimed OnDemand water heaters in the jail.
4. The jail sewer project is completed. We are still waiting for the final invoice for the as built plans.
5. We installed power to the floor plug in the commission meeting room.
6. We installed rechargeable flashlights in the historic courthouse basement and breakroom. As requested by staff for power outage events.
7. We assembled and installed the Care ATC sign on the campus clinic building.
8. I laid down 1 ½-inch rock over the service road/ path for the generator at the new campus.

H-vac

1. **We have replaced two condenser fan motors on two different units over the jail and one 600-volt power switch.**
2. **I had to call Trane for the Justice Center VAV units. This issue required Trane to plug into 4 different circuit boards with their laptops to identify the issues. We replaced the transformer, a fan motor and reprogramed the thermostat.**
3. **We had two mini split systems down. Both are now working as they should.**

We have done some erosion control at the new campus. This required moving some topsoil and planting grass around the rubber track. (2-day project.)

General Maintenance continues as requests are sent in. Please see attached workorder summary.

Richard Teague 7/11/2025

Work Order Summary w/ Details

Date Printed: 07/14/2025

Work Order #	WO Status	Origin	Priority	Work Type	Work Category	Site	Source Asset	Source Location	Assigned To	Originated	Expected	Completed	Cost \$	Hours)
Work requested														
Action Taken														
Comments														
WO000896	New Work Order	Non-PM	Medium	Reactive Maintenance ^e	Plumbing	Facilities		County Jail	Lindale Cummings	07/13/2025	07/14/2025		0.00	0.00
Shower in F Pod runs non stop														
WO000895	New Work Order	Non-PM	Medium	Reactive Maintenance ^e	Plumbing	Facilities		County Jail	Lindale Cummings	07/13/2025	07/14/2025		0.00	0.00
Small shower in E Pod won't drain														
WO000894	New Work Order	Non-PM	Low	Reactive Maintenance ^e	Carpentry	Facilities		Historic Building	Kit Grimes	07/10/2025	07/15/2025		0.00	0.00
Removal of Glass sneeze guards on front counter.														
WO000893	Completed	Non-PM	Medium	Reactive Maintenance ^e	Electrical	Facilities		Circuit Court Building	Lindale Cummings	07/09/2025	07/09/2025	07/10/2025	0.00	0.00
replace one of the tv monitors that have gone out with the new tv														
Replaced 1 tv														
WO000892	Completed	Non-PM	Medium	Reactive Maintenance ^e	Pest Control	Facilities		Circuit Court Building	Lindale Cummings	07/08/2025	07/09/2025	07/09/2025	0.00	0.00
Have killed a few spiders over the last couple days.														
Sprayed for all bugs in both court rooms														
WO000891	Completed	Non-PM	Medium	Reactive Maintenance ^e	Lighting	Facilities		Justice Center	Lindale Cummings	07/08/2025	07/09/2025	07/09/2025	0.00	0.00

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Work Order #	WO Status	Origin	Priority	Work Type	Work Category	Site	Source Asset	Source Location	Assigned To	Originated	Expected	Completed	Cost \$	Hours
Work requested														
Action Taken														
Comments														

lights out in the courtroom and little waiting area just outside court room

Replaced bulbs

WO000890	Completed	Non-PM	Medium	Reactive Maintenance	General Plumbing	Facilities		County Jail	Lindale Cummings	07/07/2025	07/08/2025	07/09/2025	0.00	0.00
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CPOD there (R) shower will not stay on unless the button is being held down.

Replaced flow valve and button

WO000889	Completed	Non-PM	Medium	Reactive Maintenance	General Maintenance	Facilities		HR Building	Kit Grimes	07/03/2025	07/07/2025	07/07/2025	0.00	0.00
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Each location has 1 light out that needs new lightbulbs.

Replaced ballist and bulbs in both light fixtures

WO000888	Completed	Non-PM	High	Reactive Maintenance	HVAC	Facilities		Historic Building	Lindale Cummings	07/03/2025	07/03/2025	07/07/2025	0.00	0.00
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thermostat show CH 29. I don't think it is working.

Brian will be coming to fix the issue later in the week

WO000887	Completed	Non-PM	Medium	Reactive Maintenance	Water Leaks	Facilities		Circuit Court Building	Lindale Cummings	06/30/2025	06/30/2025	07/02/2025	0.00	0.00
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There is a leak on Dona's ceiling room 135 - we just noticed this morning

Looked for a leak could not identify where the water came from. Replaced the tile with a new one will check back for leaks

WO000886	Completed	Non-PM	High	Reactive Maintenance	HVAC	Facilities		County Jail	Richard Teague	06/26/2025	06/26/2025	06/26/2025	0.00	0.00
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Prepare a c unit over epod f pod and booking

Inspected unit, I found fuses, blown and bad condenser. Blower motor. Isolated the blower motor and started the unit. New blower motor, this is on order. The unit is running as it should at this time.

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[illegible]

WO#	Completed	Non-PM	High	Reactive Maintenance	HVAC	Facilities	Historic Building	Richard Teague	06/26/2025	06/26/2025	06/26/2025	0.00	0.00
W0000885	Completed	Non-PM	High						06/26/2025	06/26/2025	06/26/2025	0.00	0.00
A/C Unit not working!t is flashing Orange twice and green 9 times. Not sure what error code that is.													
Reset the system and cleared the codes. The system was running when I left													

WO#	Status	Priority	Category	Location	Assigned To	Due Date	Estimated Hours
WO0000884	Completed	Non-PM	Medium	Reactive Maintenance	Plumbing	Facilities	
Sinks in Women's restroom and the Kitchen Smells like rotten eggs - only can smell it when turn on the water -				Circuit Court Building	Kit Grimes	06/25/2025	0.00
Used drain cleaner to clear sink trap.						06/26/2025	0.00

WO#	Completed	Non-PM	Low	Reactive		Facilities	HR Building	Lindale Cummings	06/25/2025	0.00	0.00
				Maintenanc	Other						
WO000883											
Replace bad ceiling tiles add employee service building restroom											
Replaced tiles											

WO#	Completed	Non-PM	Medium	Reactive Maintenance	Painting	Facilities	County Jail	Kit	Grimes	06/25/2025	06/23/2025	06/25/2025	0.00	0.00
Paint public waiting area in sally port exterior wall														
Washed walls replaced several ceiling tiles and painted one wall around phones														

WO#	Completed	Non-PM	Medium	Reactive Maintenance	Electrical	Facilities	Historic Building	Kit Grimes	06/25/2025	06/25/2025	0.00	0.00
WO0000881	Completed	Non-PM	Medium						06/25/2025	06/25/2025	0.00	0.00
install receptacles and commission office floor. Met Davis electric and escorted them around and got electrical work done												

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Work Order #	WO Status	Origin	Priority	Work Type	Work Category	Site	Source Asset	Source Location	Assigned To	Originated	Expected	Completed	Cost \$	Hours(s)
Work requested														
Action Taken														
Comments														
WO000880	Completed	Non-PM	High	Reactive Maintenance ^e	HVAC	Facilities		County Jail	Richard Teague	06/25/2025	06/25/2025	06/25/2025	0.00	0.00
replace condenser fan														
replaced fan motor.														
WO000879	Completed	Non-PM	Medium	Reactive Maintenance ^e	General Pest Control	Facilities		HR Building	Lindale Cummings	06/20/2025	06/23/2025	06/24/2025	0.00	0.00
2 light bulbs need replaced														
Put 2 bulbs in woman's bathroom and put in flat panel led fixture out in hallway														
WO000878	Completed	Non-PM	Medium	Reactive Maintenance ^e	Pest Control	Facilities		Historic Building	Kit Grimes	06/18/2025	06/18/2025	06/18/2025	0.00	0.00
Pretty sure there is some sort of rodent issue. I saw something moving under my desk and something has beaten me to my snacks.														
Supplied mouse traps and mouse poisoning.														
WO000877	Completed	Non-PM	High	Reactive Maintenance ^e	Mechanical	Facilities		County Jail	Lindale Cummings	06/17/2025	06/17/2025	06/17/2025	0.00	0.00
F Pod Main door will not open, must be keyed at this time														
Replaced bad fuse and the door works as it should														
WO000876	Completed	Non-PM	Medium	Reactive Maintenance ^e	Other	Facilities		Historic Building	Kit Grimes	06/13/2025	06/13/2025	06/17/2025	0.00	0.00
We have a desk sitting outside our door that needs to be removed.														
Desk was disposed of as directed by Kim Hopkins														
WO000875	Completed	Non-PM	Medium	Reactive Maintenance ^e	Special Projects	Facilities		County Jail	Kit Grimes	06/12/2025	06/13/2025	07/07/2025	0.00	0.00

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Work Order #	WO Status	Origin	Priority	Work Type	Work Category	Site	Source Asset	Source Location	Assigned To	Originated	Expected	Completed	Cost \$	Hour(s)
Work requested														
Action Taken														
Comments														

Need a hasp lock installed on a cabinet and need a dry erase board hung.

Hung white board and put on new hasp and padlock

WO000874	Completed	Non-PM	Medium	Reactive Maintenance	Pest Control	Facilities		Historic Building	Kit Grimes	06/12/2025	06/12/2025	06/12/2025	0.00	0.00
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we believe there might be a mouse in the office
Put out 2 sticky traps.

WO000873	Completed	Non-PM	Medium	Reactive Maintenance	Plumbing	Facilities		County Jail	Kit Grimes	06/10/2025	06/11/2025	06/11/2025	0.00	0.00
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The booking shower has not been draining

Cleared drain and timed the shower for 2 minute run time

WO000872	Completed	Non-PM	Medium	Vandalism	Plumbing	Facilities		County Jail	Lindale Cummings	06/09/2025	06/09/2025	06/09/2025	0.00	0.00
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The toilet in cell 242 in E pod barely has enough suction to flush properly. It will start to go down then instead of flushing completely the water level will rise to the lip of the toilet. Have tried to plunge.
Removed commissary trash.

WO000871	Completed	Non-PM	Medium	Reactive Maintenance	Pest Control	Facilities		Justice Center	Lindale Cummings	06/06/2025	06/09/2025	06/09/2025	0.00	0.00
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There are mouse droppings in the front office of the evidence room. Please see Kathy Dunneagan for more information.

Purchased mice traps to place in best spot to catch the mice

WO000870	Completed	Non-PM	Medium	Reactive Maintenance	Lighting	Facilities		Historic Building	Lindale Cummings	06/06/2025	06/09/2025	06/09/2025	18.11	1.00
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We need a light fixed in our office

Replaced the bad bulbs

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Work Order #	WO Status	Origin	Priority	Work Type	Work Category	Site	Source Asset	Source Location	Assigned To	Originated	Expected	Completed	Cost \$	Hour(s)
Work requested														
Action Taken														
Comments														

WO000869	Completed	Non-PM	Medium	Reactive Maintenance	Plumbing	Facilities		County Jail	Lindale Cummings	06/04/2025	06/05/2025	06/11/2025	0.00	0.00
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Booking shower needs to have water timing turned down, there are body cleaning chemicals connected to the shower and when water runs longer chemicals are wasted. Cpt Craig would rather have subject have to push button for water than for it to just run.

Timed shower to 1min and45 seconds. Was fine

WO000868	Completed	Non-PM	Medium	Reactive Maintenance	Plumbing	Facilities		County Jail	Lindale Cummings	06/02/2025	06/02/2025	06/06/2025	0.00	0.00
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229 B POD NOT FLUSHING

Flushes as it should

WO000867	Completed	Non-PM	Medium	Reactive Maintenance	Plumbing	Facilities		County Jail	Lindale Cummings	06/02/2025	06/02/2025	06/02/2025	0.00	0.00
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B Pod shower continuously running

Timed left and right showers

WO000865	Completed	Non-PM	Medium	Reactive Maintenance	Lighting	Facilities		County Jail	Lindale Cummings	06/02/2025	06/02/2025	06/02/2025	0.00	0.00
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247 B Pod light is out

Put in new bulb an ballast

WO000866	Completed	Non-PM	Medium	Reactive Maintenance	Lighting	Facilities		County Jail	Lindale Cummings	06/02/2025	06/02/2025	06/06/2025	0.00	0.00
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166 light is out

Replaced night light

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Work Order #	WO Status	Origin	Priority	Work Type	Work Category	Site	Source Asset	Source Location	Assigned To	Originated	Expected	Completed	Cost \$	Hour(s)
Work requested														
Action Taken														
Comments														

Replacement TV was purchased for the side iv that has gone out. Need to have them swapped out. Speakers were purchased to further meet the needs of the room. Need to have them hung in the ceiling, much like we did the mics. These new speakers will need to be pulled to the cubby hole. Just let us know when you would like to meet and we can go over the plan to make sure it lines up with what is actually possible. Thank you!

WO#	Order	New Work	Non-PM	Medium	Reactive Maintenance	Special Projects	Facilities	Historic Building	Lindale Cummings	05/29/2025	05/30/2025	0.00	0.00	
WO000864														
Replacement TV was purchased for the side tv that has gone out. Need to have them swapped out. Speakers were purchased to further meet the needs of the room. Need to have them hung in the ceiling, much like we did the mics. These new speakers will need to be pulled to the cubby hole. Just let us know when you would like to meet and we can go over the plan to make sure it lines up with what is actually possible. Thank you!														
WO000863	Completed	Non-PM	Low		Reactive Maintenance	General Maintenance	Facilities	HR Building	Kit Grimes	05/28/2025	05/28/2025	05/29/2025	0.00	0.00
Hang nameplate over Toni's office door														
Hung name plate														

Hung name plate

WO#	Completed	Non-PM	Medium	Reactive Maintenance	Plumbing	Facilities	County Jail	Lindale Cummings	05/27/2025	05/28/2025	05/29/2025	0.00	0.00
B Pod Shower right side not shutting off													
Replaced flow valve													

B Pod Shower right side not shutting off

Replaced flow valve

WO0000861	Completed	Non-PM	High	Reactive Maintenance e	Water Leaks	Facilities	Resource Building	Richard Teague	05/27/2025	05/27/2025	05/28/2025	0.00	0.00
Looks like the roof is leaking again. It seems the damaged tile has increased in damage in the men's restroom. Speaking with the ladies, they believe theirs is a bit worse as well.													
Reseal ridge cap													

Looks like the pool is leaking again. It seems the damaged tile has increased in damage in the men's restroom. Speaking with the ladies, they believe there is a bit worse as well.

Reseal ridge cap

[illegible]

Test

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Work Order #	WO Status	Origin	Priority	Work Type	Work Category	Site	Source Asset	Source Location	Assigned To	Originated	Expected	Completed	Cost \$	Hour(s)
Work requested														
Action Taken														
Comments														
WO000859	Completed	Non-PM	Medium	Reactive Maintenance ^e	Plumbing	Facilities		County Jail	Lindale Cummings	05/21/2025	05/21/2025	05/21/2025	0.00	0.00
The button on the bottom tier toilet will not let them flush it in D pod														
Flush valves was air locked bleed and it worked fine														
WO000858	Completed	Non-PM	Medium	Vandalism	Plumbing	Facilities		County Jail	Lindale Cummings	05/19/2025	05/19/2025	05/19/2025	0.00	0.00
A Pod cell 128 toilet is clogged, and the plunger is not working														
removed commissary trash.														
WO000857	Completed	Non-PM	Medium	Reactive Maintenance ^e	Water Leaks	Facilities		County Jail	Kit Grimes	05/16/2025	05/16/2025	05/19/2025	0.00	0.00
Booking Sink is leaking														
Went to Lowe's 2 times and got plumbing stuff and fixed drain														
WO000856	Completed	Non-PM	High	Reactive Maintenance ^e	Equipment Maintenance	Facilities		Historic Building	Richard Teague	05/15/2025	05/15/2025	05/15/2025	0.00	0.00
elevator is down														
Reset circuit board.														
WO000855	Completed	Non-PM	Medium	Reactive Maintenance ^e	Plumbing	Facilities		County Jail	Kit Grimes	05/13/2025	05/13/2025	05/13/2025	18.11	1.00
Toilet stopped up.														
Trash in catch														
WO000853	Completed	Non-PM	Medium	Reactive Maintenance ^e	Lighting	Facilities		County Jail	Lindale Cummings	05/13/2025	05/13/2025	05/13/2025	0.00	0.00
Left shower light out														

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Work Order #	WO Status	Origin	Priority	Work Type	Work Category	Site	Source Asset	Source Location	Assigned To	Originated	Expected	Completed	Cost \$	Hours
Work requested														
Action Taken														
Comments														
Put in new bulbs														

Put in new bulbs

WO0000854	Completed	Non-PM	Medium	Reactive Maintenance Lighting Facilities	County Jail	Lindale Cummings	05/13/2025	05/13/2025	05/13/2025	0.00	0.00
Left shower light out											
Replaced bulbs in left shower and right shower would not drain cleared it and it works properly											

Left shower light out

Replaced bulbs in left shower and right shower would not drain cleared it and it works properly

[illegible]

B Pod cell 229s light is completely out and the cell is pitch black.

Put in 3 new led bulbs. Shouldn't be a problem now

WO#	Completed	Non-FM	Medium	Reactive Maintenance Plumbing Facilities e	County Jail	Lindale Cummings	05/06/2025	05/06/2025	05/06/2025	0.00	0.00
WO0000851	Completed	Non-FM	Medium	Reactive Maintenance Plumbing Facilities e	County Jail	Lindale Cummings	05/06/2025	05/06/2025	05/06/2025	0.00	0.00

toilet stopped up

pullled pads from catch trap

	Completed	Non-PM	Medium	Reactive Maintenance Lighting	Facilities	Justice Center	Richard Teague		
WO000850				e				05/05/2025	0.00
								05/06/2025	0.00
								05/06/2025	0.00

Please change lightbulbs in Patrol Squad Room.

replaced lights as requested.

[illegible]

replacement bulbs needed in the evidence room.

heriff installed new bulbs. I took grate out and and it helped a lot.

Work Order Summary w/ Details

Date Printed: 07/10/2025

Work Order #	W/O Status	Origin	Priority	Work Type	Work Category	Site	Source Asset	Source Location	Assigned To	Originated	Expected	Completed	Cost \$	Hours
Work requested														
Action Taken														
Comments														

Went to Lowe's 2 times and got plumbing stuff and fixed drain

WO000856	Completed	Non-PM	High	Reactive Maintenance	Equipment Maintenance	Facilities		Historic Building	Richard Teague	05/15/2025	05/15/2025	05/15/2025	0.00	0.00
elevator is down														
Reset circuit board.														

WO000855	Completed	Non-PM	Medium	Reactive Maintenance	Plumbing	Facilities		County Jail	Kit Grimes	05/13/2025	05/13/2025	05/13/2025	18.11	1.00
Toilet stopped up.														
Trash in catch														

WO000853	Completed	Non-PM	Medium	Reactive Maintenance	Lighting	Facilities		County Jail	Lindale Cummings	05/13/2025	05/13/2025	05/13/2025	0.00	0.00
Left shower light out														
Put in new bulbs														

WO000854	Completed	Non-PM	Medium	Reactive Maintenance	Lighting	Facilities		County Jail	Lindale Cummings	05/13/2025	05/13/2025	05/13/2025	0.00	0.00
Left shower light out														
Replaced bulbs in left shower and right shower would not drain cleared it and it works properly														

WO000852	Completed	Non-PM	Medium	Reactive Maintenance	Lighting	Facilities		County Jail	Kit Grimes	05/09/2025	05/09/2025	05/09/2025	0.00	0.00
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B Pod cell 229s light is completely out and the cell is pitch black.

Put in 3new led bulbs. Shouldn't be a problem now

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Work Order #	WO Status	Origin	Priority	Work Type	Work Category	Site	Source Asset	Source Location	Assigned To	Originated	Expected	Completed	Cost \$	Hour(s)
Work requested														
Action Taken														
Comments														
WO000851	Completed	Non-PM	Medium	Reactive Maintenance	Plumbing	Facilities		County Jail	Lindale Cummings	05/06/2025	05/06/2025	05/06/2025	0.00	0.00
Toilet stopped up														
Pulled pads from catch trap														
WO000850	Completed	Non-PM	Medium	Reactive Maintenance	Lighting	Facilities		Justice Center	Richard Teague	05/05/2025	05/06/2025	05/06/2025	0.00	0.00
Please change lightbulbs in Patrol Squad Room.														
replaced lights as requested.														
WO000849	Completed	Non-PM	Medium	Reactive Maintenance	Lighting	Facilities		Justice Center	Lindale Cummings	05/05/2025	05/07/2025	05/09/2025	6.76	0.33
Replacement bulbs needed in the evidence room.														
Sheriff installed new bulbs. I took grate out and and it helped a lot.														
WO000847	Declined	Non-PM	High	Reactive Maintenance	Lighting	Facilities		County Jail		05/05/2025	05/05/2025		0.00	0.00
lights inside every pod does not shut off when the control computer turns them off														
You will need to contact Johnson controls for the I t department.														
WO000848	Completed	Non-PM	Medium	Reactive Maintenance	Plumbing	Facilities		County Jail	Lindale Cummings	05/05/2025	05/06/2025	05/06/2025	0.00	0.00
Sink in E-241 is clogged														
Air plunged														
WO000846	Completed	Non-PM	Medium	Reactive Maintenance	Mechanical	Facilities		County Jail	Kit Grimes	05/05/2025	05/05/2025	05/06/2025	0.00	0.00

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Work Order #	WO Status	Origin	Priority	Work Type	Work Category	Site	Source Asset	Source Location	Assigned To	Originated	Expected	Completed	Cost \$	Hours
Work requested														
Action Taken														
Comments														

bottom interlock door having issues with being opened by key and closing/opening at all

Rusty

WO000845	Completed	Non-PM	Medium	Reactive Maintenance	Mechanical	Facilities		County Jail	Kit Grimes	05/05/2025	05/06/2025	05/06/2025	0.00	0.00
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bottom interlock door having issues with being opened by key and closing/opening at all

Closer was very rusty cleaned and lubed pivot arms and door works as it should

WO000844	Completed	Non-PM	Medium	Reactive Maintenance	Painting	Facilities		Justice Center	Lindale Cummings	05/02/2025	05/06/2025	06/25/2025	0.00	0.00
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Patch small holes in drywall and repaint.

Fixed holes and went to Lowe's and got paint matched and repainted

WO000843	Completed	Non-PM	Medium	Reactive Maintenance	Plumbing	Facilities		County Jail	Lindale Cummings	05/01/2025	05/01/2025	05/02/2025	0.00	0.00
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B pod shower running non stop

Replaced flow valve

WO000842	Completed	Non-PM	High	Reactive Maintenance	HVAC	Facilities		County Jail	Richard Teague	04/30/2025	05/01/2025	05/01/2025	0.00	0.00
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Listed PODS are much warmer and more humid than other pods. Other locations in the jail are also noticeably warmer than other locations

I contacted Jamisen Heating and airAnd they will be there within the hour. service technician found unit was working as it should. night shift had been missing with the thermostat.

WO000841	Completed	Non-PM	Medium	Reactive Maintenance	Plumbing	Facilities		County Jail	Lindale Cummings	04/30/2025	04/30/2025	04/30/2025	0.00	0.00
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The sink in Cell 156 in E pod will not shut off

Replaced flow valve