

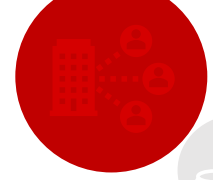


WKU[®] Facilities Management

Monthly Report December 2023



Management Team



Ken Branch
General Manager
5 years Supporting
WKU



Angie Jackson
Business Operations
28 years Supporting
WKU



Jennifer Mcleod
Sodexo HR
10 years Supporting
WKU



Ronnie Allerkamp
Training and Safety
1 year Supporting
WKU



Mark Allen
Energy Manager
5 years Supporting
WKU



Dan Uhls
Maintenance Services
8 years Supporting
WKU



Kenny Johnson
Environmental Services
2 years Supporting
WKU



Gerald Belcher
Environmental Services
8 years Supporting
WKU



Kyle Davenport
Campus Services
6 years Supporting
WKU



Randall Farris
HRL Operations
4 years Supporting
WKU



Ray Murillo
HRL Manager
4 years Supporting
WKU



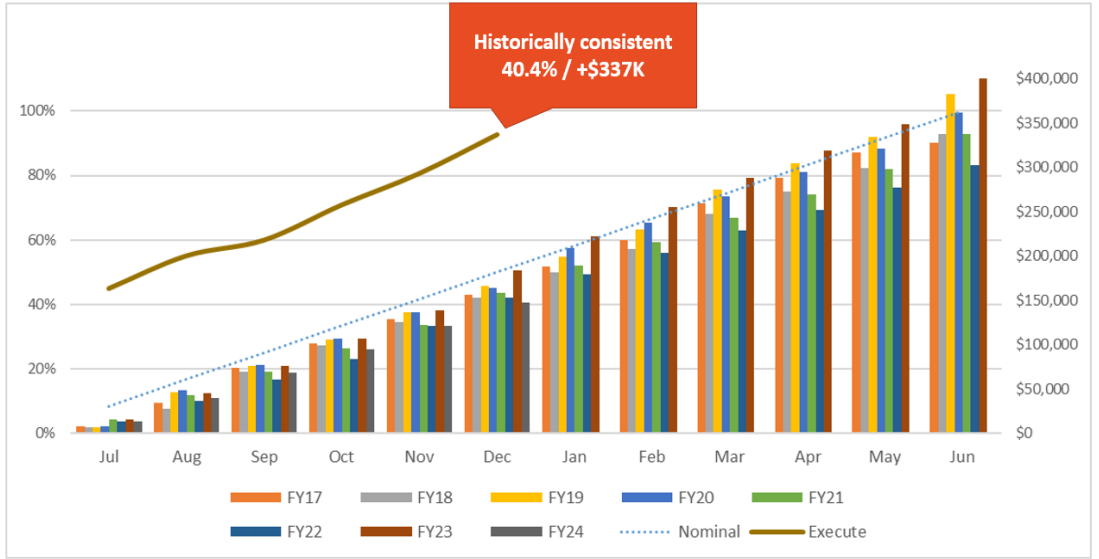
Carla Nally
HRL Managers
10 years Supporting
WKU



Maintenance Services

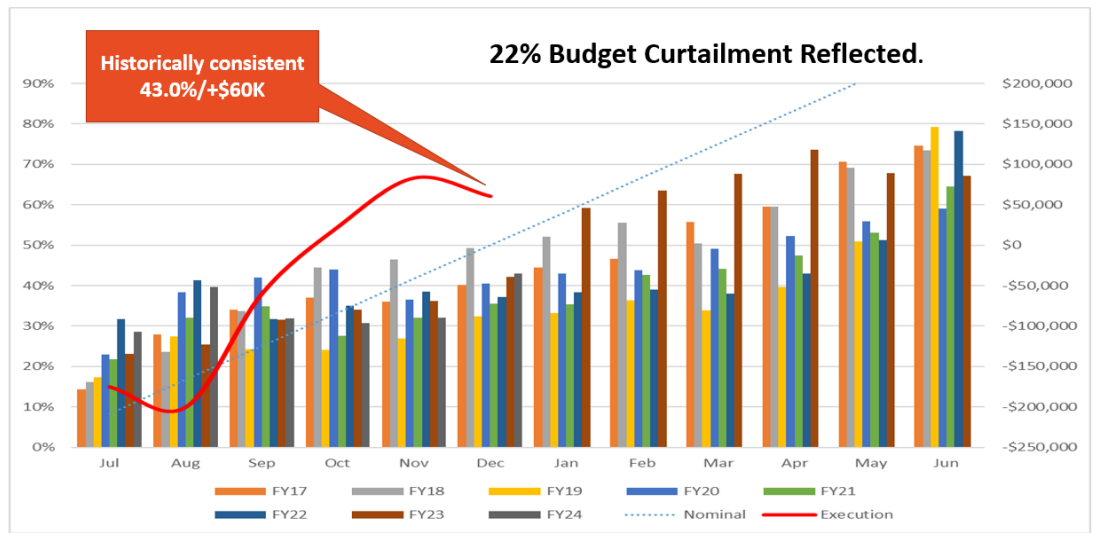
Under-execution of personnel funds caused by readjustments to baseline budget

Personnel Cost

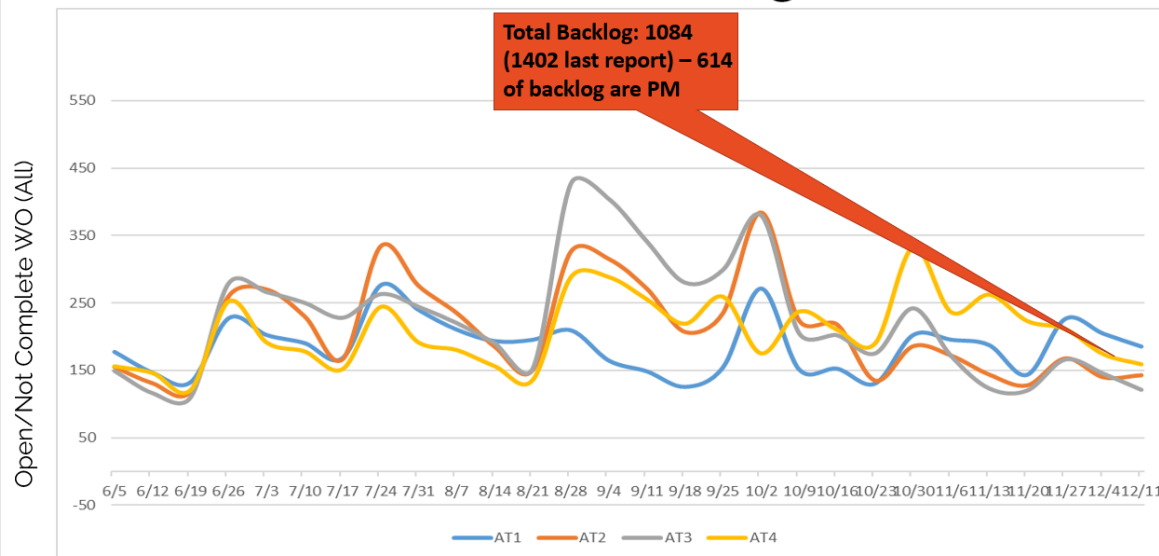


Under-execution of operation cost created by a surge of income from projects

Operating Funds



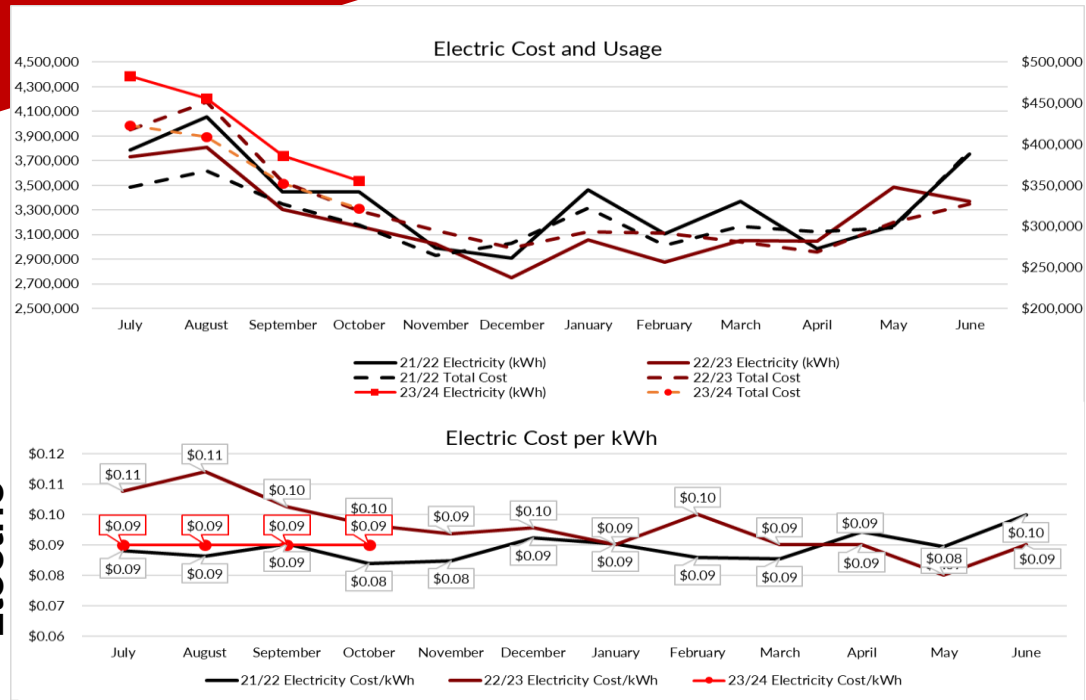
WO Backlog



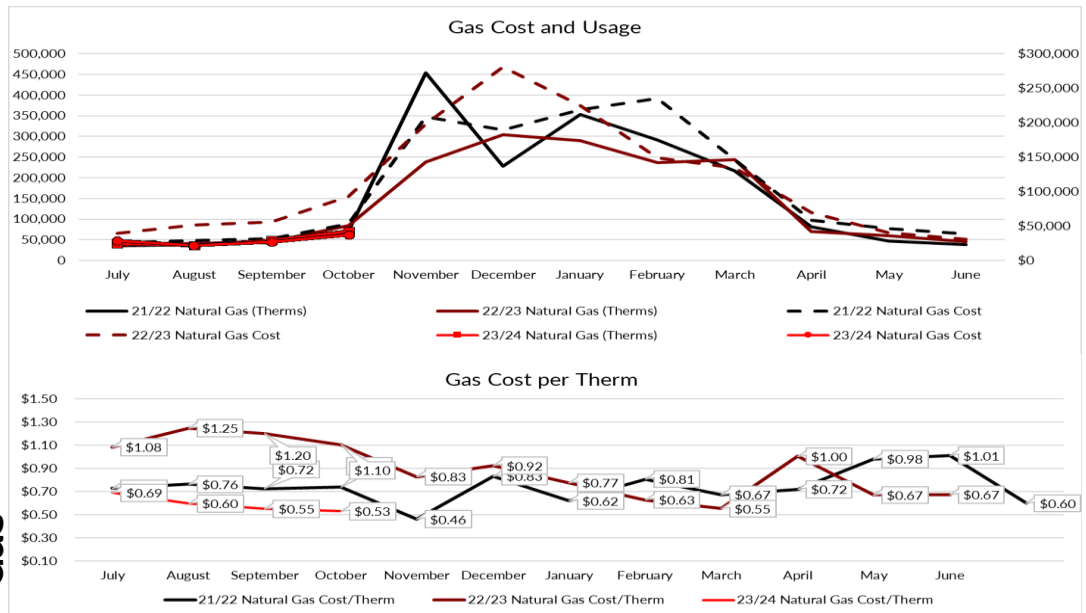
Backlogs are seasonally consistent (year-over-year). Incremental growth in backlog attributed to reduced resources

Plant Operations

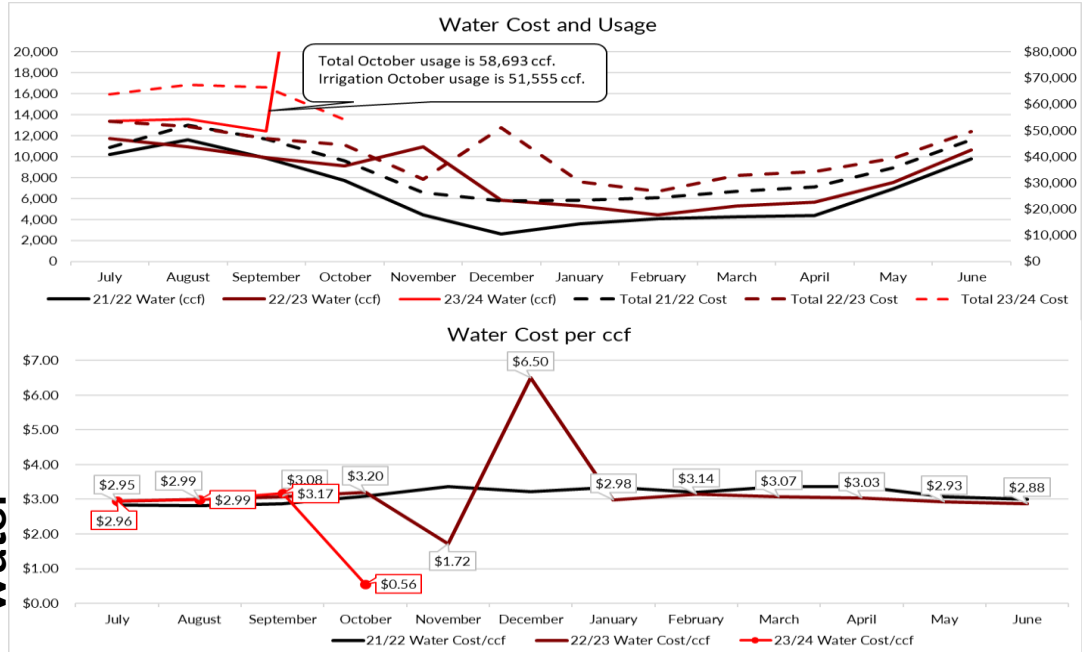
Back to normal trend with steady downward slope.



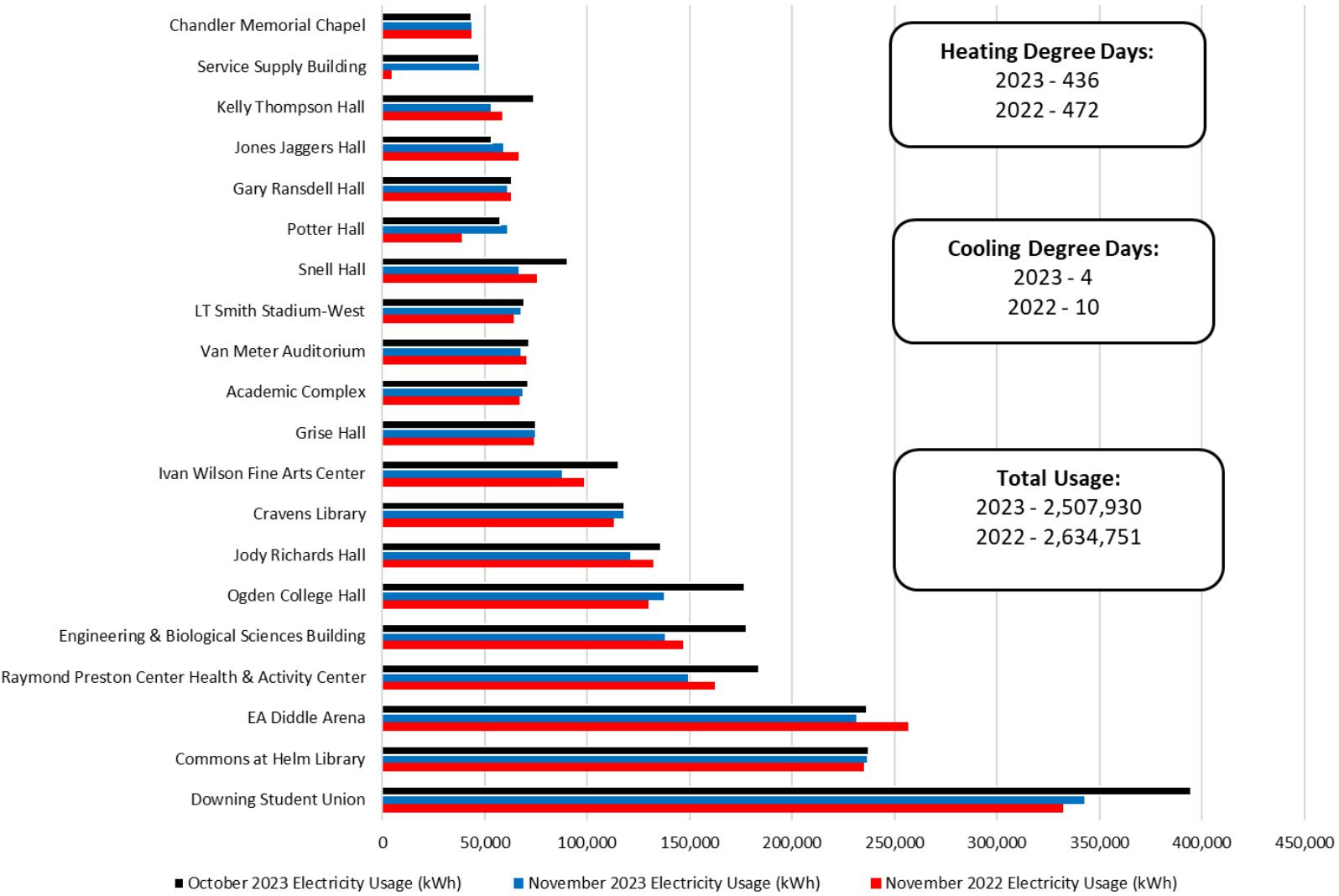
Normal trends with a decrease in pricing.



A large increase of water usage due to irrigation. Cost per ccf dropped because we do not pay for wastewater.



Top 20 Usage in November 2023





Location: Minton Hall

What: Resident Kitchen

Issue Addressed: Replaced failed disposal unit in community kitchen

Funding: Student Life Foundation

Method: WKU Personnel

Location: Keen Hall

What: Hydronic Piping

Issue Addressed: Replaced failed section of pipe insulation

Funding: Student Life Foundation

Method: Outsourced



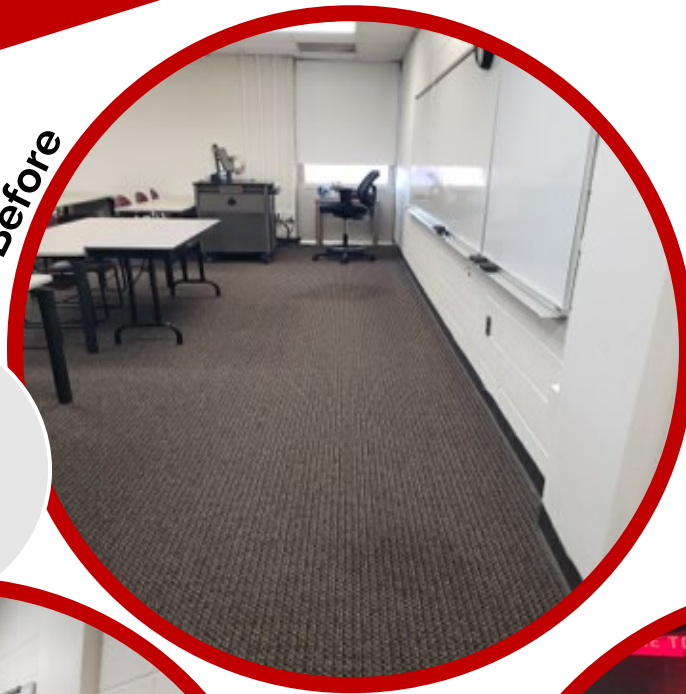
Before



After

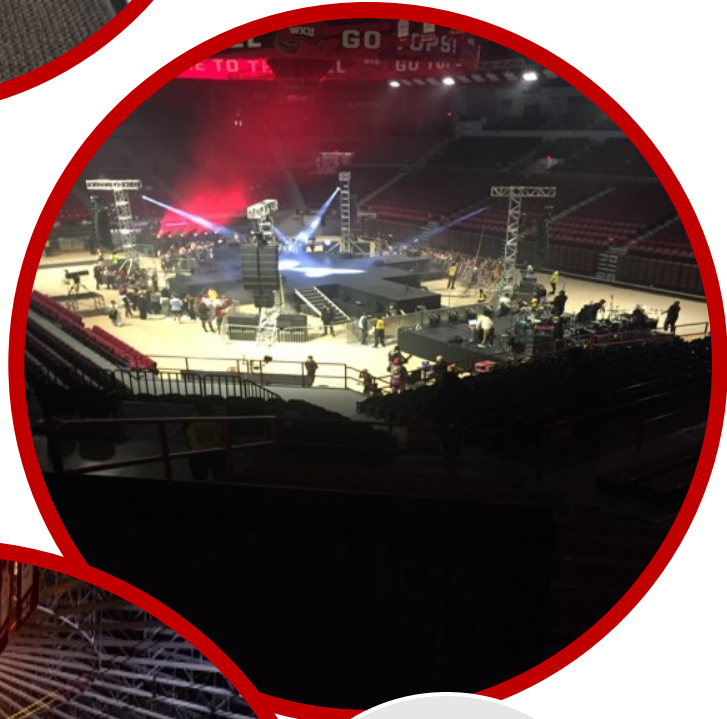
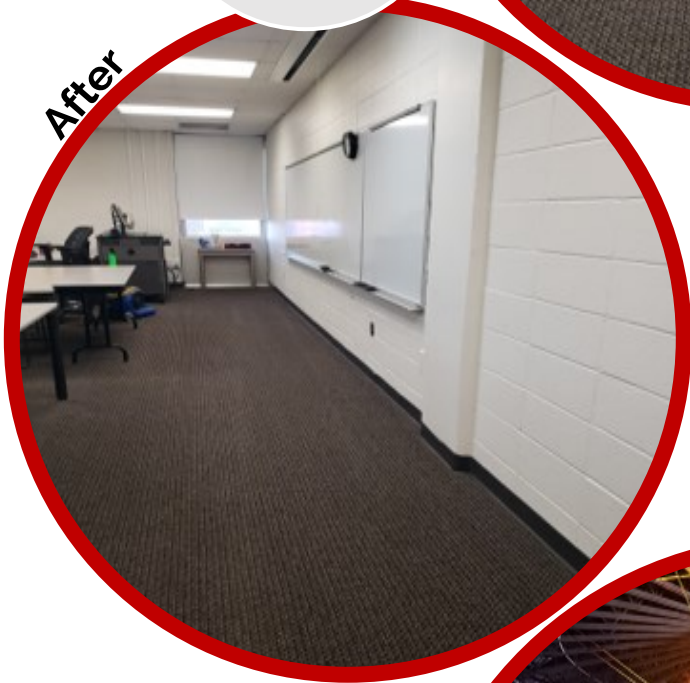


Before



Carpet
Cleaning
at Grise
Hall

After



Cleaning
Diddle Arena
before and
during Jack
Harlow's
concert



Safety and Training

November Safety Training

- ✓ Back Safety
- ✓ Spill Prevention
- ✓ Storm Water
- ✓ Electrical Safety

December Safety Training

- ✓ Slips/Trips/Falls
- ✓ Cold Weather
- ✓ Holiday Safety

DFM Incidents by Fiscal Year

Area	FY 18		FY19		FY 20		FY 21		FY 22		FY 23		FY 24	
	Inc	LT	Inc	LT	Inc	LT	Inc	LT	Inc	LT	Inc	LT	Inc	LT
E & G	3	1	6	2	6	1	7	1	6	1	3	0	1	
HRL	1	0	3	0	1	0	3	0	2	1	2	0	1	
Campus Services	1	0	2	0	4	0	3	0	0	0	1	0		
Maintenance	4	1	3	1	1	1	0	0	0	0	1	0	1	
HRL (M)	3	2	0	0	1	0	0	0	2	1	2	0		
Plant Operations	2	0	0	0	0	0	3	1	1	0	1	0	2	
Fiscal Services	0	0	0	0	0	0	0	0	0	0	0	0		
Total	14	4	14	3	13	2	16	2	11	3	10	0	5	0

FY23 DFM Safety Incidents by Month

	Jul		Aug		Sep		Oct		Nov		Dec		Jan		Feb		March		Apr		May Current		Jun		Total			
	Inc	LT	Inc	LT	Inc	LT	Inc	LT	Inc	LT	Inc	LT	Inc	LT	Inc	LT	Inc	LT	Inc	LT	Inc	LT	Inc	LT	Inc	LT		
FY 18	1	0	1	1	1	0	3	1	0	0	0	0	2	2	2	0	1	0	1	0	2	0	0	0	0	0	14	4
FY 19	2	1	3	1	1	0	1	0	1	0	0	0	3	0	0	0	0	0	1	0	2	1	0	0	0	14	3	
FY 20	1	0	1	0	0	0	5	0	1	0	0	0	1	0	0	0	1	0	0	0	0	0	3	2	13	2		
FY 21	3	1	1	0	1	0	1	0	2	1	2	0	0	0	1	0	3	0	0	0	0	0	2	0	16	2		
FY 22	1	0	2	0	3	1	0	0	2	0	1	1	0	0	0	0	0	0	1	0	0	0	1	0	11	3		
FY 23	1	0	0	0	1	0	2	0	3	0	0	0	1	0	1	0	1	0	0	0	0	0	0	0	10	0		
FY 24	1	0	1	0	1	0	1	0	0	0	1	0	0	0	0	0	0	0	0	0	0	0	0	0	5	0		
Trend	↔		↑		↔		↓		↓		↑															↓		

No medical treatment, no time loss.

Month	Cause	Category/Cause
Aug	Crushed & Lacerated Finger	Caught in
July	Open Chem bottle, Splash in Eyes	Chemical Exposure
Sept	Trip	Slip Trip Fall
Oct	Back	Slip Trip Fall
Dec	Leg and lower back	Improper method, Risk Assessment

Month	Total	Trend
Sodexo	2	↓
WKU	3	↑



Business Operations

Work Order Statistics by Category Period 12/01/2023 through 12/31/2023

Status of Work Orders Scheduled During Report Period						Work Orders Completed during Report Period	
Category	Scheduled	Open		Completed during Report Period		Scheduled Prior to 12/01/2023	Total Completed
		#	%	#	%		
C001 - Not Used	0	0	0.0	0	0.0	0	0
C018 - Misc Electrical	0	0	0.0	0	0.0	0	0
C023 - Boiler Locked out	0	0	0.0	0	0.0	0	0
F002 - Electrical Equip	80	23	28.8	57	71.3	27	84
F005 - Fire & life safety equip	2	0	0.0	2	100.0	3	5
F009 - HVAC Installations	806	565	70.1	169	21.0	109	278
F010 - Mechanical Equip	100	48	48.0	42	42.0	52	94
F011 - Heating Systems	3	2	66.7	1	33.3	1	2
F012 - Elevators & Escalators	12	10	83.3	2	16.7	2	4
F013 - Gas Installations	3	2	66.7	1	33.3	0	1
F016 - Doors	2	0	0.0	1	50.0	1	2
F019 - Signage	0	0	0.0	0	0.0	0	0
F024 - Audio Visual	0	0	0.0	0	0.0	1	1
F025 - Site Infrastructure	6	3	50.0	1	16.7	2	3
F027 - Control Panels	1	0	0.0	1	100.0	2	3
F028 - Generators	57	16	28.1	40	70.2	10	50
F029 - Lifting Equip	3	1	33.3	2	66.7	2	4
F032 - A/C Equipment	154	144	93.5	7	4.5	30	37
F037 - Pipework	19	3	15.8	14	73.7	2	16
F038 - Pumps	94	75	79.8	16	17.0	4	20
F039 - Chillers	5	5	100.0	0	0.0	0	0
F042 - Water Treatment	0	0	0.0	0	0.0	0	0
F043 - Health & Safety	0	0	0.0	0	0.0	0	0
F047 - Sewerage	1	1	100.0	0	0.0	0	0
F048 - Medical Gas	0	0	0.0	0	0.0	0	0
F055 - Inspections	1	1	100.0	0	0.0	0	0
F056 - Laboratory Equipment	0	0	0.0	0	0.0	0	0
F059 - Grounds Equipment	71	1	1.4	70	98.6	6	76
F062 - Tools	0	0	0.0	0	0.0	0	0
F064 - Hospital Equipment	0	0	0.0	0	0.0	1	1
F066 - Lighting	1	0	0.0	1	100.0	0	1
F070 - Compressors	7	2	28.6	1	14.3	6	7
F072 - Tanks	0	0	0.0	0	0.0	4	4
F076 - Paint Equipment	0	0	0.0	0	0.0	1	1
-none-	708	124	17.5	518	73.2	258	776
Total:	2136	1026	48.0%	946	44.3%	524	1470

83.3%
PRO work orders completed

31.6%
PM work orders completed

54.2%
RM work orders completed

Work Order Statistics by Work Type Period 12/01/2023 through 12/31/2023

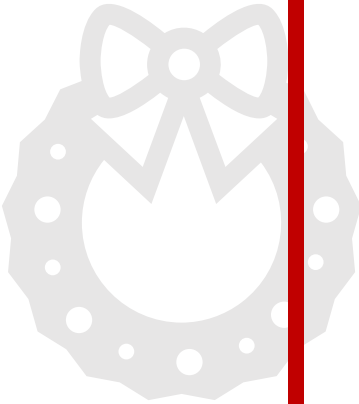
Status of Work Orders Scheduled during Report Period						Work Orders Completed during Report Period	
Work Type	Scheduled	Open as of 12/31/2023		Completed during Report Period		Scheduled Prior to 12/01/2023	Total Completed
		#	%	#	%		
NCW	0	0	0.0	0	0.0	0	0
PM	1317	863	65.5	416	31.6	285	701
PMMAND	0	0	0.0	0	0.0	1	1
PRO	311	51	16.4	259	83.3	101	360
PROJ	2	2	100.0	0	0.0	5	5
QUOTE	0	0	0.0	0	0.0	0	0
RM	485	104	21.4	263	54.2	126	389
SAF	12	3	25.0	2	16.7	4	6
SP	9	3	33.3	6	66.7	2	8
Total:	2136	1026	48.0%	946	44.3%	524	1470



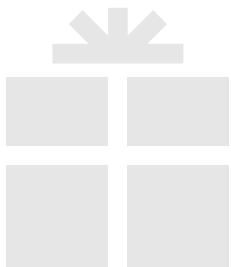
Employee and Community Engagement



December 12th
Annual DFM Holiday Breakfast



December 14th
DFM Office Gift Exchange and Games



Customer Experience Nominations

Environmental Services Attendants



Stacy Hladki



Robin Shulda



Mario Alarcon

Campus Services Technician



Robert Funari



Eric Barber



Joseph Taylor

Welcome

NEW employees to DFM

Environmental Services Attendants

Niya Warner 12.14.23

Chaddrick Franklin 12.14.23

Mary Phillips 12.19.23

Allyson Maples 12.19.23

Divyonce Bass 12.19.23

Iraidy Batista Argilago 12.26.23

Campus Services Technician

James Avery 12.19.23

Our Mission

Guided by our shared value, each one of us is fully empowered to consistently exceed the expectations of the university to insure a safe, clean and stimulating learning, working and living environment for all involved. To this end, we will provide the most efficient and effective routine and preventative maintenance services needed to support the strategic goals of Western Kentucky University.

