

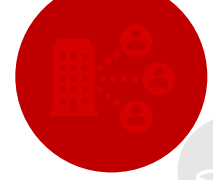


WKU[®] Facilities Management

Monthly Report October 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





What: A food delivery truck ran into the dock at Tower Food Court (TFC).

Issue Addressed: The brick was toothed out and replaced to repair the damage. Of note – the photograph on the side is before the mortar dust was washed. This was a condition-based renewal.

Funding: \$2952

Funding Source: Student Life Foundation (Insurance Bill)

Method: Outsource (Kramer)



What: Settling resulted in a partially collapsed sidewalk at Southwest Hall (SWH).

Issue Addressed: Settling/Breakage had resulted in a safety concern for those folks walking up Normal Street- One portion of the side walk was ~2" displace. Sidewalk removed, settling filled and compacted, side-walk repoured. This was a condition-based renewal.

Funding: \$3799

Funding Source: 191981 (Hardscape)

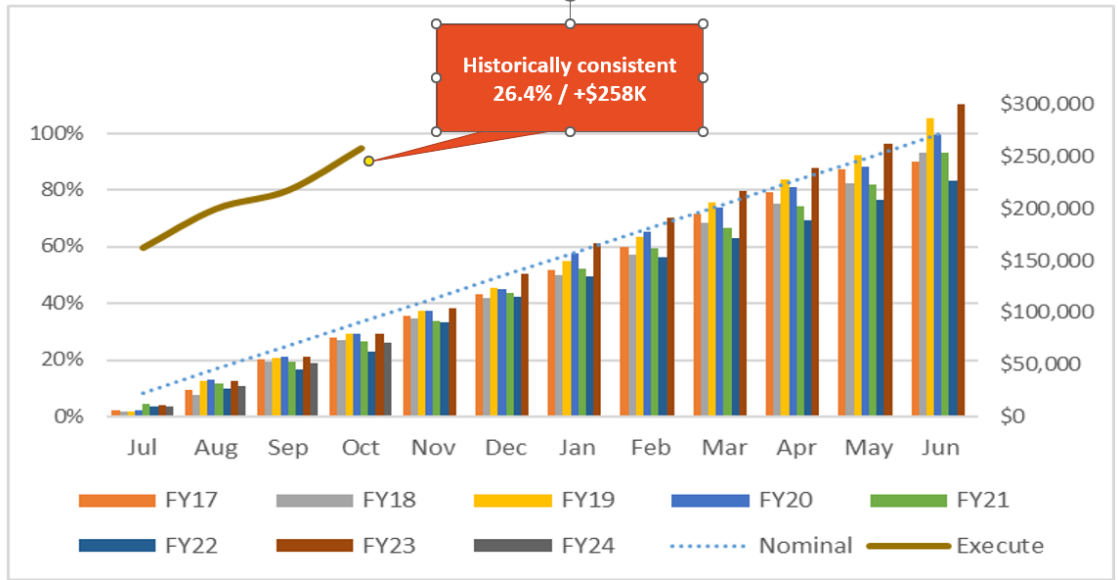
Method: Outsource (Kramer)



Maintenance Services

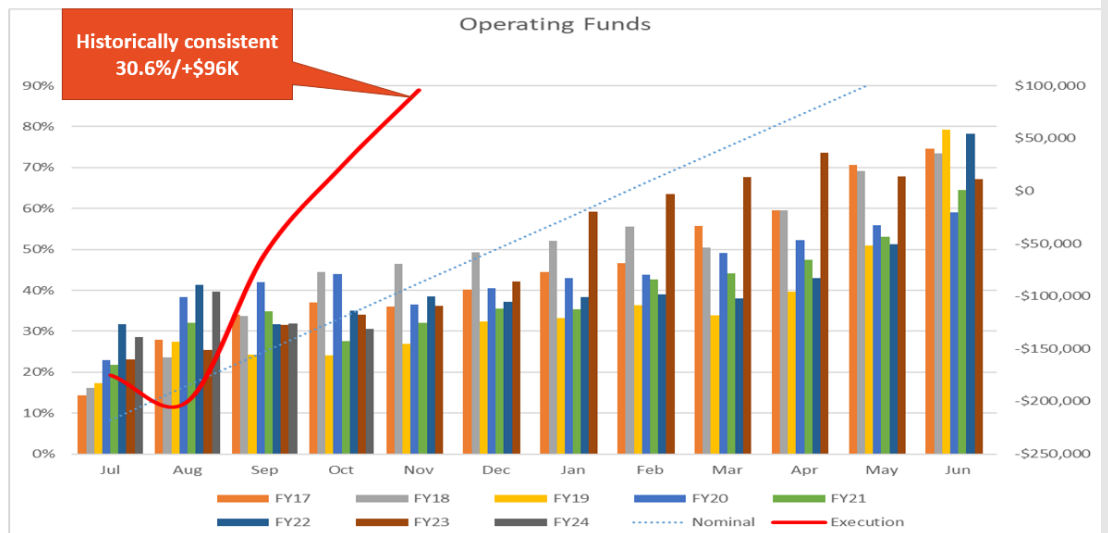
Under-execution of personnel funds caused by readjustments to baseline budget

Personnel Cost

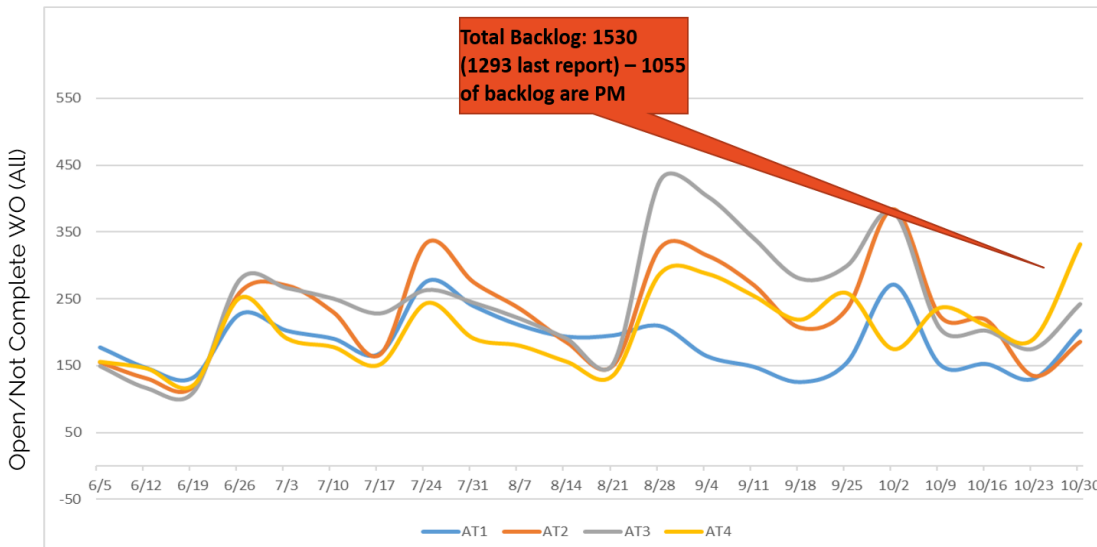


Under-execution of operation cost created by a surge of income from projects

Operating Funds



WO Backlog



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



Operations

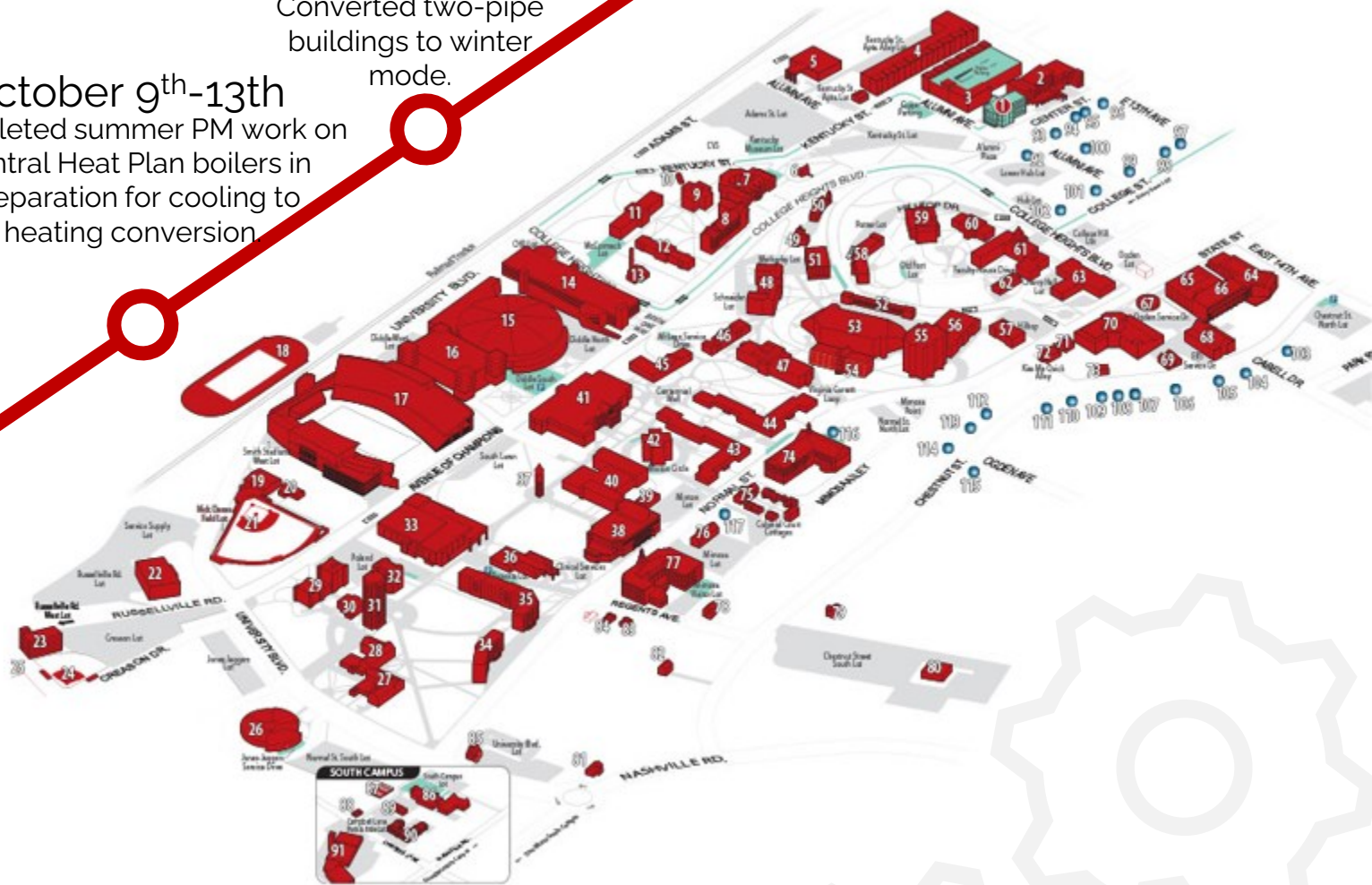
November 3rd
Completed the cooling to heating conversion and winter planning on building boilers and chillers

November 1st
Started conversion for Housing and Residence Life Buildings.

October 30th
Started conversion from cooling to heating.

October 25th-27th
Converted two-pipe buildings to winter mode.

October 9th-13th
Completed summer PM work on Central Heat Plan boilers in preparation for cooling to heating conversion.

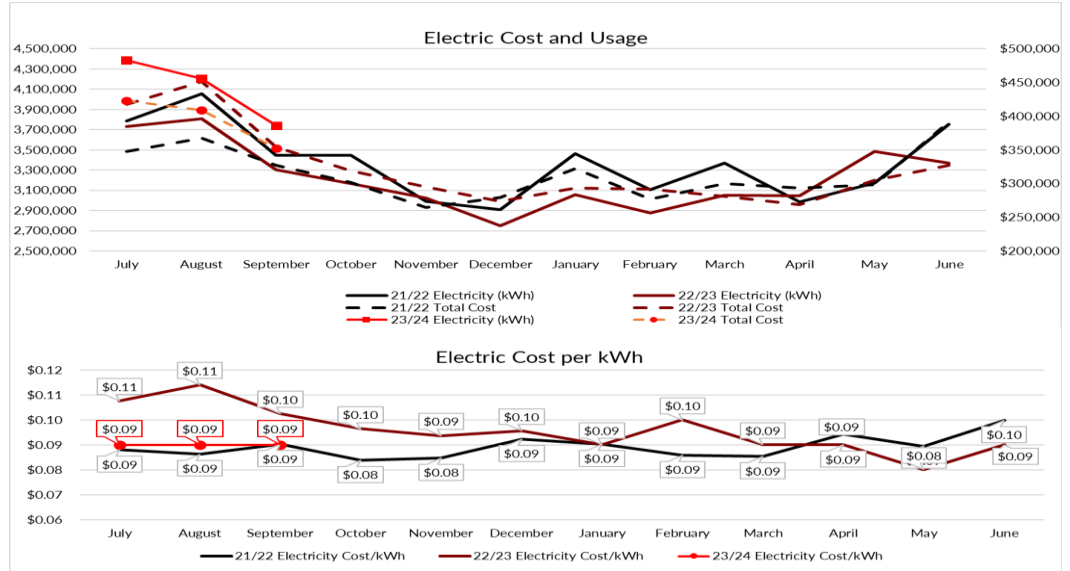


Plant Operations

Trends have returned to normal after high temps last month.



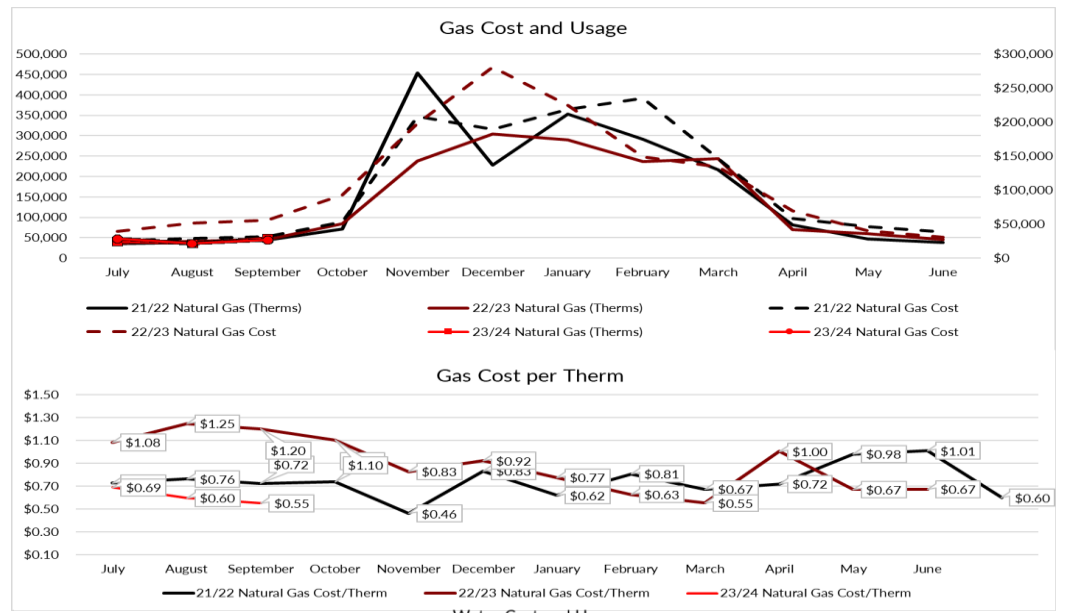
Electric



Normal trends with a slight decrease in pricing.



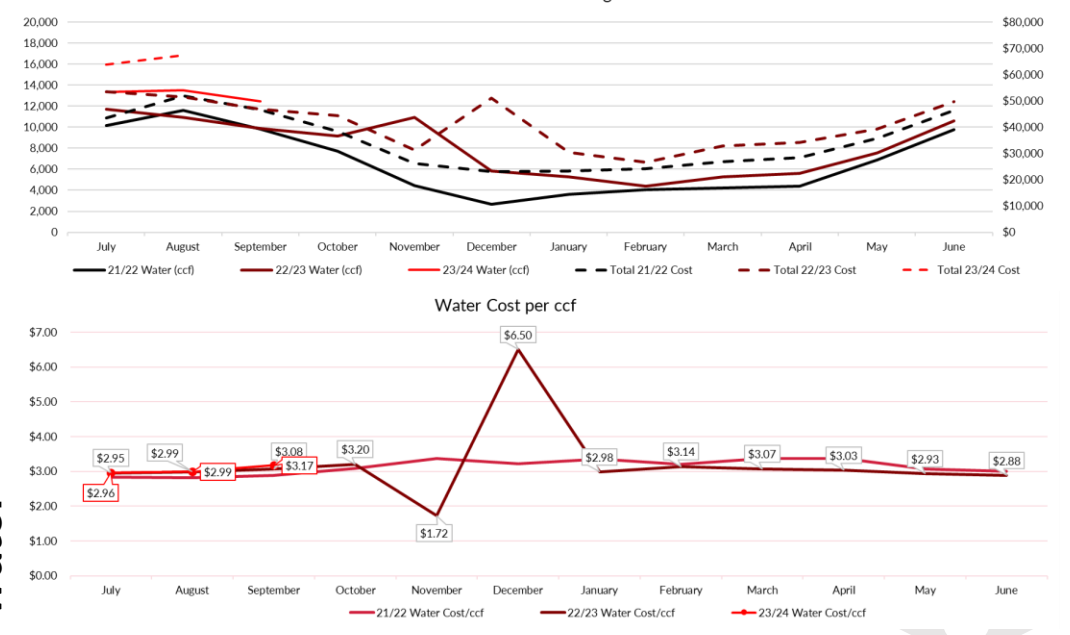
Gas



Cost and usage increase due to high temperatures.



Water



Plant Operations

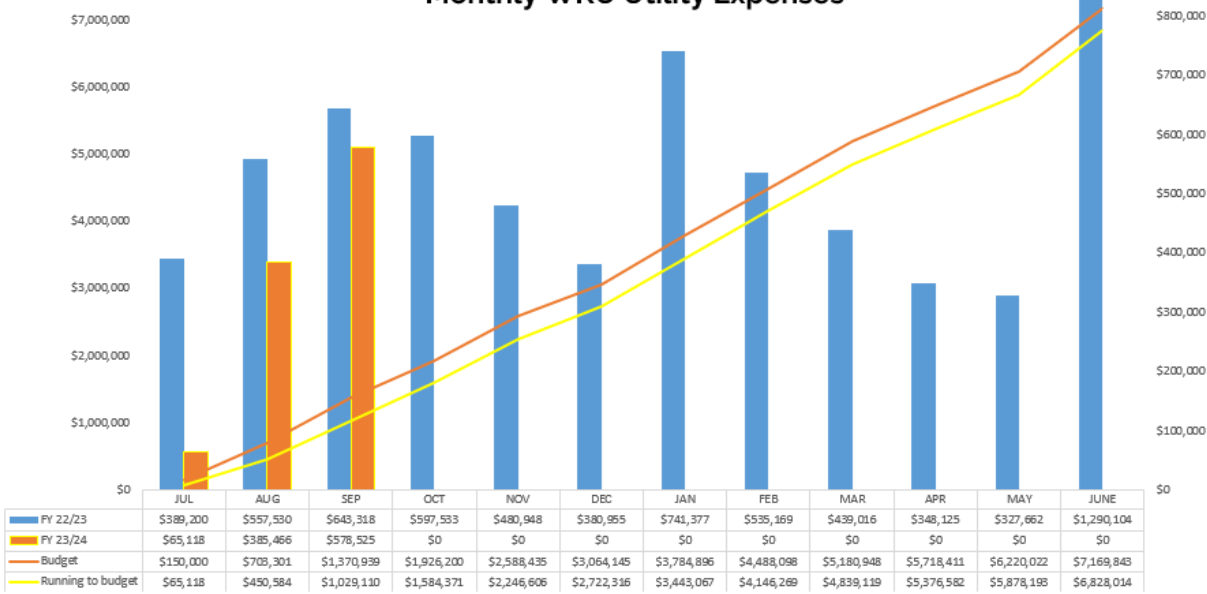
Budget Reviews

Index #320205- Utilities Budget Review

Budget Side

Monthly WKU Utility Expenses

FY Comparison



Running under budget.

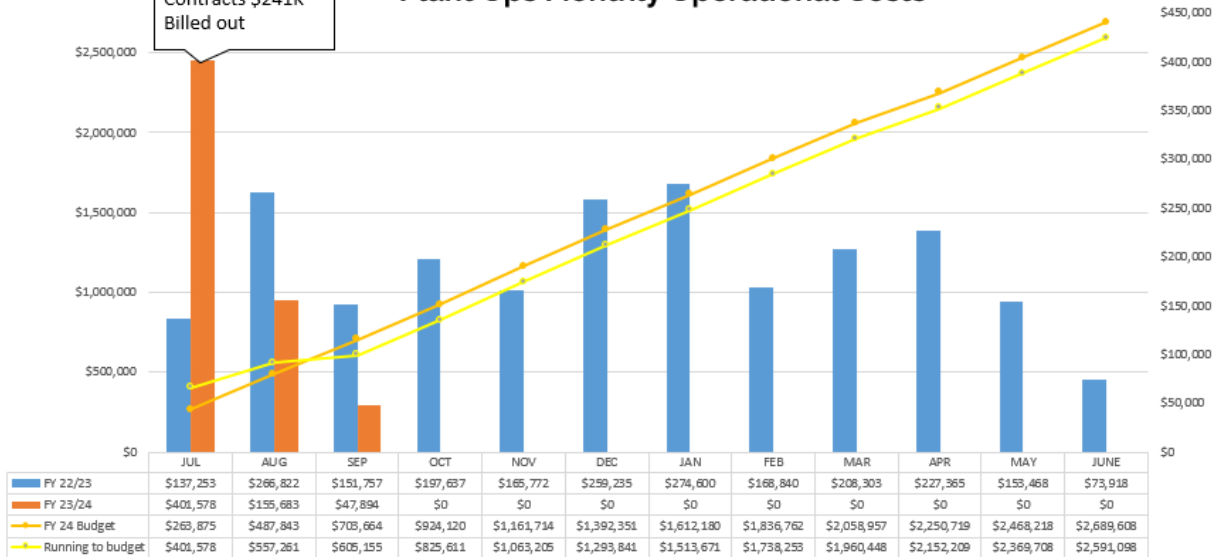
Index # 320208- Operations Budget Review

Budget Axis

Mostly JCI Contracts \$241K – Billed out

Plant Ops Monthly Operational Costs

Monthly Spend



Staffing levels are creating a lag in spending.

What: Seasonal Annuals Change Over at First Year Village

Issue Addressed: Removal of spring/summer annuals, applied compost from WKU Farm, tilled bed, and installed winter annuals. Completed by mulching with pine bark mini nuggets.

Funding: 320206

Method: DFM Campus Services Personnel



What: Seasonal Annuals Change Over at Jody Richards Hall

Issue Addressed: Removal of spring/summer annuals, applied compost from WKU Farm, tilled bed, and installed winter annuals. Completed by mulching with pine bark mini nuggets.

Funding: 320206

Method: DFM Campus Services Personnel

What: Seasonal Annuals Change Over at Munday Hall

Issue Addressed: Removal of spring/summer annuals, applied compost from WKU Farm, tilled bed, and installed winter annuals. Completed by mulching with pine bark mini nuggets.

Funding: 320206

Method: DFM Campus Services Personnel



Housing and Residence Life

Completed Projects

Before



Location: Bates - Subway

What: Door Hardware

Issue Addressed: Mounting screws on the door closer failed.

Funding: Student Life Foundation

Method: WKU Personnel

After



Location: McLean Hall

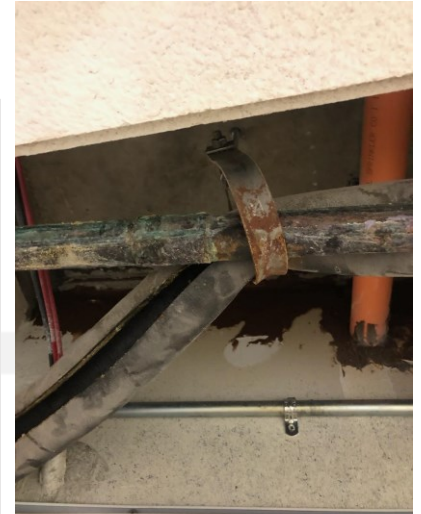
What: DHW Supply Piping

Issue Addressed: Replaced failed section of DHW piping, 1st-floor area

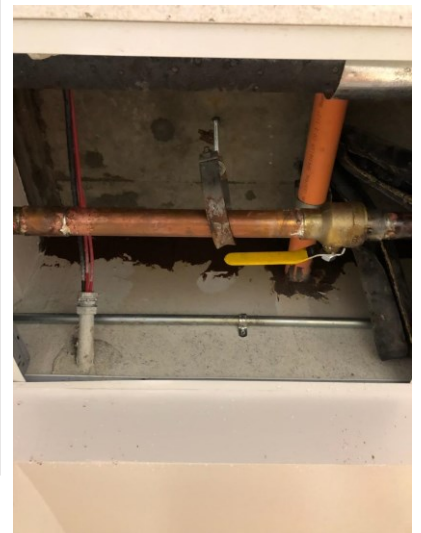
Funding: Student Life Foundation

Method: Outsourced

Before



After





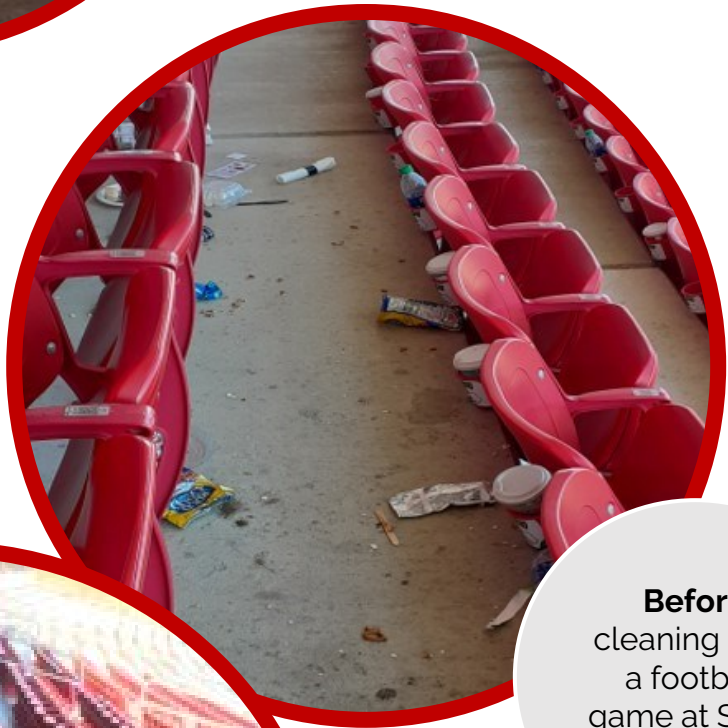
- Exterior Envelope Investigations
- Ingress/Egress protection and perimeter set-back fencing



Environmental Services

Completed Projects

Cleaning of ticket booth and windows at Smith Stadium as part of the preparation for football.



Before cleaning after a football game at Smith Stadium.



After the football game cleanup at Smith Stadium.



Safety and Training

September Safety Training

- ✓ Slip Trip Fall
- ✓ Lock Out Tag Out
- ✓ Ladder Safety

October Safety Training

- ✓ Fire Prevention
- ✓ Violence Prevention and Response
- ✓ Workplace Violence

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		
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	4	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	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	0	0	0	0	0	0	0	0	0	0	0	0	0	0	4	0	
Trend	↔		↑		↔		↓																			→	

Month	Cause	Category
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

Month	Total	Trend
Sodexo	1	↓
WKU	3	↑



Business Operations

Work Order Statistics by Category Period 10/01/2023 through 10/31/2023

Status of Work Orders Scheduled During Report Period						Work Orders Completed during Report Period	
Category	Scheduled	Open		Completed during Report Period		Scheduled Prior to 10/01/2023	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	84	4	4.8	80	95.2	15	95
F005 - Fire & life safety equip	0	0	0.0	0	0.0	4	4
F009 - HVAC Installations	1321	189	14.3	1132	85.7	137	1269
F010 - Mechanical Equip	103	40	38.8	63	61.2	62	125
F011 - Heating Systems	10	5	50.0	5	50.0	0	5
F012 - Elevators & Escalators	6	2	33.3	4	66.7	1	5
F013 - Gas Installations	8	0	0.0	8	100.0	0	8
F016 - Doors	6	3	50.0	3	50.0	1	4
F019 - Signage	1	1	100.0	0	0.0	1	1
F024 - Audio Visual	0	0	0.0	0	0.0	0	0
F025 - Site Infrastructure	5	2	40.0	3	60.0	5	8
F027 - Control Panels	2	0	0.0	2	100.0	1	3
F028 - Generators	66	7	10.6	59	89.4	10	69
F029 - Lifting Equip	2	0	0.0	2	100.0	0	2
F032 - A/C Equipment	70	57	81.4	13	18.6	16	29
F037 - Pipework	80	29	36.3	51	63.8	15	66
F038 - Pumps	67	10	14.9	57	85.1	17	74
F039 - Chillers	26	18	69.2	8	30.8	1	9
F042 - Water Treatment	2	1	50.0	1	50.0	0	1
F045 - Appliances	4	0	0.0	4	100.0	0	4
F047 - Sewerage	0	0	0.0	0	0.0	2	2
F048 - Medical Gas	1	1	100.0	0	0.0	0	0
F056 - Laboratory Equipment	1	0	0.0	1	100.0	0	1
F059 - Grounds Equipment	97	2	2.1	95	97.9	29	124
F062 - Tools	2	2	100.0	0	0.0	2	2
F064 - Hospital Equipment	0	0	0.0	0	0.0	0	0
F066 - Lighting	2	0	0.0	2	100.0	1	3
F070 - Compressors	13	1	7.7	12	92.3	0	12
F072 - Tanks	10	1	10.0	9	90.0	0	9
F076 - Paint Equipment	1	1	100.0	0	0.0	0	0
-none-	1203	280	23.3	922	76.6	178	1100
Total:	3193	656	20.5%	2536	79.4%	498	3034

77.9%
PRO work orders completed

82.9%
PM work orders completed

68.7%
RM work orders completed

Work Order Statistics by Work Type Period 10/01/2023 through 10/31/2023

Status of Work Orders Scheduled during Report Period						Work Orders Completed during Report Period	
Work Type	Scheduled	Open as of 9/30/2023		Completed during Report Period		Scheduled Prior to 10/01/2023	Total Completed
		#	%	#	%		
NCW	1	0	0.0	1	100.0	0	1
PM	1967	337	17.1	1630	82.9	291	1921
PMMAND	0	0	0.0	0	0.0	4	4
PRO	687	152	22.1	535	77.9	100	635
PROJ	7	4	57.1	3	42.9	5	8
QUOTE	0	0	0.0	0	0.0	0	0
RM	502	157	31.3	345	68.7	90	435
SAF	1	0	0.0	0	0.0	2	2
SP	28	6	21.4	22	78.6	6	28
Total:	3193	656	20.5%	2536	79.4%	498	3034



Employee and Community Engagement

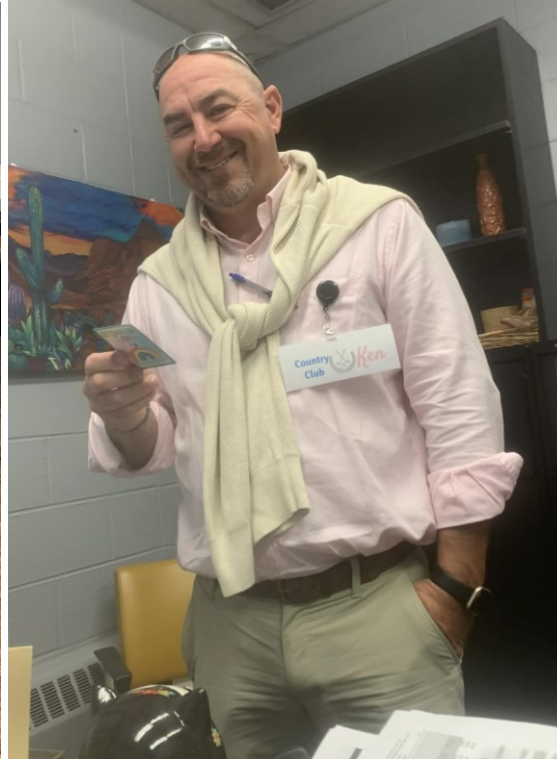
October 18th

Wear Pink for Breast Cancer Awareness Month.



October 31st

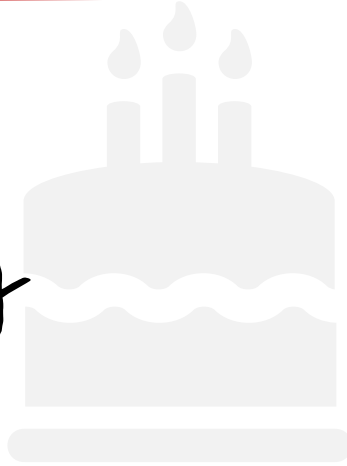
DFM Office staff celebrate Halloween as the different personalities of Barbie and Ken



Recognition

**Happy
Birthday**

to DFM employees
born in October



Welcome

NEW employees to DFM
Human Resources Assistant

Haydee Cruz Flores- 10.5.23

Environmental Services Attendant

Sabina Nintunze- 10.5.2023

Mark Allen

Congratulations on 5
years of services



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.

