

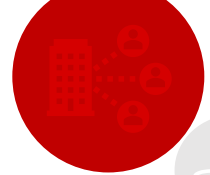


WKU[®] Facilities Management

Monthly Report April 2023



Management Team



Ken Branch
General Manager



Angie Jackson
Business Operations



Jennifer Mcleod
Sodexo HR



Ronnie Allerkamp
Training and Safety



Mark Allen
Energy Manager



Dan Uhls
Maintenance Services



Kenny Johnson
Environmental
Services



Gerald Belcher
Environmental
Services



Kyle Davenport
Campus Services



Randall Farris
HRL Operations



Ray Murillo
HRL Manager



Carla Kozabo Nally
HRL Managers





What: Roofing repairs on WKU-Glasgow

Issue Addressed: The WKU Glasgow Roof had failed in various areas resulting in wet insulation and water intrusion. Failed roofing sections were removed/replaced. This was a condition based renewal.

Funding: \$7320.16 (Auto Insurance)

Method: Outsource (Geoghegan Roofing)



What: Rebuild of Adams St light distribution.

Issue Addressed: The distribution panel for Adams St was hit by a car – for the third time in recent years. I had to be completely rebuilt to include new bollards. This is condition based renewal.

Funding: \$9447.89 (Auto Insurance)

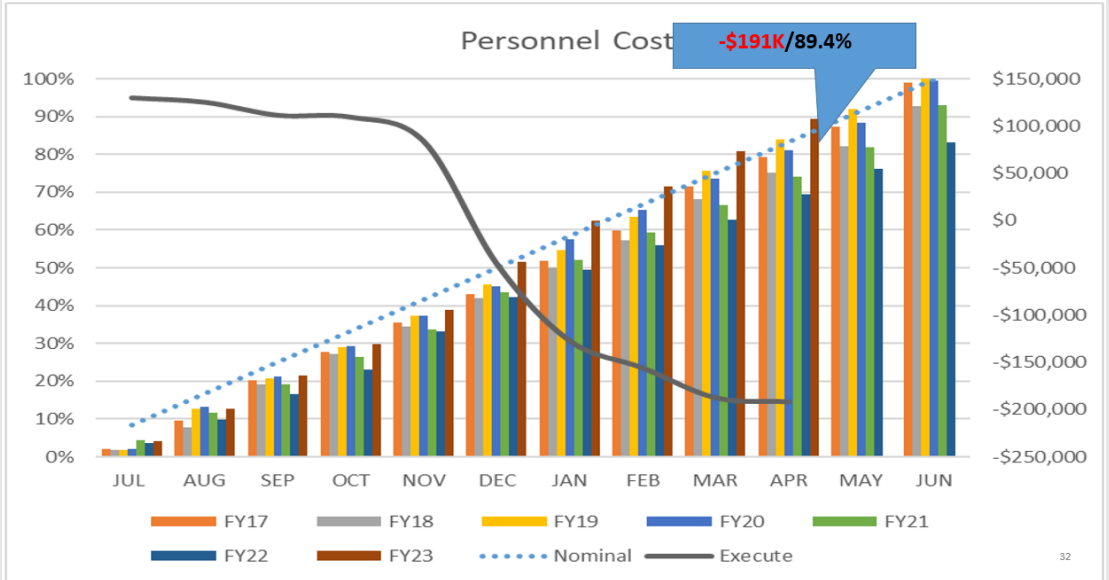
Method: Outsource (Atek)



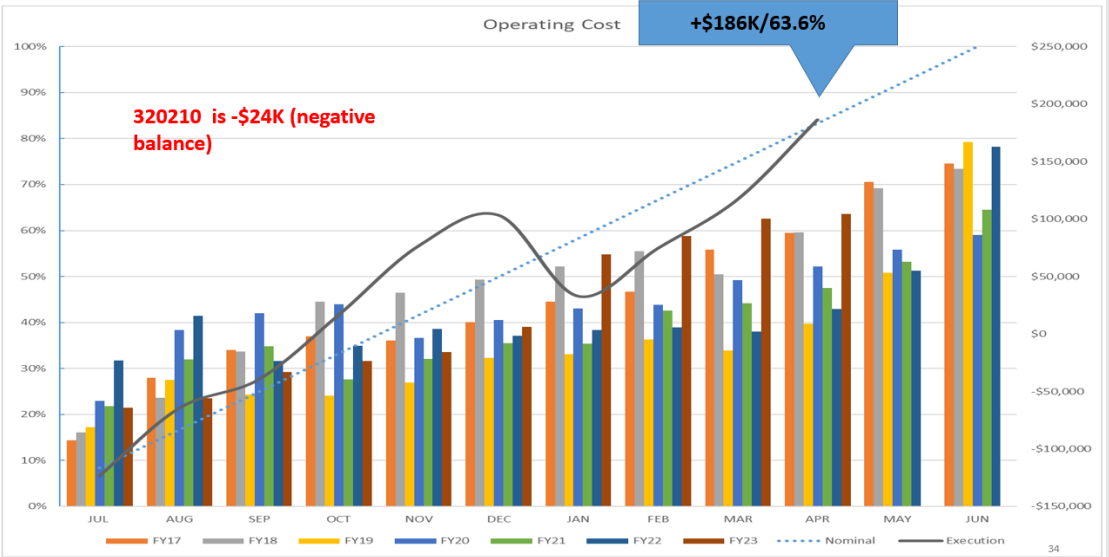
Maintenance Services



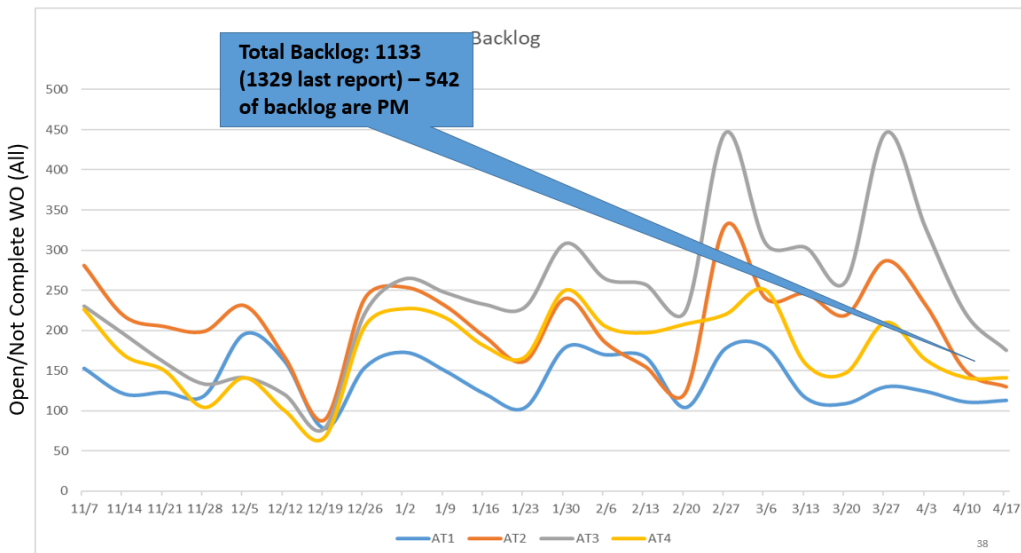
Personnel Cost



Operating Cost



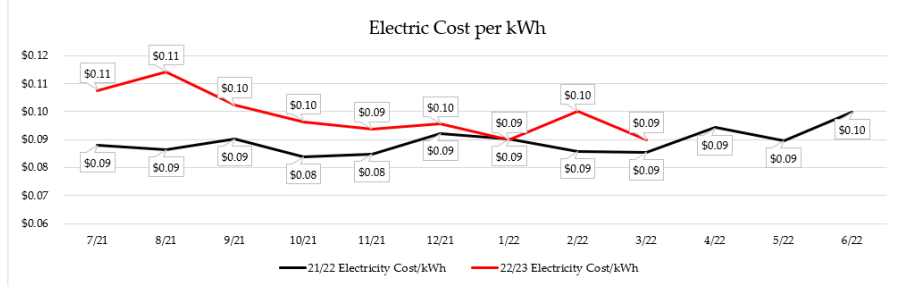
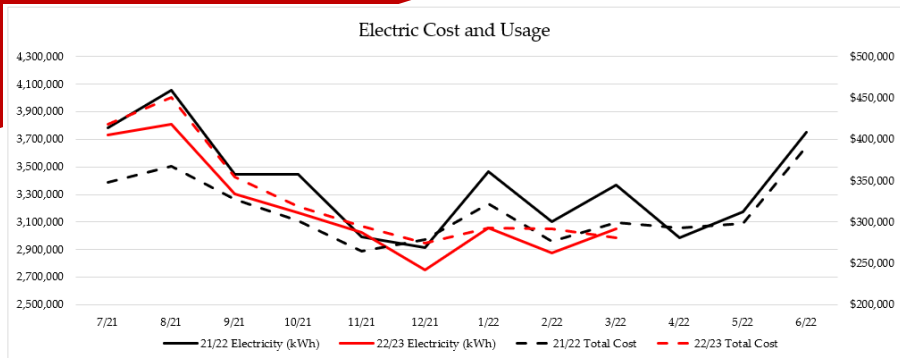
WO Backlog



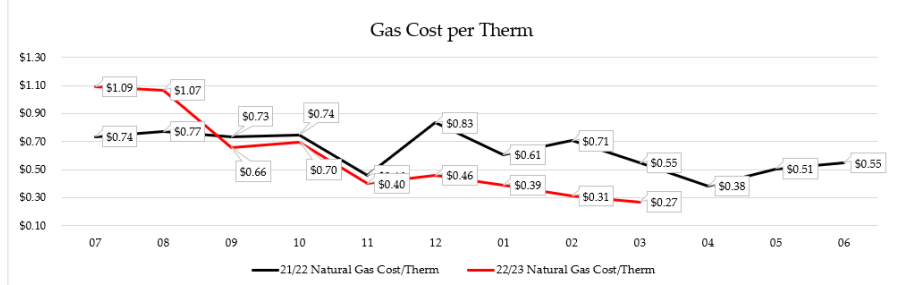
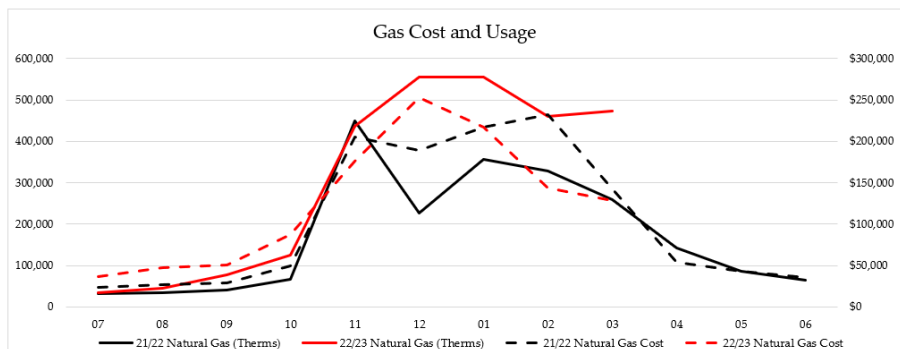
Operations



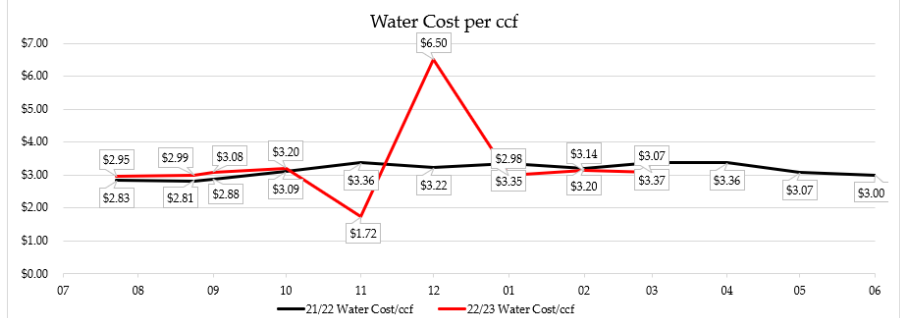
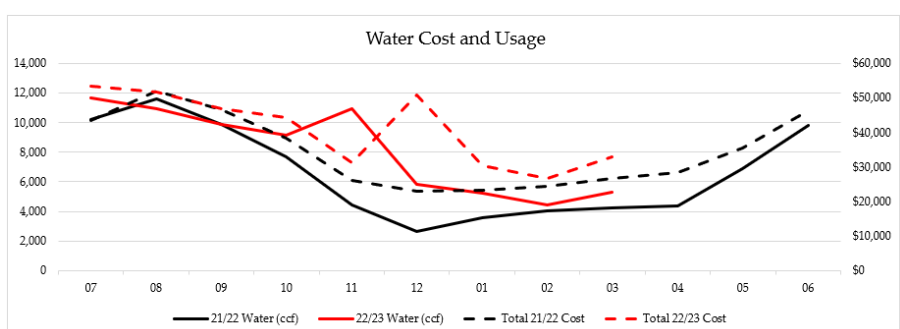
Electric



Gas



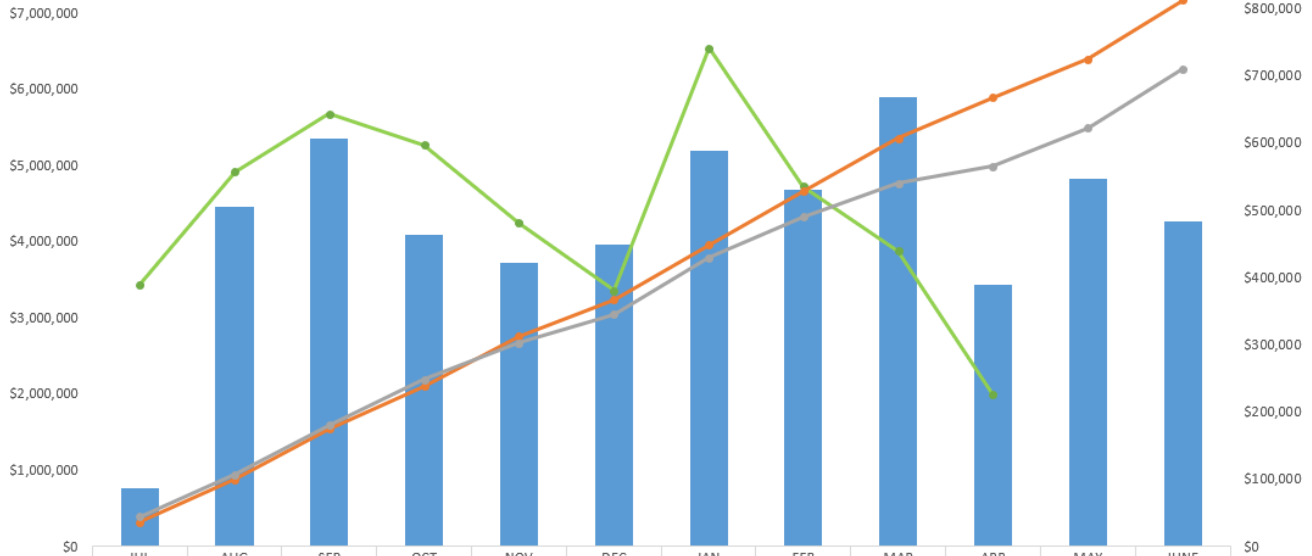
Water



Index #320205 Budget Review

Budget Side

FY Comparison

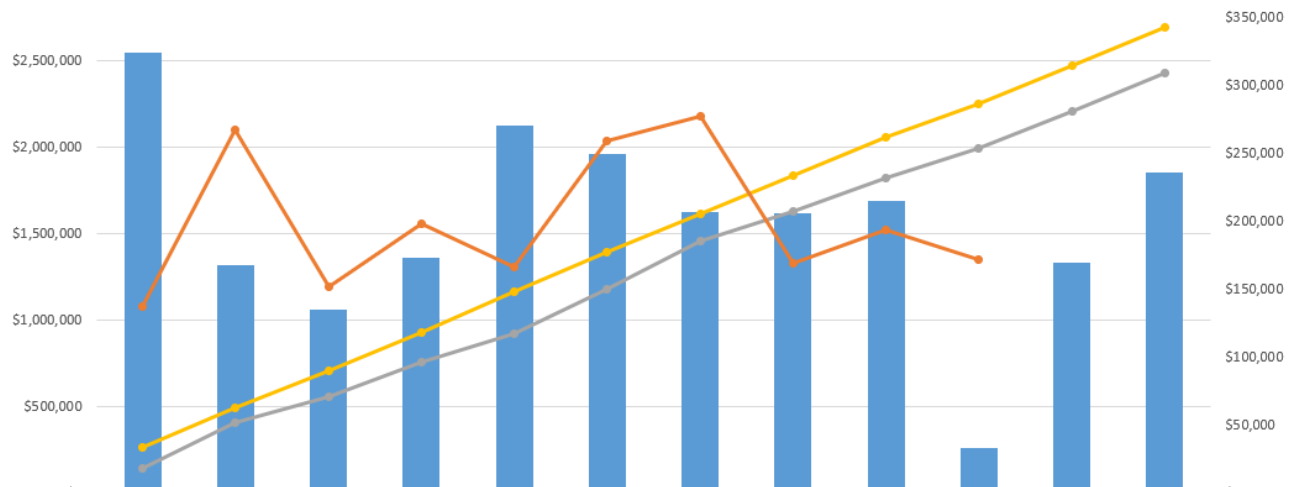


	JUL	AUG	SEP	OCT	NOV	DEC	JAN	FEB	MAR	APR	MAY	JUNE
FY 21/22	\$86,406	\$504,927	\$607,200	\$463,545	\$421,264	\$448,963	\$588,294	\$530,450	\$668,258	\$388,300	\$546,044	\$482,692
FY 22/23	\$389,200	\$557,530	\$643,318	\$597,533	\$480,948	\$380,955	\$741,377	\$535,169	\$439,016	\$225,687		
Budget	\$323,869	\$877,170	\$1,544,808	\$2,100,069	\$2,762,304	\$3,238,014	\$3,958,765	\$4,661,967	\$5,354,817	\$5,892,280	\$6,393,891	\$7,169,843
Running to budget	\$389,200	\$946,730	\$1,590,048	\$2,187,581	\$2,668,528	\$3,049,483	\$3,790,861	\$4,326,030	\$4,765,046	\$4,990,733	\$5,492,344	\$6,268,296

Index # 320208 Budget Review

Budget Axis

Monthly Spend



	JUL	AUG	SEP	OCT	NOV	DEC	JAN	FEB	MAR	APR	MAY	JUNE
FY 21/22	\$323,677	\$167,516	\$134,862	\$172,841	\$269,912	\$249,051	\$206,601	\$205,918	\$215,230	\$32,812	\$169,639	\$236,023
Running to budget	\$137,253	\$404,075	\$555,831	\$753,468	\$919,241	\$1,178,476	\$1,455,420	\$1,624,260	\$1,817,986	\$1,989,981	\$2,207,480	\$2,428,870
Estimate	\$263,875	\$487,843	\$703,664	\$924,120	\$1,161,714	\$1,392,351	\$1,612,180	\$1,836,762	\$2,058,957	\$2,250,719	\$2,468,218	\$2,689,608
FY 22/23	\$137,253	\$266,822	\$151,757	\$197,637	\$165,772	\$259,235	\$276,944	\$168,840	\$193,726	\$171,995		

What: Pressure Washing of Exterior Columns, Round A Bout and Baseball Wall

Issue Addressed: Removed dirt/grim from capstones and brick on exterior columns, round a bout, and baseball wall for commencement

Funding: 929921: \$4,100 (RAB/Columns) \$3,500 (Baseball)

Method: Contractor: Franklin Coatings



Before



After



What: WKU Softball Complex Outfield

Issue Addressed: Re-seeded, top-dressed, fertilized from back-to-back opening tournaments to start season

Funding: 320206

Method: In-House



A
in
re



What: Spring Annual Change Out

Issue Addressed: Remove winter annuals and replace
With spring annuals

Funding: 320206

Method: In-House

*All annuals were grown by WKU Farm (Roger Dennis)
*Volunteers from HORT 340 'Greenhouse Crop Production'





Location: Poland Hall

What: Ice machine leakage

Issue Addressed: Machine got moved and damaged drain line – replaced.

Funding: Internal

Method: Internal personnel



Location: McLean Hall

What: DHW Piping

Issue Addressed: Replaced damaged piping at DHW exchanger

Funding: Internal

Method: Contract Personnel



Before



After



Before



Location: Keen Hall

What: HVAC System – Elevator Room

Issue Addressed: Valve replacement

Funding: Internal

Method: Internal personnel

After



Location: Normal Hall

What: RTU #2 – Valve Failure

Issue Addressed: Threads on valve failed, flange found cracked.

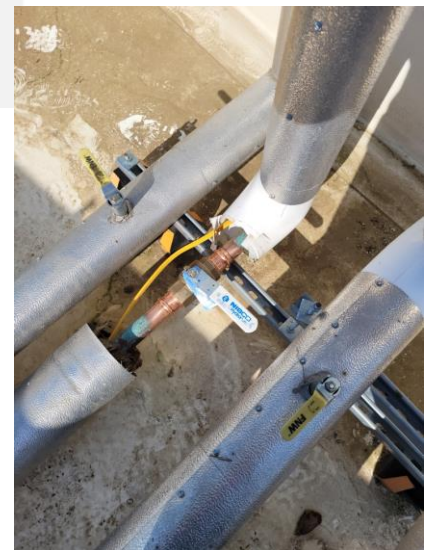
Funding: Internal

Method: Internal / Contract personnel

Before



After



Environmental Services

Completed Projects



Detailed cleaning throughout Lady Toppers' locker room.



Removed graffiti from bathroom surfaces in MMTH.



Detailed cleaning throughout Cravens library.



Carpet extracting at School of Nursing.



Safety and Training

March Safety Training

- ✓ Slip Trip Fall
- ✓ Chemical Safety
- ✓ Basic First Aid
- ✓ SDS sheets

April Safety Training

- ✓ Asbestos & Mold
(EH&S training scheduled 4/19 & 4/20)
(make up for all remaining due Feb & Mar will follow the Asbestos & Mold training sessions)

DFM Incidents by Fiscal Year

Area	FY 18		FY 19		FY 20		FY 21		FY 22		FY 23	
	Inc	LT	Inc	LT	Inc	LT	Inc	LT	Inc	LT	Inc	LT
Kenny (ESA)	3	1	6	2	6	1	7	1	6	1	5	0
Randall (ESA)	1	0	3	0	1	0	3	0	2	1	2	0
Kyle	1	0	2	0	4	0	3	0	0	0	1	0
Dan	4	1	3	1	1	1	0	0	0	0	1	0
Randall (M)	3	2	0	0	1	0	0	0	2	1	0	0
Mark	2	0	0	0	0	0	3	1	1	0	1	0
Angie	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

- (7) Slip Trip Fall
- (2) Caught In, Between, or Under
- (1) Other – Knee sprain

FY23 DFM Safety Incidents by Month

	Jul		Aug		Sep		Oct		Nov		Dec		Jan		Feb		March		Apr Current		May		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	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	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	9	0



Work Orders

Work Order Statistics by Category Period 04/01/2023 through 04/30/2023

Status of Work Orders Scheduled During Report Period						Work Orders Completed during Report Period	
Category	Scheduled	Open		Completed during Report Period		Scheduled Prior to 4/01/2023	Total Completed
		#	%	#	%		
C006 - Overheated, Burned, Hot Spot	0	0	0.0	0	0.0	0	0
C018 - Misc Electrical	0	0	0.0	0	0.0	0	0
F002 - Electrical Equip	92	26	28.3	66	71.7	46	112
F005 - Fire & life safety equip	2	1	50.0	1	50.0	4	5
F009 - HVAC Installations	1072	636	59.3	371	34.6	148	519
F010 - Mechanical Equip	112	45	40.2	56	50.0	12	68
F011 - Heating Systems	11	10	90.9	1	9.1	2	3
F012 - Elevators & Escalators	14	11	78.6	3	21.4	0	3
F013 - Gas Installations	14	12	85.7	2	14.3	0	2
F016 - Doors	19	14	73.7	5	26.3	0	5
F019 - Signage	2	1	50.0	1	50.0	1	2
F021 - Catering Equip	1	0	0.0	1	100.0	0	1
F024 - Audio Visual	0	0	0.0	0	0.0	0	0
F025 - Site Infrastructure	6	0	0.0	5	83.3	1	6
F027 - Control Panels	3	1	33.3	2	66.7	0	2
F028 - Generators	53	18	34.0	35	66.0	7	42
F029 - Lifting Equip	1	1	100.0	0	0.0	0	0
F032 - A/C Equipment	209	180	86.1	28	13.4	3	31
F037 - Pipework	164	90	54.9	49	29.9	4	53
F038 - Pumps	120	37	30.8	70	58.3	31	101
F039 - Chillers	58	3	5.2	55	94.8	1	56
F045 - Appliances	4	0	0.0	4	100.0	0	4
F047 - Sewerage	1	1	100.0	0	0.0	0	0
F048 - Medical Gas	1	0	0.0	1	100.0	1	2
F055 - Inspections	2	0	0.0	2	100.0	0	2
F056 - Laboratory Equipment	0	0	0.0	0	0.0	0	0
F059 - Grounds Equipment	86	31	36.0	54	62.8	27	81
F062 - Tools	1	1	100.0	0	0.0	1	1
F064 - Hospital Equipment	0	0	0.0	0	0.0	0	0
F066 - Lighting	0	0	0.0	0	0.0	0	0
F070 - Compressors	13	8	61.5	5	38.5	1	6
F072 - Tanks	89	83	93.3	6	6.7	0	6
F076 - Paint Equipment	1	1	100.0	0	0.0	0	0
-none-	1113	207	18.6	853	76.6	152	1005
Total:	3264	1418	43.4%	1676	51.3%	442	2118



Work Order Statistics by Work Type Period 04/01/2022 through 04/30/2023

Status of Work Orders Scheduled during Report Period						Work Orders Completed during Report Period	
Work Type	Scheduled	Open as of 4/30/2023		Completed during Report Period		Scheduled Prior to 4/1/2022	Total Completed
		#	%	#	%		
BUDGET	8	8	100.0	0	0.0	0	0
CAN	2	0	0.0	2	100.0	0	2
CM	270	28	10.4	242	89.6	0	242
MOVE	5	0	0.0	5	100.0	0	5
NCW	2	0	0.0	2	100.0	0	2
PDM	18	6	33.3	12	66.7	0	12
PM	5013	2906	58.0	2107	42.0	17	2124
PMMAND	135	54	40.0	81	60.0	10	91
PRO	1295	334	25.8	961	74.2	0	961
PROJ	39	27	69.2	12	30.8	0	12
QUOTE	4	2	50.0	2	50.0	0	2
RM	3023	503	16.6	2520	83.4	39	2559
SAF	13	4	30.8	9	69.2	0	9
SDXD	2	0	0.0	2	100.0	0	2
SP	46	16	34.8	30	65.2	0	30
Total:	9875	3888	39.4%	5987	60.6%	66	6053



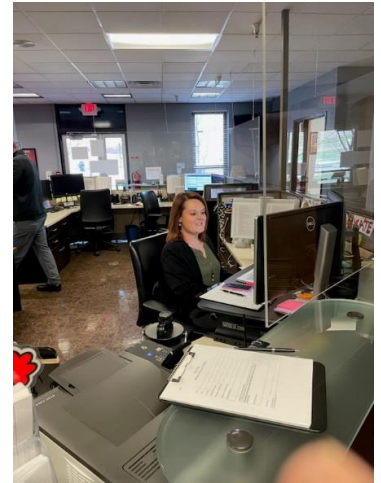
Employee and Community Engagement



April 18th
Voice Survey
Kick-Off



April 26th
Administrative
Professionals Day



April 27th
Bring your kid to
work day: DFM
Carpentry Shop
helped with
birdhouse building.



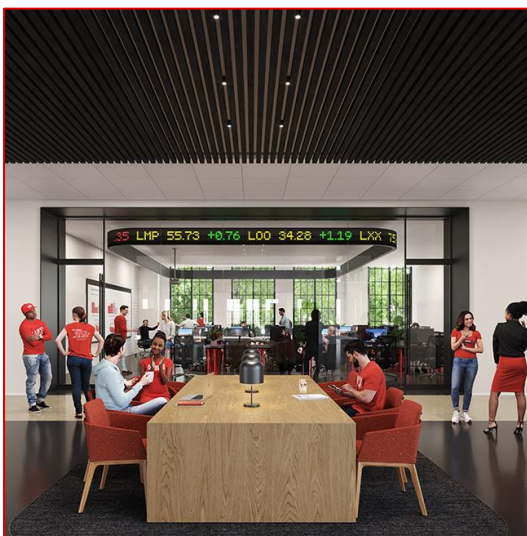
Our Mission

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.

WKU News

The Future Business College Building

Through flexible classrooms; new technology; intentionally designed areas for team projects; spaces designed to emulate real-world working environments; and more, the new 113,000-square-foot, modern College of Business building is set to transform the way WKU teaches, how WKU supports students and how WKU prepares them for careers.



QUALITY OF LIFE SERVICES