

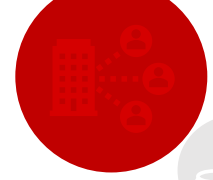


# WKU<sup>®</sup> Facilities Management

## Monthly Report July 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  
4 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:** Office suite renewal at Cherry Hall (CH)

**Issue Addressed:** Two office suites at CH had significant water damage from a roof leak. Repairs to the plaster were conducted, the rooms were painted, and had a LED conversion. This was a condition-based renewal.

**Funding:** \$3,196 (320204)

**Method:** DFM WKU Personnel



**What:** Domestic Water leaks in Academic Complex (AC)

**Issue Addressed:** The domestic water system at AC had developed numerous leaks over time – most concerning was directly over the main gear. We took the opportunity of the water being down to put in isolation valves. This was a condition-based renewal.

**Funding:** \$17,981 (320204)

**Method:** Outsource (Ritter)





**What:** Recoat of Jody Richards Hall (JRH) roof

**Issue Addressed:** The JRH roof had reached a point of needing a service-life renewal. The failed spots were removed/replaced and the entire roof was recoated. The skylights were sealed, cleaned, and conditioned. A 20-year no-leak warranty was acquired. This was a condition-based renewal.

**Funding:** \$987,771 (AP)

**Method:** Outsource (WTI)



**What:** Gilbert Hall Drainage

**Issue Addressed:** Buildup of water and mud at the entrance to Gilbert. The site grade was improved, old construction debris was removed, a gutter drain was installed, sod was installed, and a stone water-way was installed to control erosion in front of the building. This was a condition-based renewal.

**Funding:** \$15,965 (191981)

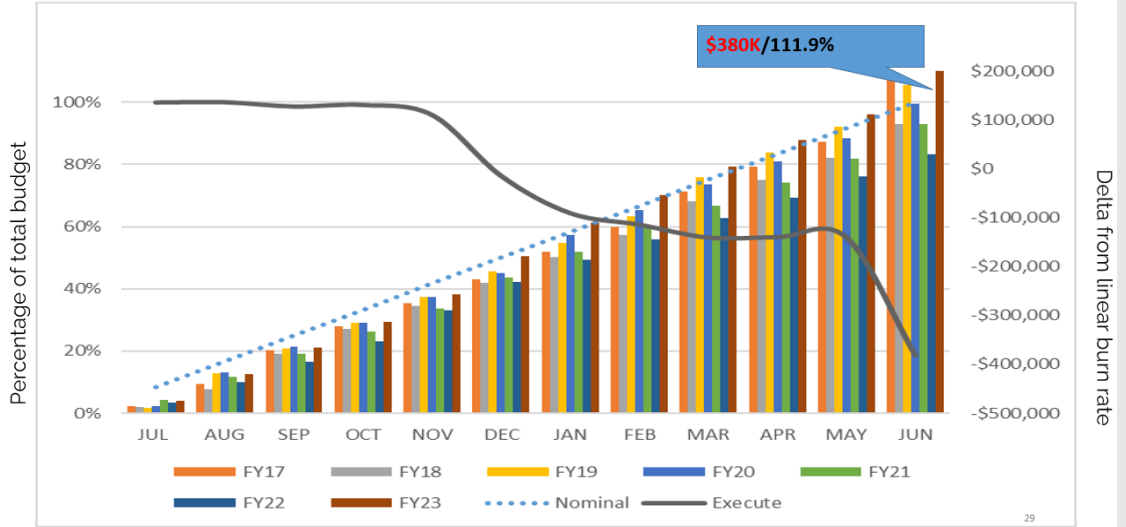
**Method:** Outsource (Kramer)



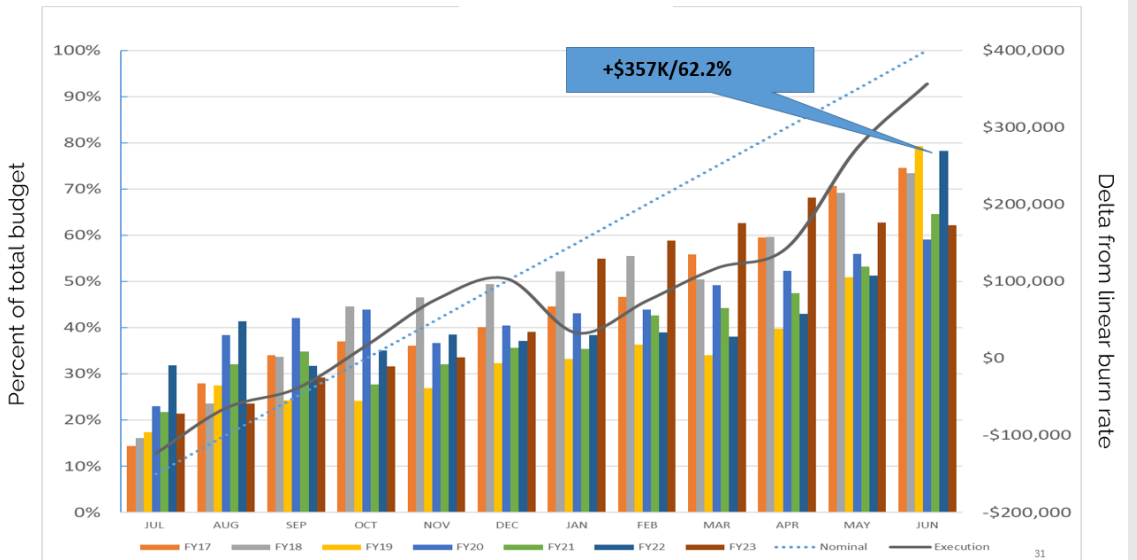
# Maintenance Services



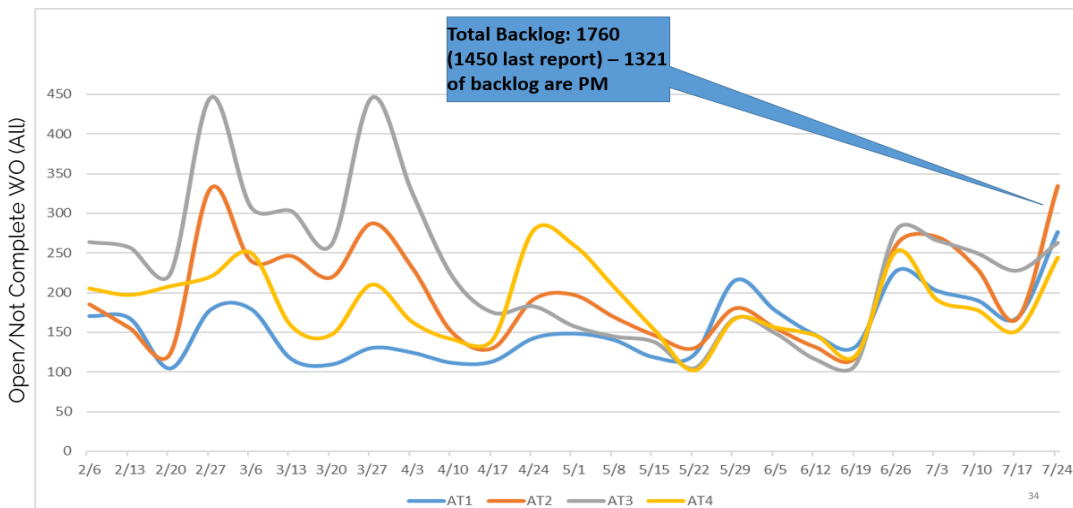
## Personnel Cost



## Operating Cost



## WO Backlog

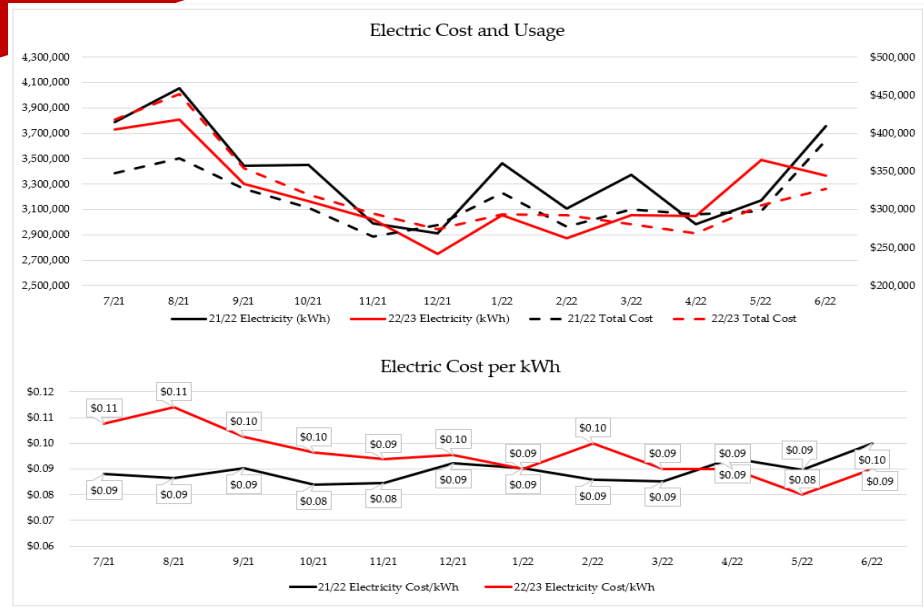


# Plant Operations

Usage down with prices down



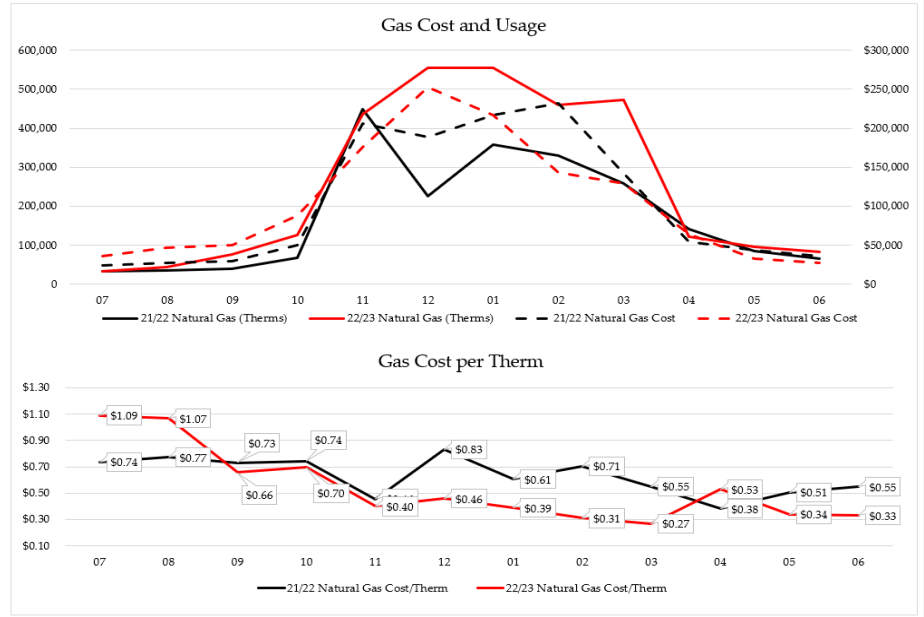
**Electric**



Demand trends upward, winter prices lower



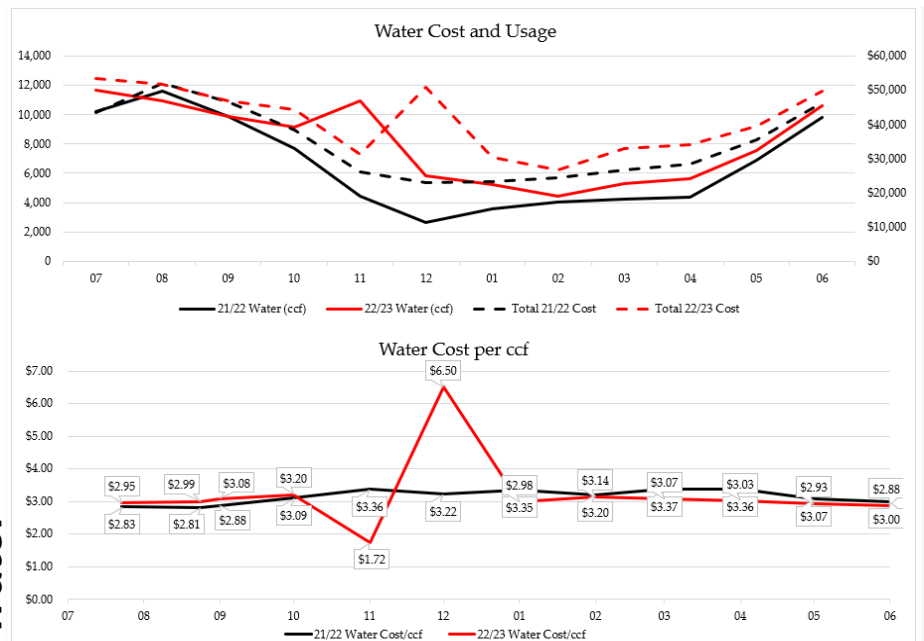
**Gas**



Usage upward, prices rising

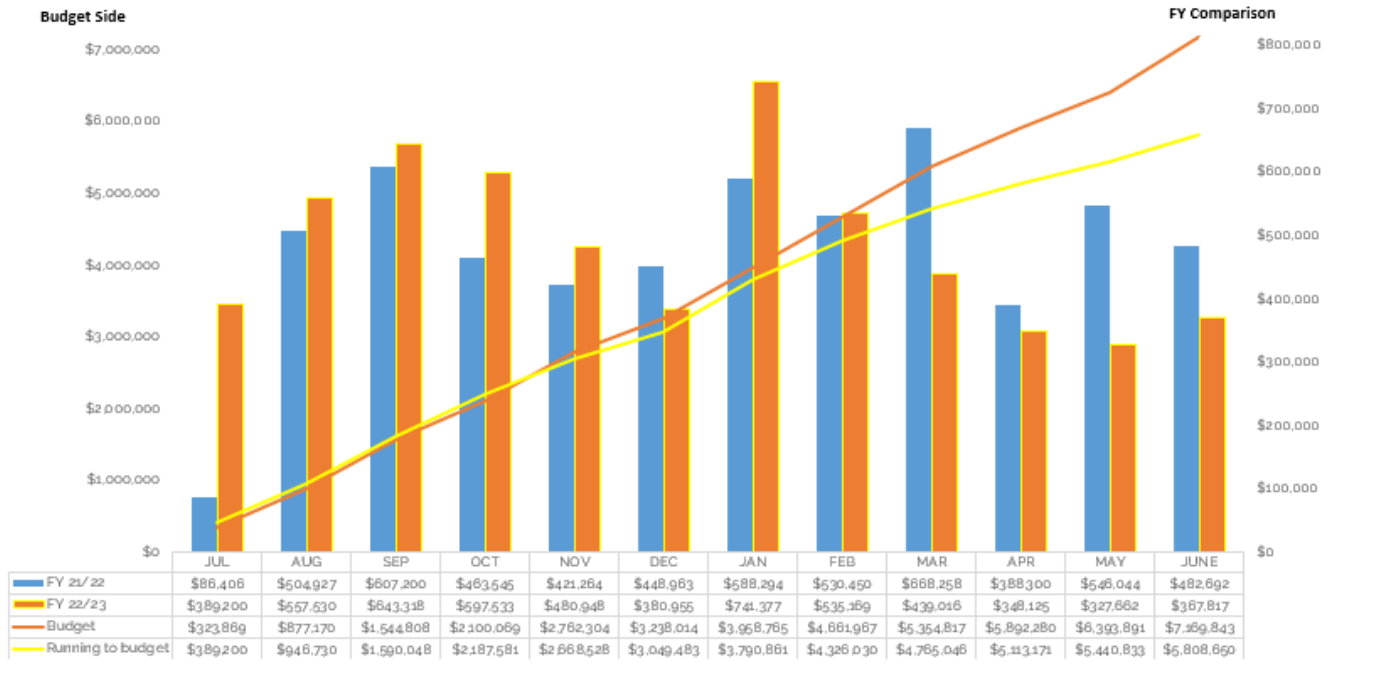


**Water**



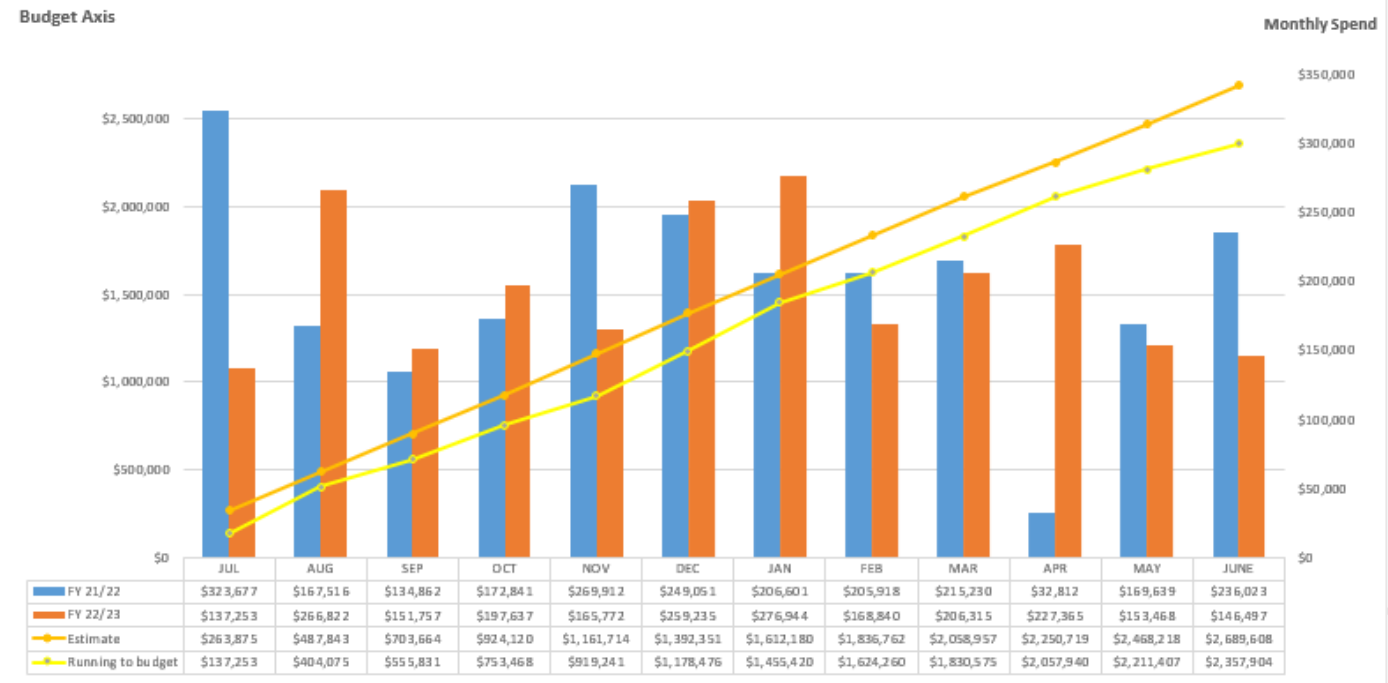
### Monthly WKU Utility Expenses

#### Index #320205- Utilities Budget Review



### Plant Ops Monthly Operational Costs

#### Index # 320208- Operations Budget Review



**What:** Storm Clean-Up

**Issue Addressed:** Several limbs down from high winds

**Funding:** 320206

**Method:** DFM Personnel



**What:** Pressure Washing

**Issue Addressed:** Clean up dirt/debris off the knee walls and cap stones around DSU

**Funding:** 320206

**Method:** DFM Personnel

**What:** Removal of shrubs/trees from winter kill

**Issue Addressed:** Sustained below-freezing temperatures during December caused multiple shrubs and trees to die off

**Funding:** 320206

**Method:** DFM Personnel/Contractor







**Location:** Pearce Ford Tower (PFT)

**What:** Fan-Coil Repairs

**Issue Addressed:** Replaced leaking/failed drain pans

**Funding:** Student Life Foundation

**Method:** WKU personnel

**Location:** Hilltopper Hall - Grill

**What:** Task Lighting Failure

**Issue Addressed:** Water-damaged lighting fixtures

**Funding:** Student Life Foundation

**Method:** WKU personnel



Before



After



# Housing and Residence Life

## Completed Projects

Before



**Location:** Gilbert Hall

**What:** Interior wall repairs

**Issue Addressed:** Damaged baseboard replaced.

**Funding:** Student Life Foundation

**Method:** WKU personnel

After



**Location:** Normal Hall

**What:** Ceiling Tile Replacements

**Issue Addressed:** Resident vandalism

**Funding:** Student Life Foundation

**Method:** WKU personnel



# Environmental Services

## Completed Projects



Detail restroom cleaning project at the Environmental, Science, and Technology building



Before



Gary Ransdell Hall's high-low dusting project



After

Music Hall floor project



# Safety and Training

## June Safety Training

- ✓ Heat Exposure
- ✓ Slip Trip Fall

## July Safety Training

- ✓ Gas Cylinder & Gas Leaks
- ✓ Prevention of Sexual Harassment

## 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
Kenny/Gerald (ESA)	3	1	6	2	6	1	7	1	6	1	3	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	2	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		
<b>Total</b>	<b>14</b>	<b>4</b>	<b>14</b>	<b>3</b>	<b>13</b>	<b>2</b>	<b>16</b>	<b>2</b>	<b>11</b>	<b>3</b>	<b>10</b>	<b>0</b>	<b>0</b>	<b>0</b>

## FY23 DFM Safety Incidents by Month

	Jul		Aug		Sep		Oct		Nov		Dec		Jan		Feb		March		Apr		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	10	0
FY 24	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0

**July:  
122 Days Safe**



# Business Operations

## Work Order Statistics by Category

Period 07/01/2023 through 07/31/2024

Status of Work Orders Scheduled During Report Period						Work Orders Completed during Report Period	
Category	Scheduled	Open		Completed during Report Period		Scheduled Prior to 7/1/2023	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
F002 - Electrical Equip	104	34	32.7	70	67.3	5	75
F005 - Fire & life safety equip	4	1	25.0	3	75.0	1	4
F009 - HVAC Installations	1528	580	38.0	948	62.0	79	1027
F010 - Mechanical Equip	128	63	49.2	65	50.8	36	101
F011 - Heating Systems	3	2	66.7	1	33.3	2	3
F012 - Elevators & Escalators	10	5	50.0	5	50.0	2	7
F013 - Gas Installations	3	3	100.0	0	0.0	5	5
F016 - Doors	30	15	50.0	15	50.0	20	35
F019 - Signage	0	0	0.0	0	0.0	0	0
F024 - Audio Visual	0	0	0.0	0	0.0	0	0
F025 - Site Infrastructure	8	2	25.0	6	75.0	1	7
F027 - Control Panels	7	5	71.4	2	28.6	0	2
F028 - Generators	57	34	59.6	23	40.4	14	37
F029 - Lifting Equip	0	0	0.0	0	0.0	0	0
F032 - A/C Equipment	89	55	61.8	34	38.2	1	35
F037 - Pipework	157	63	40.1	94	59.9	8	102
F038 - Pumps	84	45	53.6	39	46.4	7	46
F039 - Chillers	40	3	7.5	37	92.5	0	37
F045 - Appliances	4	0	0.0	4	100.0	0	4
F047 - Sewerage	7	7	100.0	0	0.0	4	4
F055 - Inspections	0	0	0.0	0	0.0	1	1
F059 - Grounds Equipment	93	37	39.8	56	60.2	25	81
F062 - Tools	0	0	0.0	0	0.0	2	2
F064 - Hospital Equipment	0	0	0.0	0	0.0	0	0
F066 - Lighting	0	0	0.0	0	0.0	0	0
F068 - Fuel	1	0	0.0	1	100.0	0	1
F070 - Compressors	11	3	27.3	8	72.7	0	8
F072 - Tanks	14	0	0.0	14	100.0	1	15
F076 - Paint Equipment	1	1	100.0	0	0.0	1	1
-none-	1154	311	26.9	843	73.1	188	1031
<b>Total:</b>	<b>3537</b>	<b>1269</b>	<b>35.9%</b>	<b>2268</b>	<b>64.1%</b>	<b>403</b>	<b>2671</b>

**78%**  
PRO work orders completed

**58.9%**  
PM work orders completed

**70.6%**  
RM work orders completed

## Work Order Statistics by Work Type

Period 07/01/2023 through 07/31/2023

Status of Work Orders Scheduled during Report Period						Work Orders Completed during Report Period	
Work Type	Scheduled	Open as of 7/31/2023		Completed during Report Period		Scheduled Prior to 7/1/2023	Total Completed
		#	%	#	%		
PM	2344	964	41.1	1380	58.9	163	1543
PMMAND	0	0	0.0	0	0.0	1	1
PRO	687	151	22.0	536	78.0	145	681
PROJ	6	2	33.3	4	66.7	2	6
QUOTE	0	0	0.0	0	0.0	0	0
RM	489	144	29.4	345	70.6	90	435
SAF	0	0	0.0	0	0.0	1	1
SP	11	8	72.7	3	27.3	1	4
<b>Total:</b>	<b>3537</b>	<b>1269</b>	<b>35.9%</b>	<b>2268</b>	<b>64.1%</b>	<b>403</b>	<b>2671</b>



# Employee and Community Engagement

**July 4<sup>th</sup>**  
Independence Day

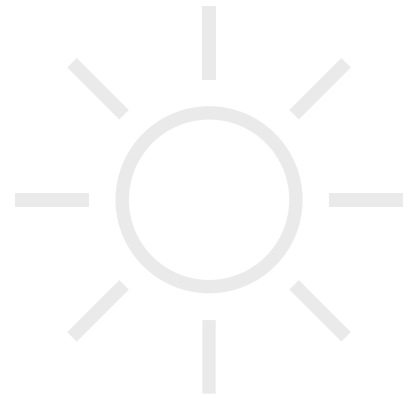


## July

DFM

welcomes a new student worker, Peyton Hess (image A) for the fall semester.

DFM is also excited about the return of student worker, Carrie Updegraff (image B), from her study abroad in Ireland.



### July Staff Star Awards

Each month, WKU Staff Senate honors staff members from across WKU with the Christopher Ware Staff Star Award. Named in memory of the late Christopher Ware Sr., this award honors individuals who make a positive impact on WKU's campus.



July 2023  
Recognition

**Tia Ackzien**  
Parking Operations Specialist



July 2023  
Recognition

**Chad Lawhorn**  
Housing Area Coordinator

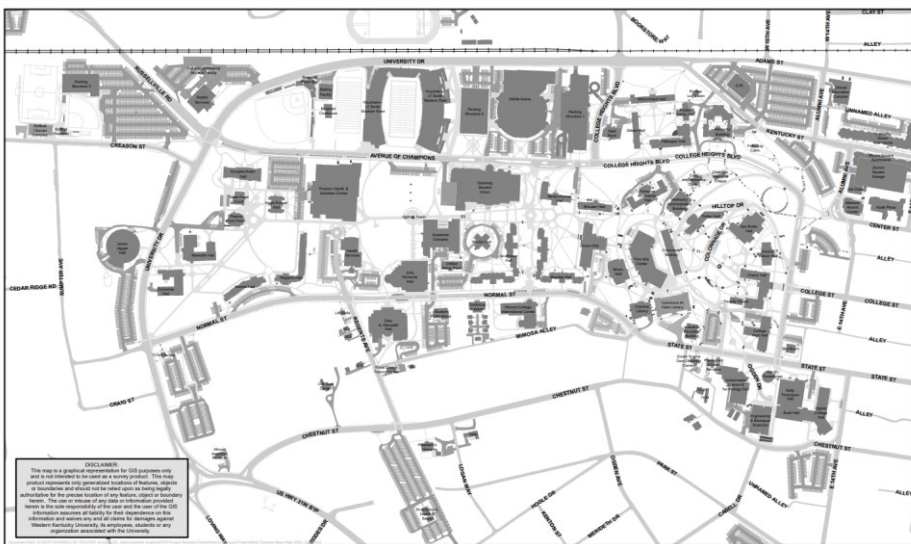



July 2023  
Recognition

**Cathy Cook**  
Student Employment Coordinator

## 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** Facilities Management  
WKU MAIN CAMPUS  
BASEMAP  
0 200 400 600 800 1,000  
Feet  
JANUARY 06, 2023  
EXHIBIT BY: J. HUGHES