

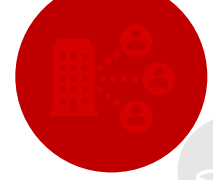


WKU[®] Facilities Management

Monthly Report June 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: Painting/sealing fountain bowl.

Issue Addressed: The fountain bowl had cosmetically failed and was also leaking. The basin was lined with a flowable pool liner, restoring both appearance and integrity. A condition-based renewal.

Funding: \$5880.00 (320204)

Method: Outsource (Woosley)



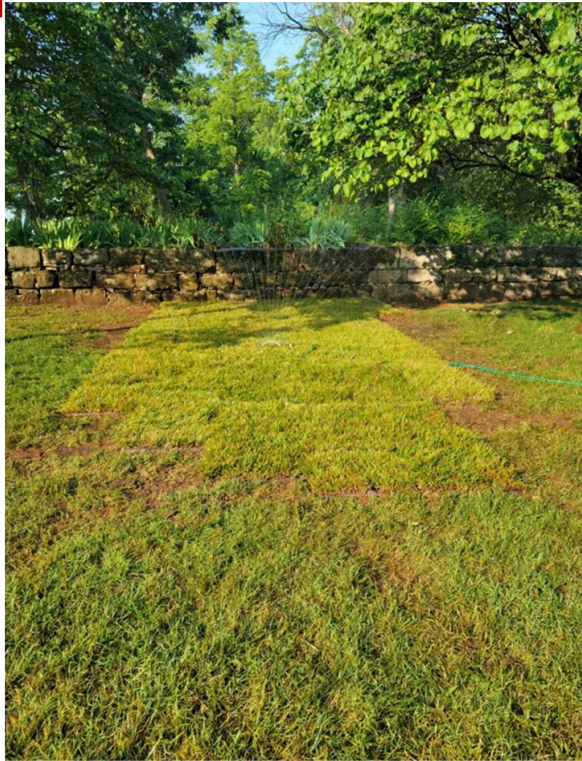
What: Painting and repairs of the walls on the first floor of GRH.

Issue Addressed: Cosmetic improvement of the first-floor main hallways. Job was descoped from a full paint out to meet budget constraints. A condition-based renewal.

Funding: \$8404.22 (CEBS)

Method: Outsource (A&E Painting)





What: Old Fort wall repairs.

Issue Addressed: A section of the wall at the Old Fort had failed and was leaning outward ground pressures from behind and water induced undermining. Wall was removed and rebuilt. Underlying base material grade improvements were made. A condition-based renewal.

Funding: \$3067.02 (191981)

Method: Outsource (Kramer)



What: Reflooring of KTH Physics Labs

Issue Addressed: Due to budget constraints, four rooms of Physics labs were bypassed during 2018 modernization. Six (6)kft of painted concrete/tile floors were renewed with VCT. A condition-based renewal.

Funding: \$19,202.46 (320204/929825)

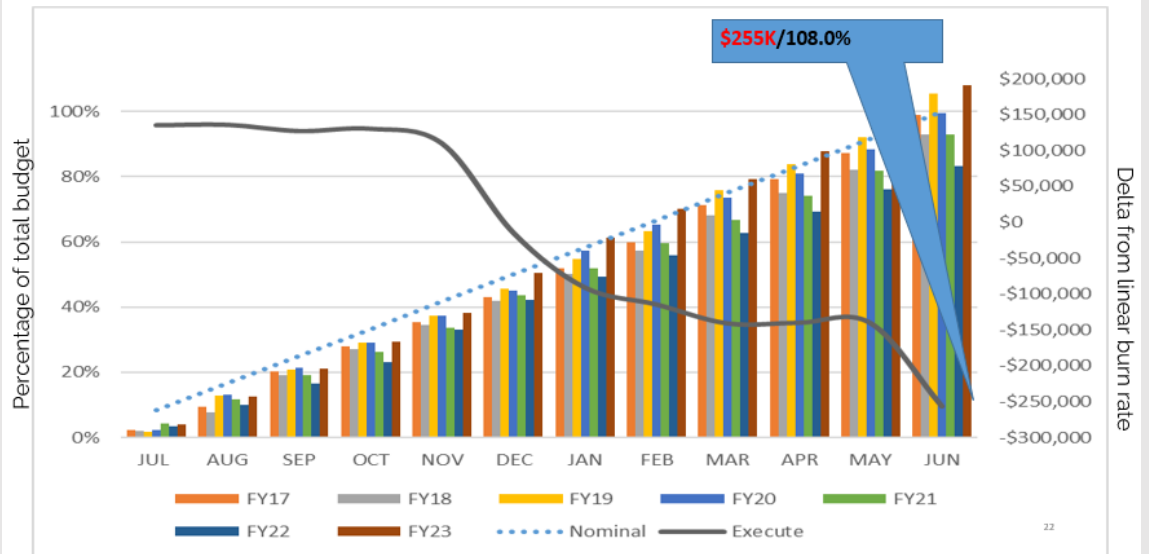
Method: Outsource (Red Carpet Shop)



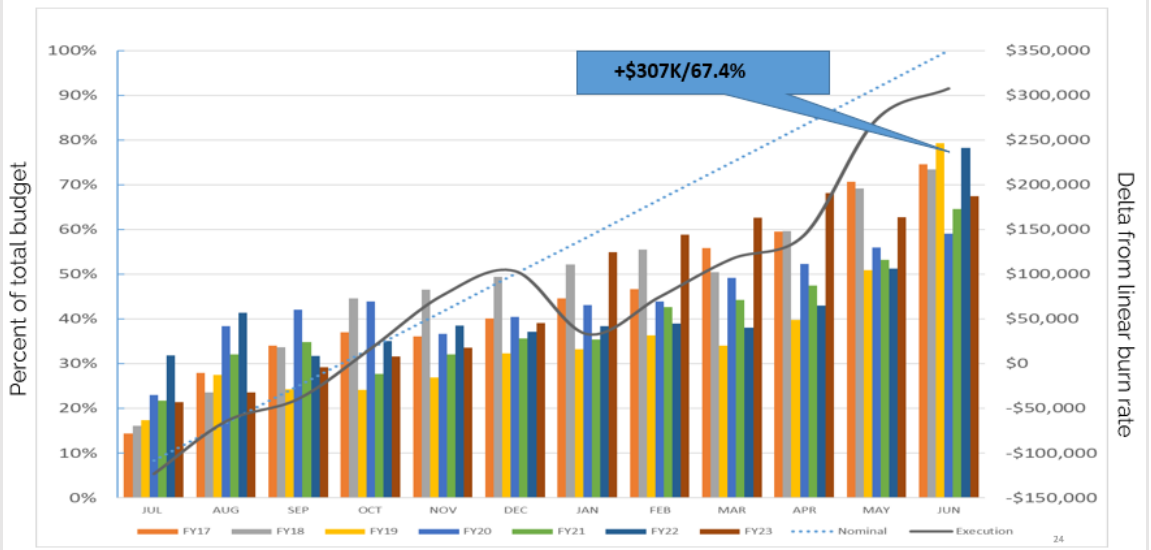
Maintenance Services



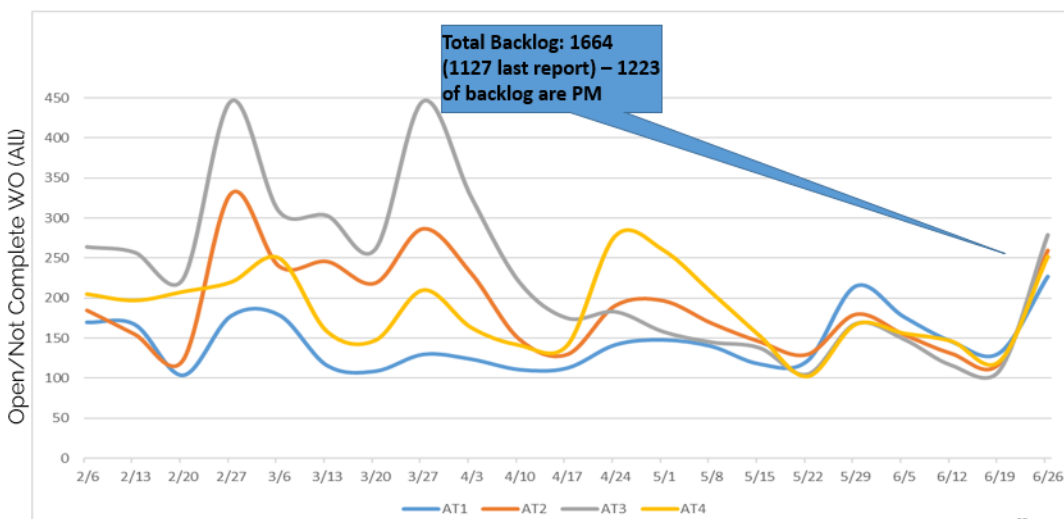
Personnel Cost



Operating Cost



WO Backlog

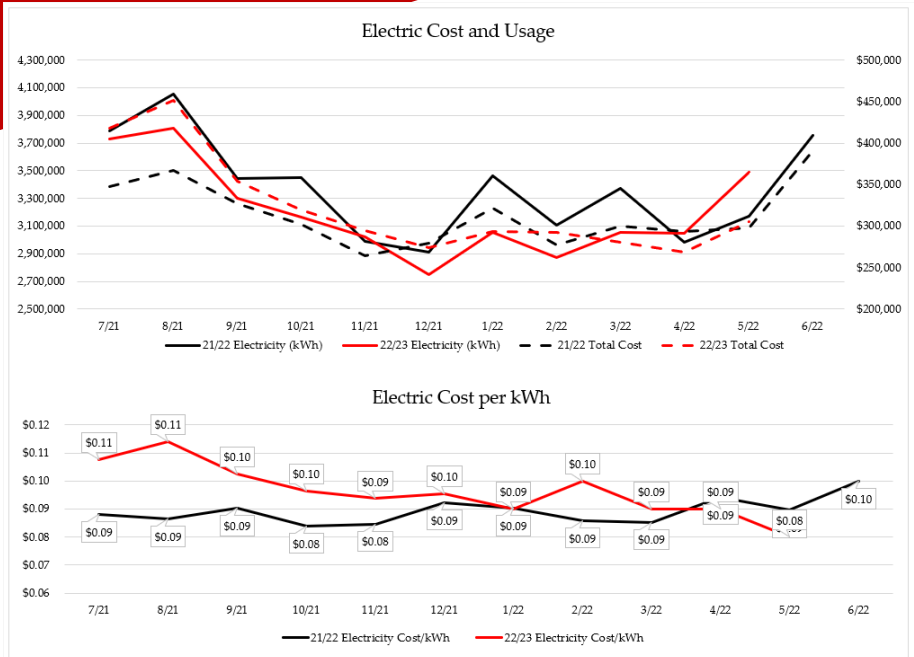


Operations

Usage down
with cost
down



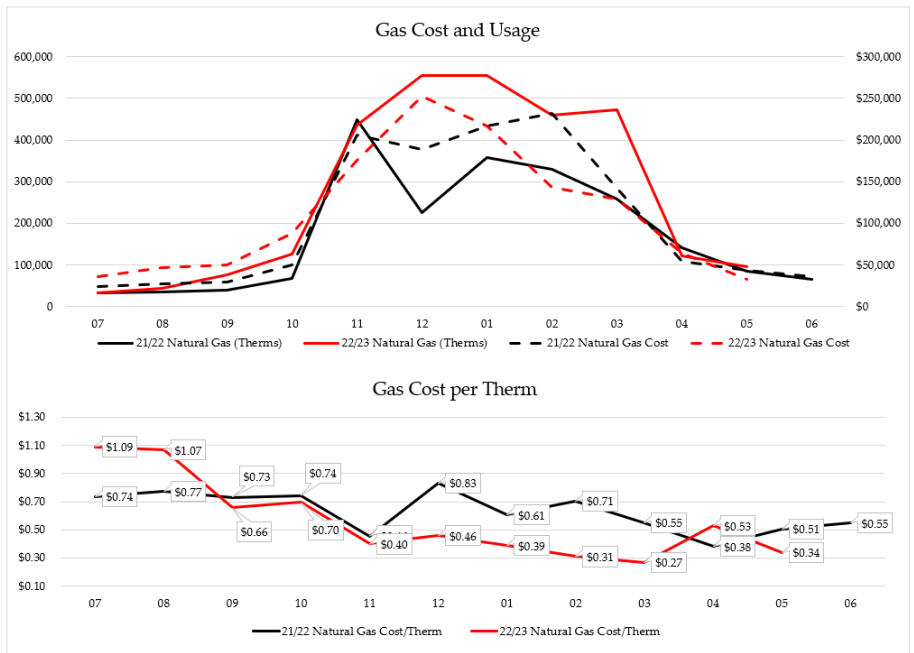
Electric



Demand
trends
upward,
winter costs
lower



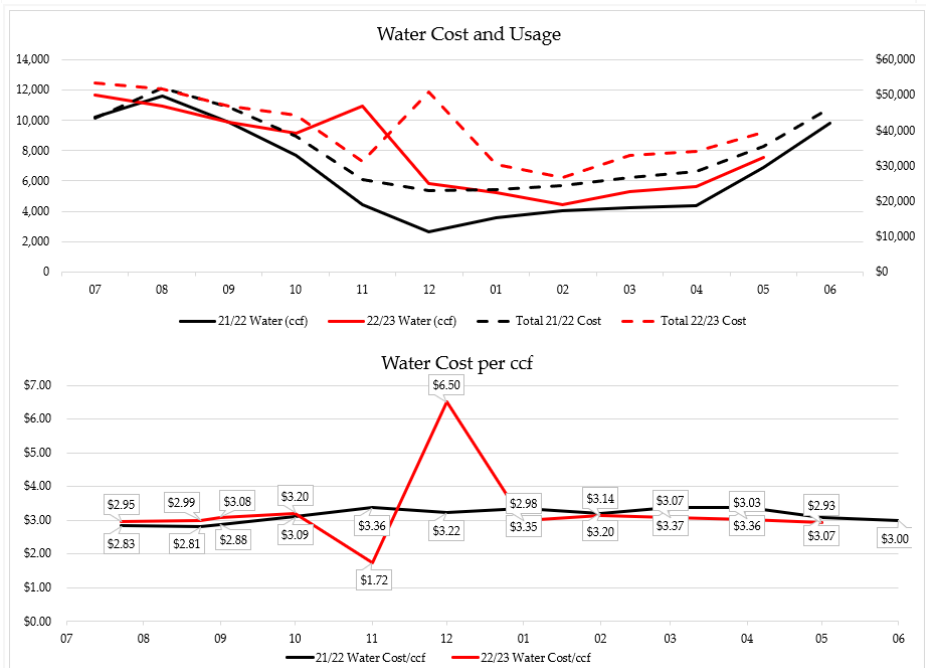
Gas



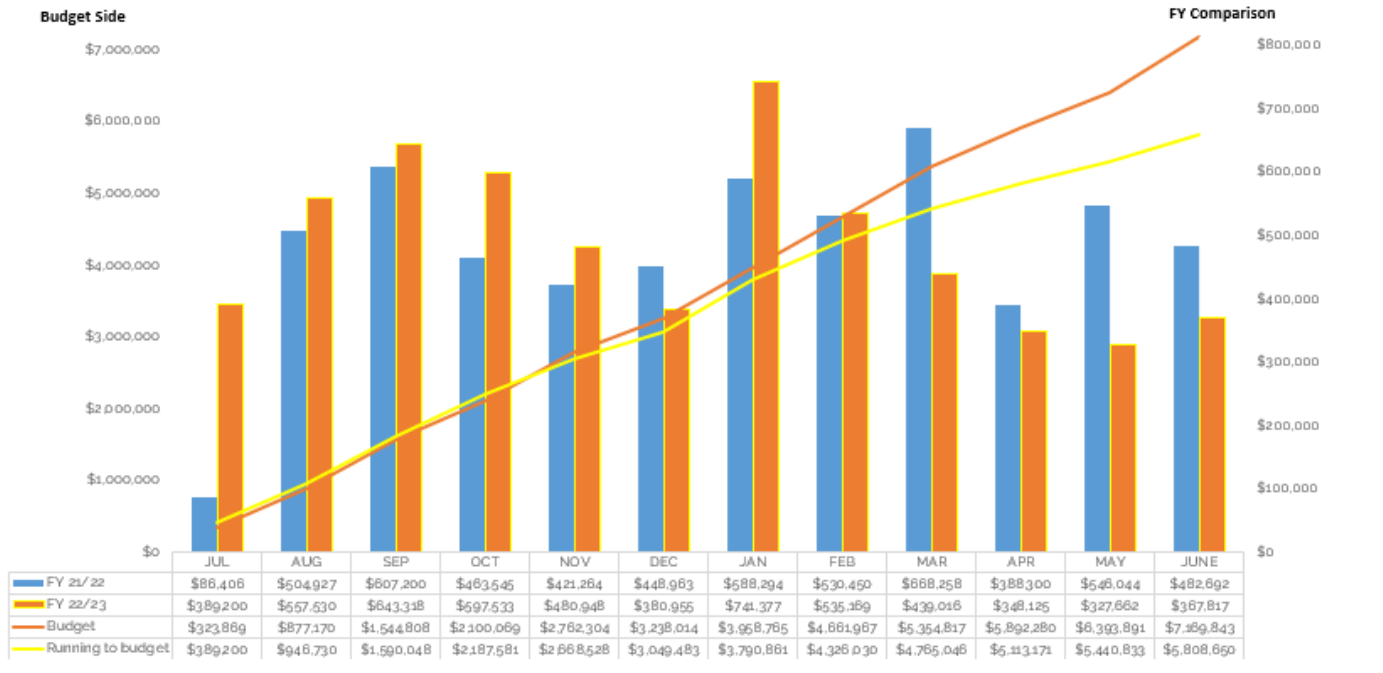
Usage
upward,
prices rising



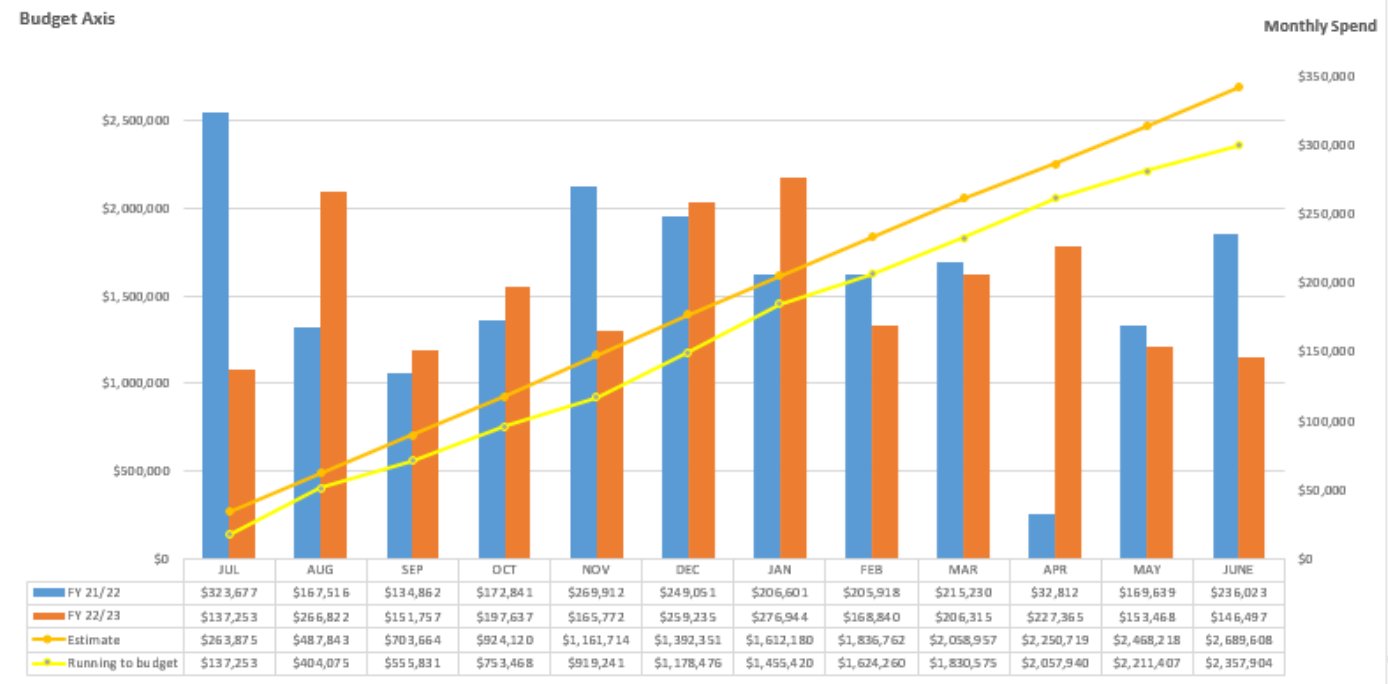
Water



Index #320205- Utilities Budget Review



Index # 320208- Operations Budget Review



What: Removal of shrubs/trees from severe winter kill

Issue Addressed: Below-freezing temperatures during December caused multiple shrubs/trees to die off from extreme cold.

Method: In-House and Contractor

Locations: Jones Jagers, Univ. Blvd MMTH, Minton, ASG



What: Installation of new interior plants

Issue Addressed: Client request upgrade to interior landscape bed inside of South Campus

Funding: \$750 (Derek Olive)

Method: In-House

What: Aerification and soil amendments

Issue Addressed: Extensive summer camp usage kills turf in goal box areas; aerification, soil amendments, fertilizer to promote Bermuda Grass growth

Funding: 320206

Method: In-House





Location: Normal Hall

What: Insulated wall with staff apartment

Issue Addressed: Excessive heat intrusion into staff apartment from mechanical space / DHW system

Funding: Internal

Method: Contract personnel

Location: Regents Hall

What: Exit Sign Replacements

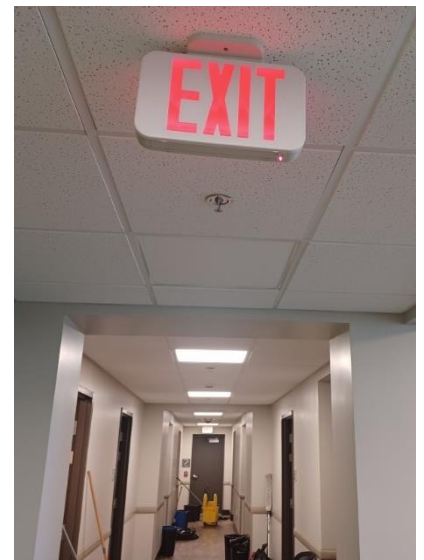
Issue Addressed: Resident vandalism

Funding: Internal

Method: Internal personnel



Before



After



Before



Location: Rodes Hall

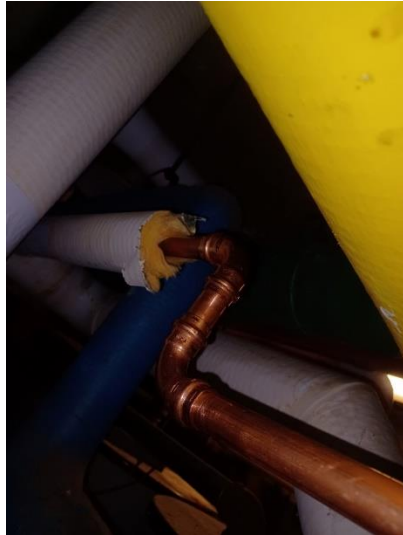
What: DHW System Pipe Repairs

Issue Addressed: Replaced leaking/failed section of recirculation line

Funding: Internal

Method: Internal personnel

After



Location: Rodes

What: PRV replacements DHW boilers

Issue Addressed: Expansion tank failures.

Funding: Internal

Method: Contract personnel



Environmental Services

Completed Projects

Scrubbed and waxed floors at Clinical Education Center



Scrubbed and waxed floors at EST



Safety and Training

May Safety Training

- ✓ Hand Safety and Hand Tools
In-person 5/15, 5/23, 5/25

June Safety Training

- ✓ Heat Exposure
- ✓ Slip Trip Fall

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

- Trends holding, not yet= 0
- Full engagement efforts holding LT= 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		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	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

81 Days Safe!



Work Orders

Work Order Statistics by Category Period 06/01/2023 through 06/30/2023

Status of Work Orders Scheduled During Report Period						Work Orders Completed during Report Period	
Category	Scheduled	Open		Completed during Report Period		Scheduled Prior to 6/01/2023	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
F002 - Electrical Equip	33	29	87.9	3	9.1	5	8
F005 - Fire & life safety equip	1	1	100.0	0	0.0	9	9
F009 - HVAC Installations	1109	1053	95.0	56	5.0	107	163
F010 - Mechanical Equip	46	44	95.7	2	4.3	18	20
F011 - Heating Systems	6	6	100.0	0	0.0	4	4
F012 - Elevators & Escalators	7	5	71.4	2	28.6	1	3
F013 - Gas Installations	6	6	100.0	0	0.0	1	1
F016 - Doors	25	23	92.0	2	8.0	17	19
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	2	1	50.0	1	50.0	0	1
F027 - Control Panels	2	1	50.0	1	50.0	0	1
F028 - Generators	32	31	96.9	1	3.1	2	3
F029 - Lifting Equip	0	0	0.0	0	0.0	0	0
F032 - A/C Equipment	27	14	51.9	13	48.1	30	43
F037 - Pipework	70	68	97.1	2	2.9	15	17
F038 - Pumps	61	61	100.0	0	0.0	17	17
F039 - Chillers	5	0	0.0	5	100.0	15	20
F043 - Health & Safety	0	0	0.0	0	0.0	0	0
F047 - Sewerage	1	1	100.0	0	0.0	3	3
F056 - Laboratory Equipment	0	0	0.0	0	0.0	0	0
F059 - Grounds Equipment	25	25	100.0	0	0.0	1	1
F062 - Tools	2	2	100.0	0	0.0	0	0
F064 - Hospital Equipment	0	0	0.0	0	0.0	1	1
F066 - Lighting	3	1	33.3	2	66.7	0	2
F070 - Compressors	3	2	66.7	1	33.3	0	1
F072 - Tanks	3	1	33.3	2	66.7	2	4
F076 - Paint Equipment	0	0	0.0	0	0.0	0	0
-none-	625	270	43.2	355	56.8	225	580
Total:	2094	1645	78.6%	448	21.4%	473	921



Work order data rigor rising steadily



Work Order Statistics by Work Type Period 06/01/2023 through 06/30/2023

Status of Work Orders Scheduled during Report Period						Work Orders Completed during Report Period	
Work Type	Scheduled	Open as of 6/30/2023		Completed during Report Period		Scheduled Prior to 6/1/2023	Total Completed
		#	%	#	%		
BUDGET	0	0	0.0	0	0.0	0	0
CM	10	10	100.0	0	0.0	1	1
PDM	1	1	100.0	0	0.0	0	0
PM	1337	1328	99.3	9	0.7	189	198
PMMAND	0	0	0.0	0	0.0	13	13
PRO	482	194	40.2	288	59.8	102	390
PROJ	9	8	88.9	1	11.1	0	1
QUOTE	0	0	0.0	0	0.0	0	0
RM	248	99	39.9	149	60.1	111	260
SAF	0	0	0.0	0	0.0	0	0
SDXD	2	2	100.0	0	0.0	1	1
SP	4	3	75.0	1	25.0	1	2
Total:	2093	1645	78.6%	448	21.4%	418	866



Employee and Community Engagement



June 8th
DFM completed a Supervisor training and HR policies review.



June

WKU hosts a variety of camps throughout the month of June. DFM ensures facilities are clean and provides full maintenance services for campers' experience during their stay at WKU.



June 22nd
English as a Second Language (ESL) classes are being offered to our employees whose primary language is Swahili. The classes cover an introduction to English and basic interpersonal communication to better enable client engagement.



WKU News

Kentucky Mesonet at WKU adds Station

The Kentucky Mesonet at WKU continues to grow its network of automated stations across the Commonwealth. On Tuesday, the ribbon was cut on a new weather and climate monitoring site in Russell County near the community of Eli, about five miles east of Jamestown. The station, which includes a 33-foot tower with instrumentation that measures air temperature, relative humidity, wind speed and direction, precipitation, and solar radiation, will help improve weather forecasting and increase lead times for severe weather warnings in the Lake Cumberland region.



Art students leave their mark on WKU with buon fresco installation

For senior Ally Adams and recent graduate Zoe Cole ('23), the opportunity to leave their mark on WKU came by asking Professor Mike Nichols a question. "Hey, can we complete that unfinished mural in the hallway?"

Professor Nichols surprised the duo by encouraging them to design their own buon fresco - and this summer, that design is coming to life on the 4th floor of the Ivan Wilson Fine Arts Center.

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.