



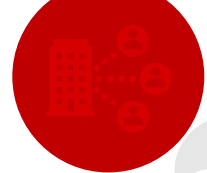
WKU[®] Facilities Management

Monthly Report

May 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



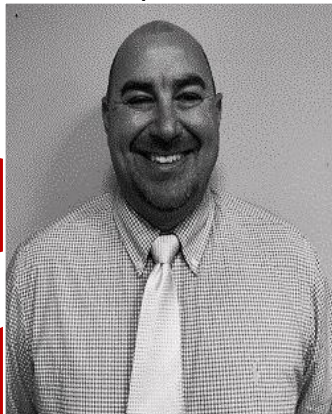
Kenny Johnson
Environmental
Services



Gerald Belcher
Environmental
Services



Kyle Davenport
Campus Services



Randall Farris
HRL Operations



Ray Murillo
HRL Manager



Carla Kozabo Nally
HRL Managers





What: Aesthetic Renewal. .

Issue Addressed: The exterior paint on the Nashville Road facility (mostly the red) had faded – this is a simple paint over to existing color. This was a condition-based renewal.

Funding: \$10,124.16 (Commercial Properties)

Method: Outsource (A&E Painting)



What: Repair/Re-coat of the South Campus (SC) Roof.

Issue Addressed: This section of the SC Academic Wing Roof has failed – failed sections removed/replaced and the entirety to the roof was coated extending the warranty by 20 years. This was a condition-based renewal.

Funding: \$532,223.89 (AP)

Method: Outsource (WTI)



What: Replacement of power panel that supports security lighting in view of Kentucky Building.

Issue Addressed: Panel replaced, meter replaced, protective pad poured. This was a condition-based renewal.

Funding: \$2219.07 (191981)

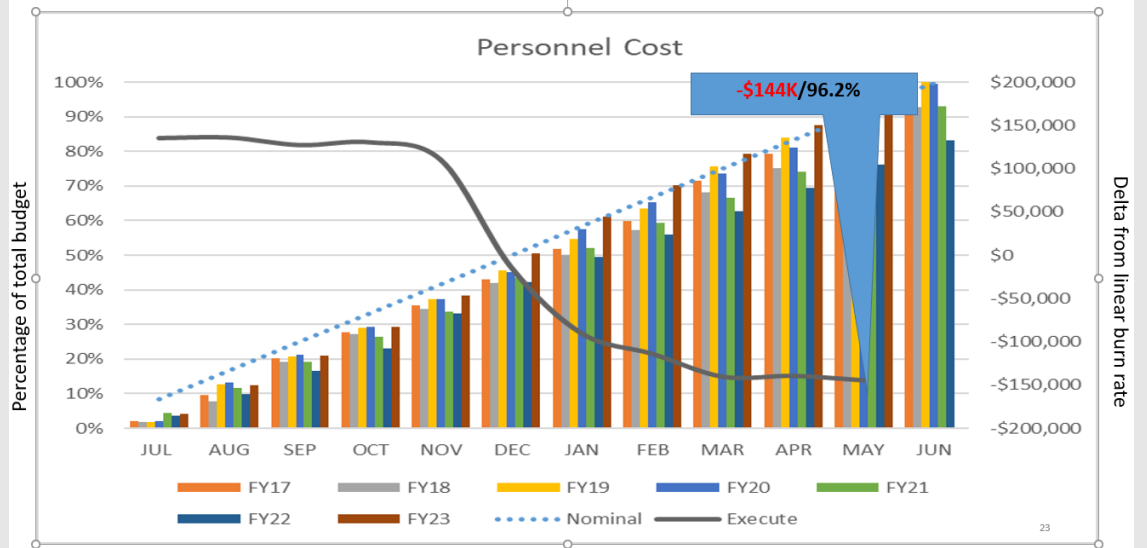
Method: Outsource (ATEK)



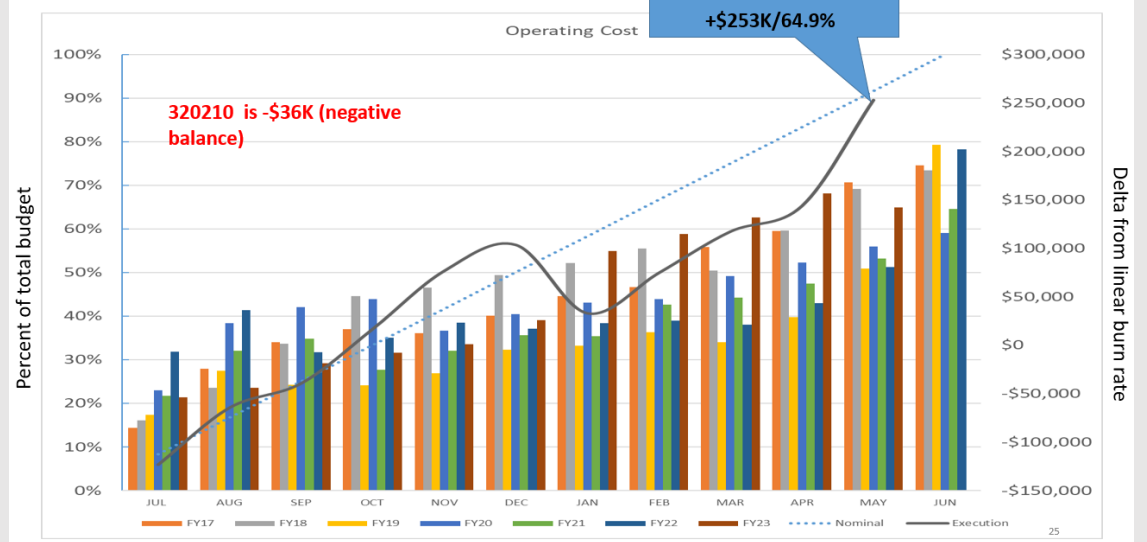
Maintenance Services



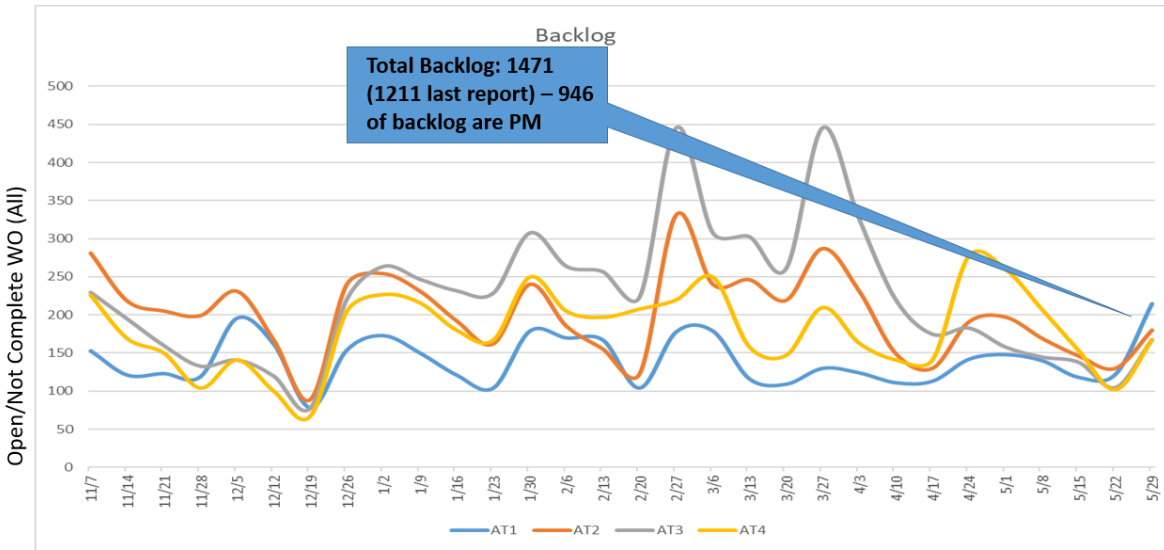
Personnel Cost



Operating Cost



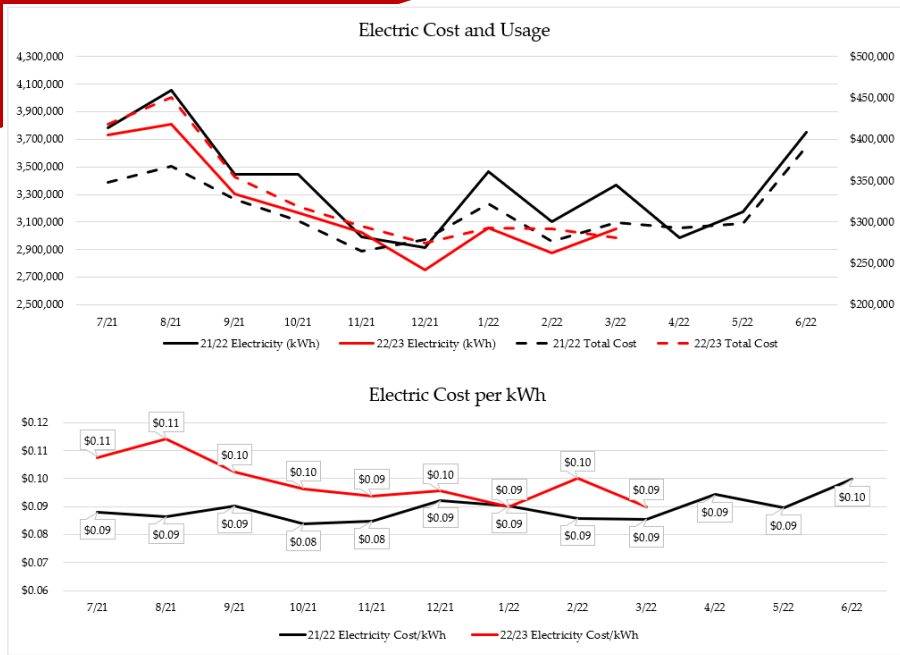
WO Backlog



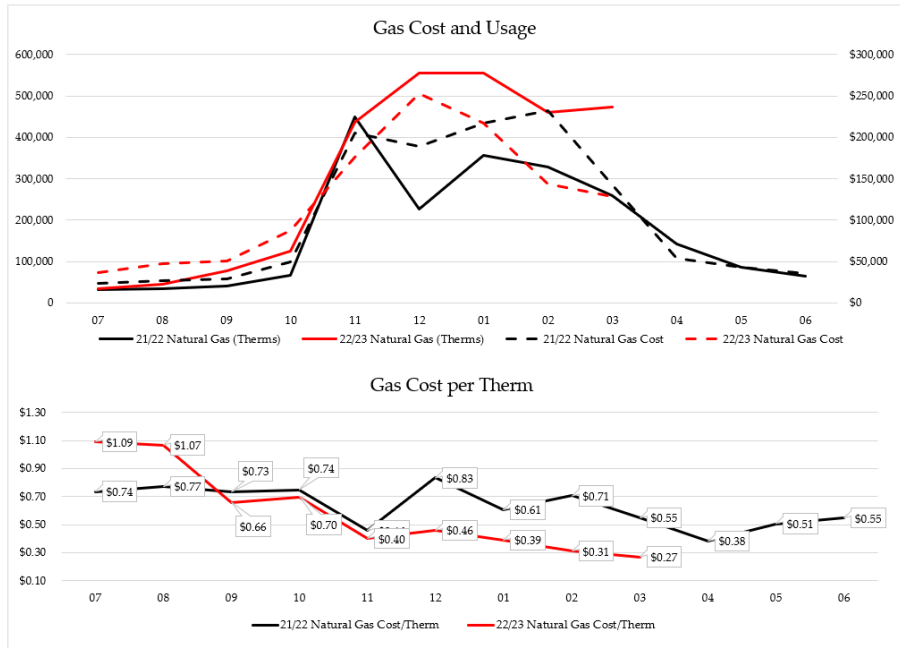
Operations



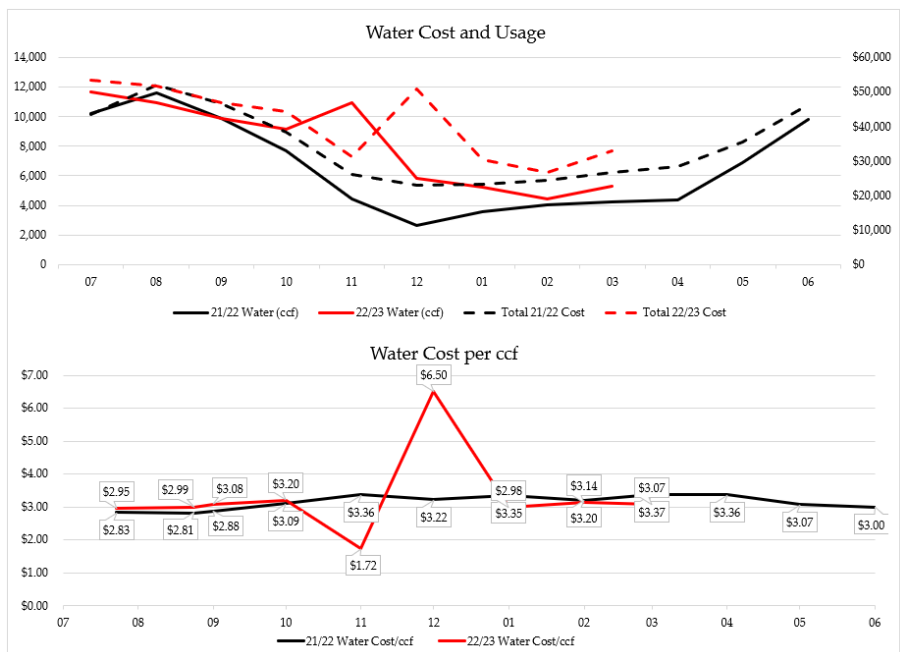
Electric



Gas

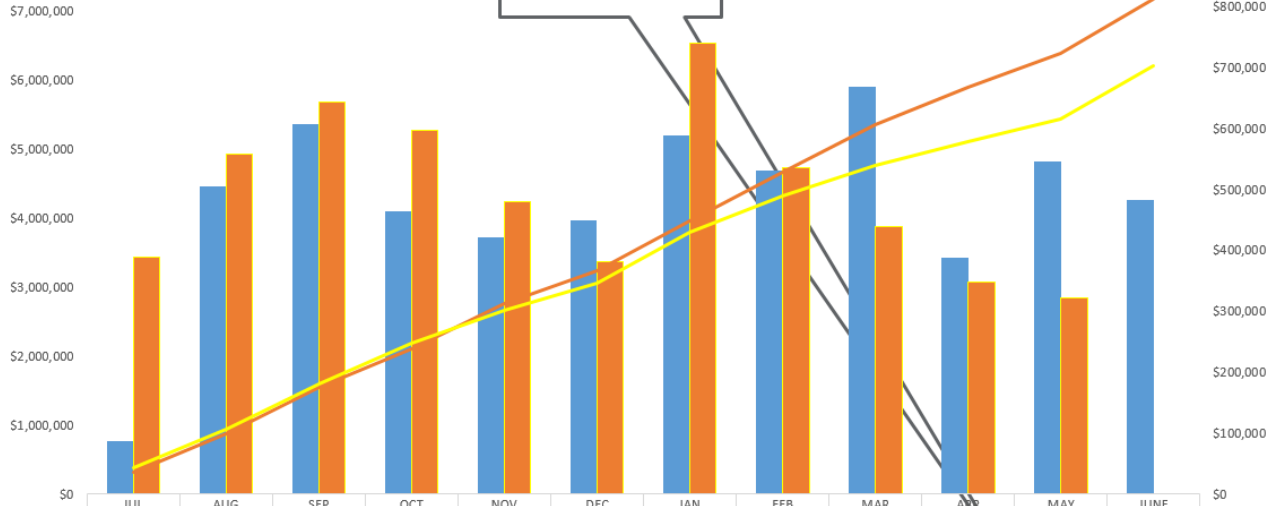


Water



Index #320205- Utilities Budget Review

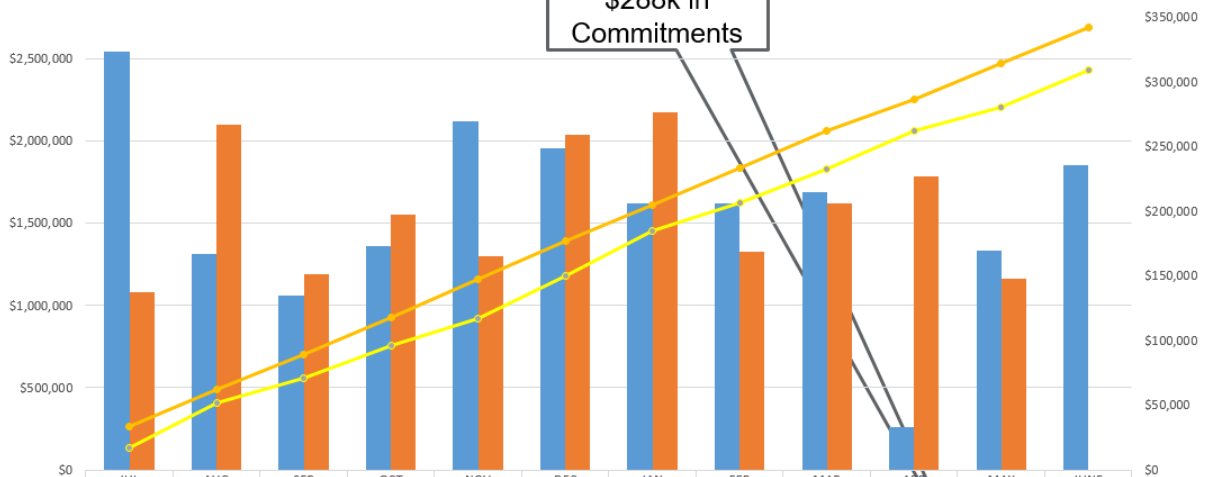
Budget Side



	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	\$348,125	\$322,314	
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	\$5,113,171	\$5,435,485	\$6,211,437

Index # 320208- Operations Budget Review

Budget Axis



	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	\$32,811	\$169,639	\$236,023
FY 22/23	\$137,253	\$266,822	\$151,757	\$197,637	\$165,772	\$259,235	\$276,944	\$168,840	\$206,315	\$227,365	\$148,009	
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
Running to budget	\$137,253	\$404,075	\$555,831	\$753,468	\$919,241	\$1,178,476	\$1,455,420	\$1,624,260	\$1,830,575	\$2,057,940	\$2,205,949	\$2,427,339



Before



After

Location: Wetherby/FAC

What: "Pollinator Garden"

Issue Addressed: Provided pollinators with native flowering species

Funding: Student Government Association (SGA)/Ecology Club

Method: Joint project with SGA, Ecology Club, and Campus Services



Housing and Residence Life

Completed Projects

Before



Location: Poland Hall

What: Vandalism

Issue Addressed: Replaced dispenser

Funding: Student Life Foundation

Method: Housing Maintenance

After



Location: MCC Hall

What: HVAC – FCU Repair

Issue Addressed: Rebuilt valve assembly

Funding: Student Life Foundation

Method: Housing Maintenance

Before



After



Before



Location: Rodes Hall

What: Rooftop Exhaust Fans

Issue Addressed: PM Completion

Funding: Student Life Foundation

Method: Housing Maintenance

After



Location: PFT

What: Hydronic System

Issue Addressed: Rebuild of floor hydronic, recirculation pump

Funding: Student Life Foundation

Method: Housing Maintenance

Before



After



Environmental Services

Completed Projects



Deep cleaning Gatton Academy dorm rooms.



Scrubbed and waxed to renew floor at Wetherby.



The Commons at Helm carpet extraction project.



Deep cleaning restrooms at Smith West Stadium.



Safety and Training

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)

May Safety Training

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

DFM Incidents by Fiscal Year

Area	FY 18		FY19		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		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

54 Days
Incident Free



Work Orders

Work Order Statistics by Category Period 05/01/2023 through 05/31/2023

Status of Work Orders Scheduled During Report Period						Work Orders Completed during Report Period	
Category	Scheduled	Open		Completed during Report Period		Scheduled Prior to 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 05/01/2022 through 05/31/2023

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

May 4-6th
WKU Commencement

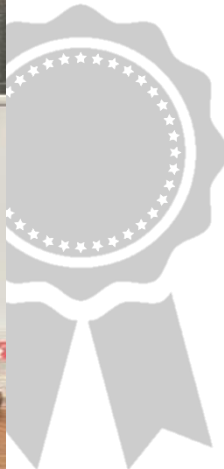
CLASS OF 2023



May 17th
Ice Cream Social
Event.



Jennifer Mcleod
Sodexo HR
Celebrating 10 Years of Service.



WKU News

Western Kentucky University's Class of 2023 celebrated the completion of an educational journey.

WKU conferred degrees and certificates to 2,832 spring and summer 2023 graduates -- 77 associate, 1,890 bachelor's, 518 master's, 58 doctoral and 12 specialist degrees, and 176 undergraduate certificates and 101 graduate certificates.

As graduates take their next steps in a lifelong journey, President Caboni challenged them to not allow technology to replace personal connections.



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.