

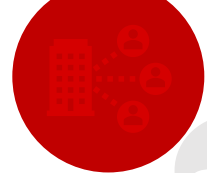


WKU[®] Facilities Management

Monthly Report November 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: Gutter repairs to Diddle Arena.

Issue Addressed: The March wind event at DA blew off a series of downspouts and collection boxes. Repairing them was easy – getting their hard. This was a condition-based renewal.

Funding: \$2952

Funding Source: Insurance

Method: Outsource (Atek)



What: Car renewal at Industrial Education Building (IEB).

Issue Addressed: The IEB elevator car was reskinned, refloored, and re-lit to freshen the aesthetics. This was a condition-based renewal.

Funding: \$7665

Funding Source: 929923 (Elevators)

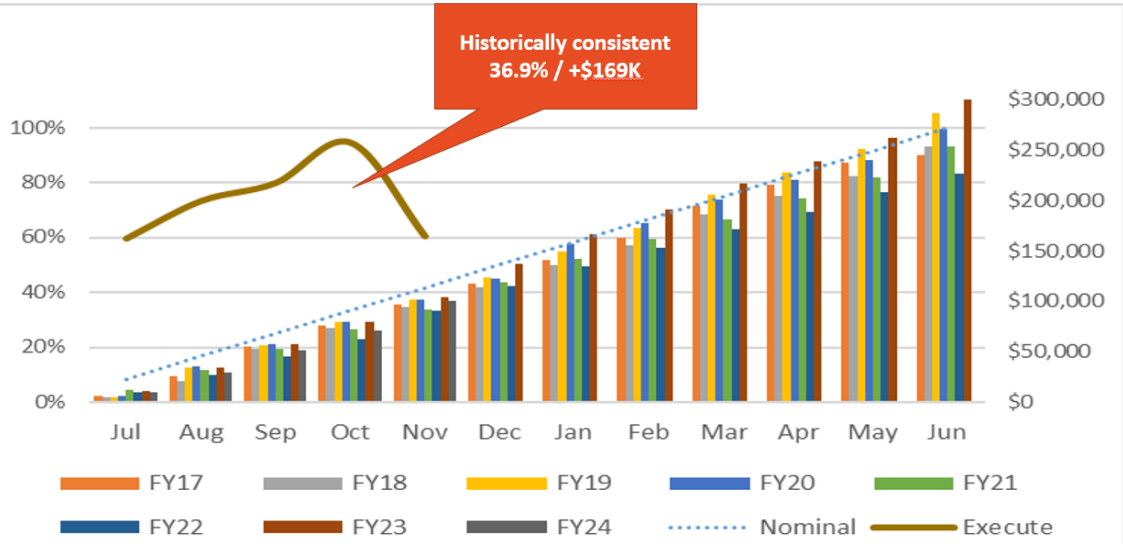
Method: DFM WKU Personnel /Outsource (Phelps, Atek, Red Carpet Shop, CT)



Maintenance Services

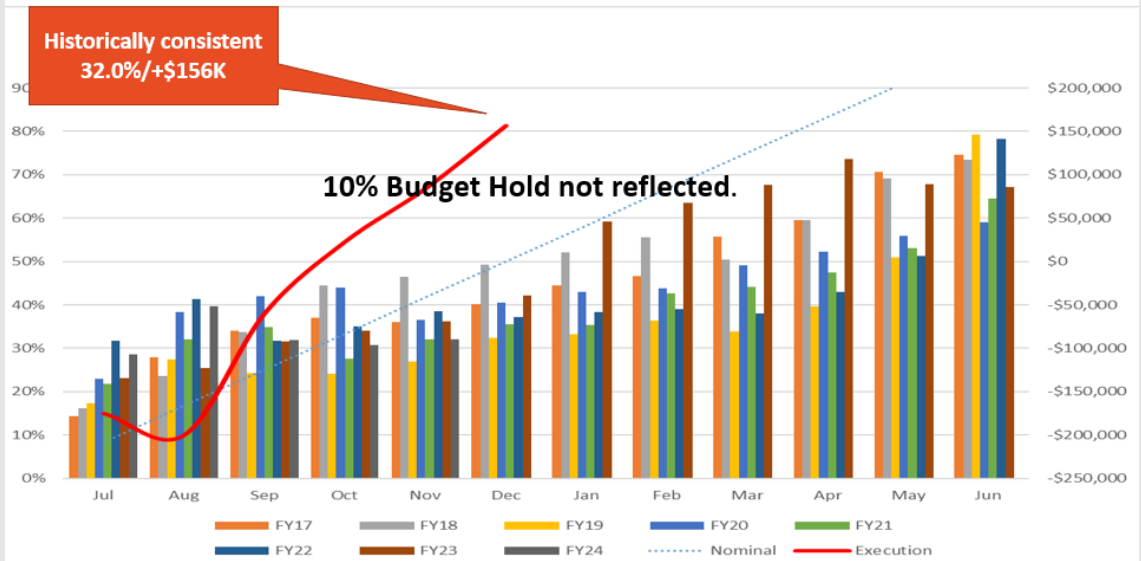
Under-execution of personnel funds caused by readjustments to baseline budget

Personnel Cost

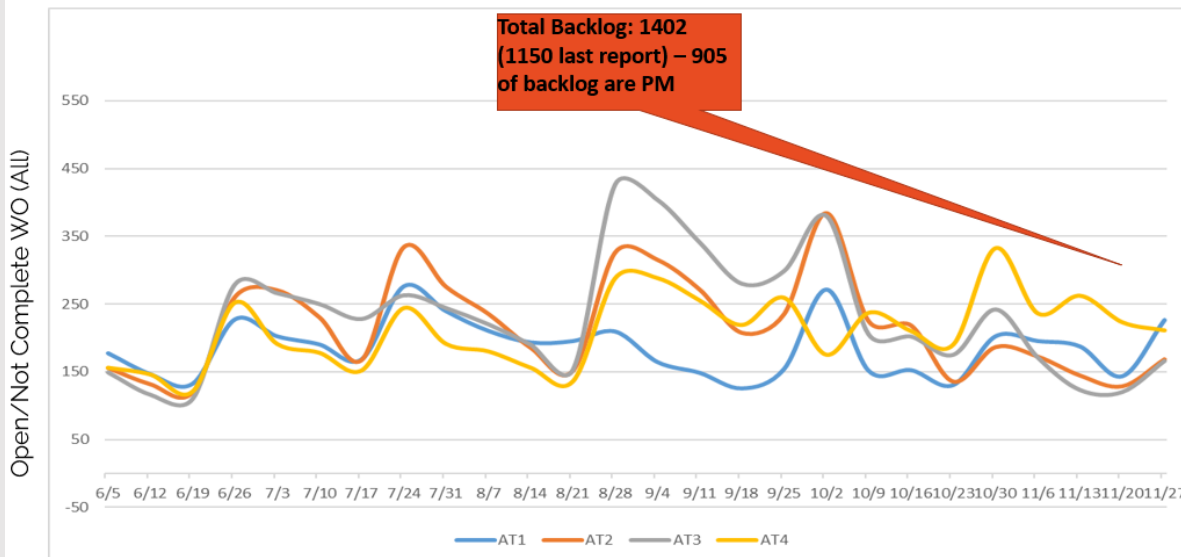


Under-execution of operation cost created by a surge of income from projects

Operating Funds



WO Backlog



End-of-the-month bump in backlog due to early Maximo PM drop.

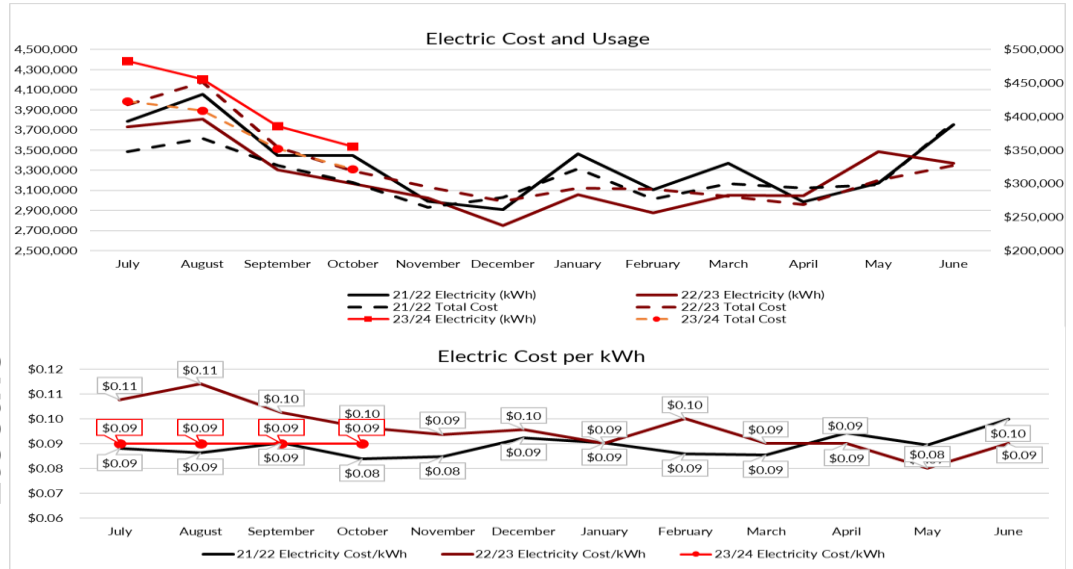


Plant Operations

Back to normal trend with steady downward slope.



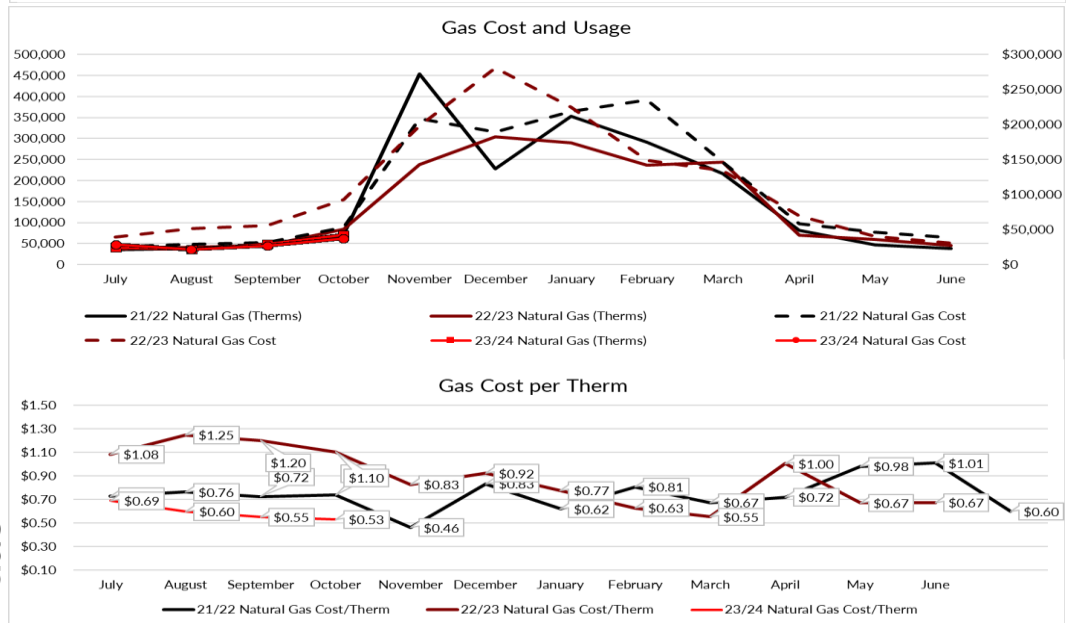
Electric



Normal trends with a decrease in pricing.



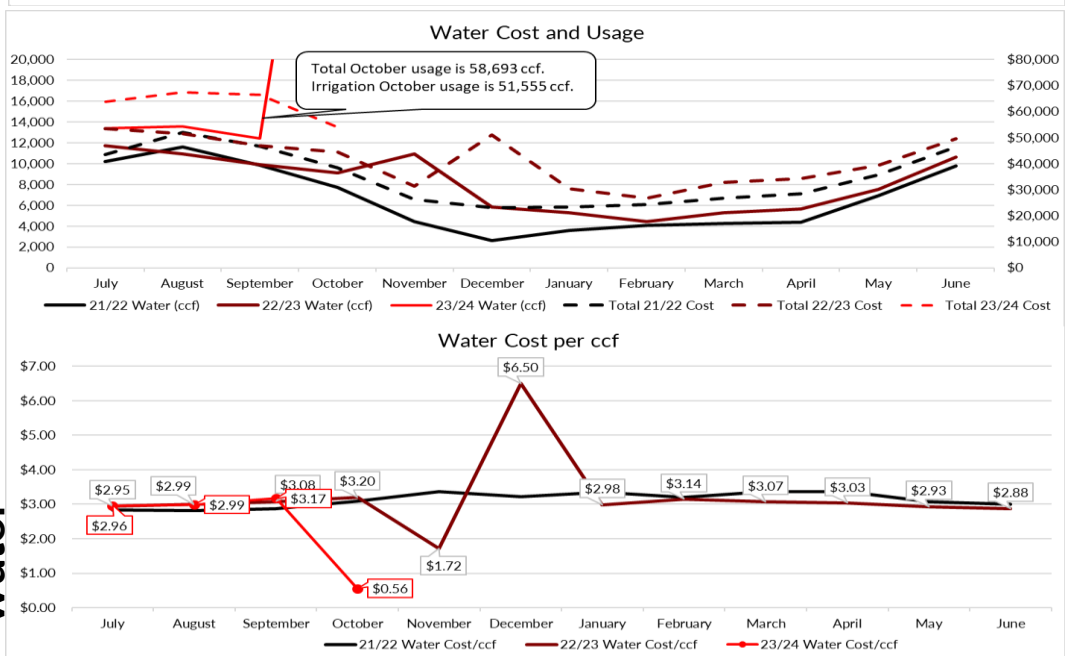
Gas



A large increase of water usage due to irrigation. Cost per ccf dropped because we do not pay for wastewater.



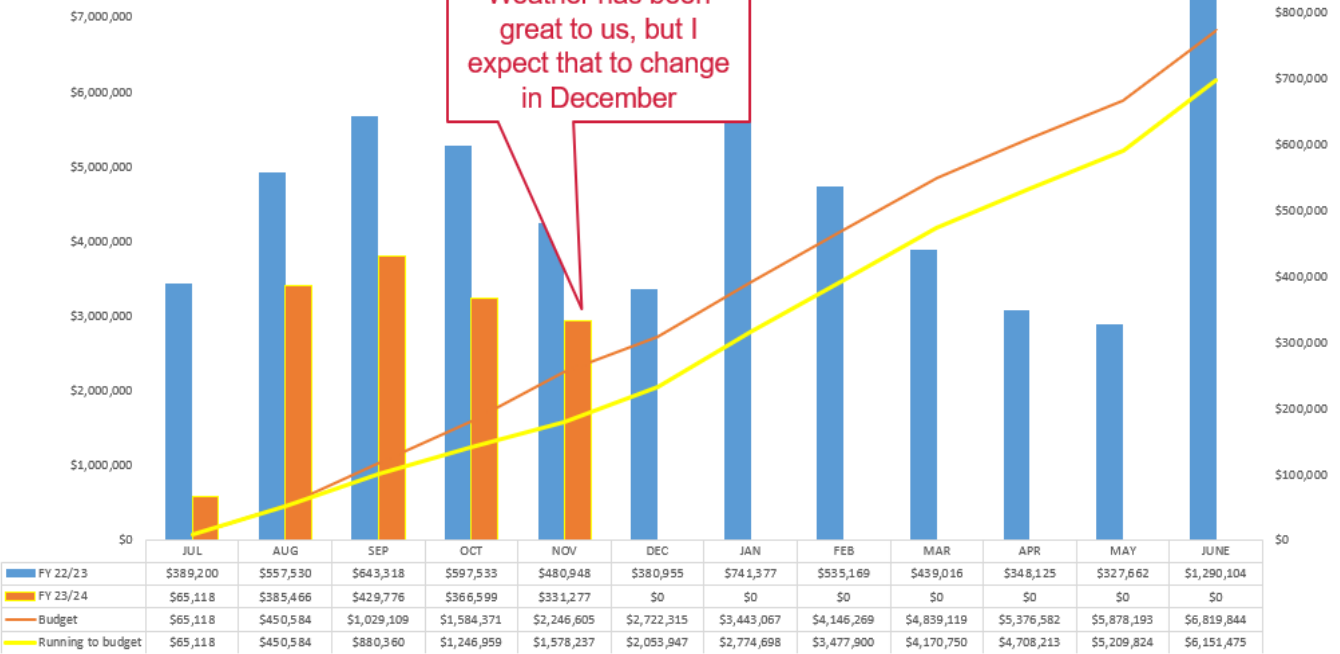
Water



Index #320205- Utilities
Budget Review

Monthly WKU Utility Expenses

Budget Side

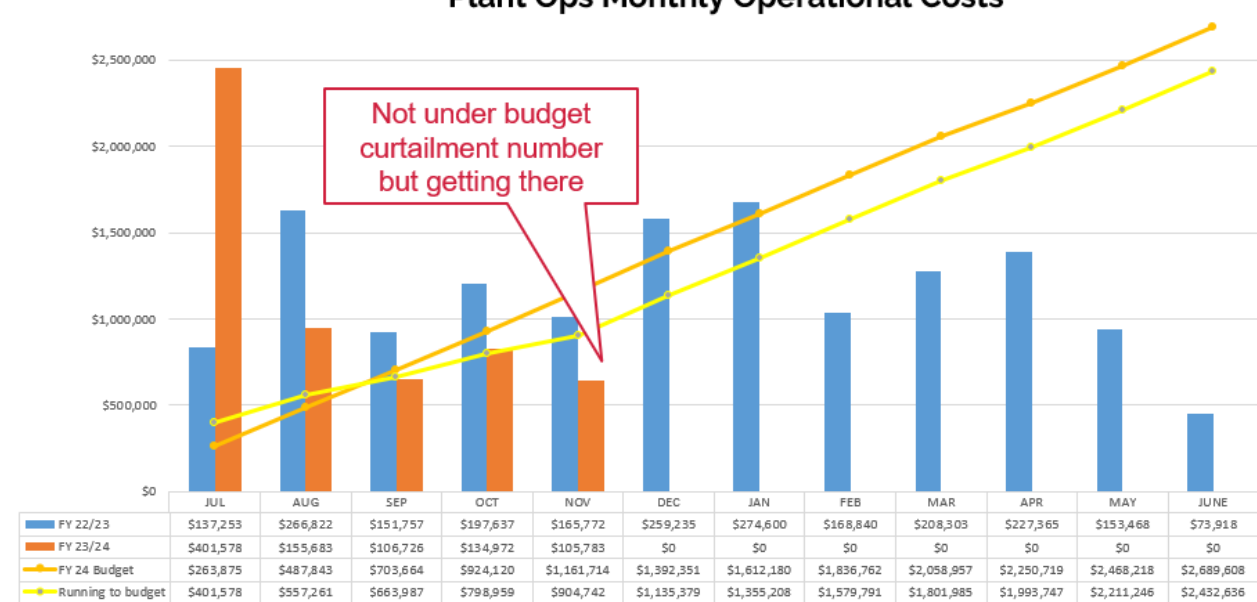


Index # 320208- Operations
Budget Review

Plant Ops Monthly Operational Costs

Budget Side

Monthly Spend



Completed Projects



What: Landscape Enhancement

Issue Addressed: Installed new landscape plantings for year-round interest with evergreen ground cover to reduce mulch.

Funding: \$960

Funding Source: 320206

Method: DFM Campus Services Personnel



What: Holiday Decorations

Issue Addressed: Installation of holiday decorations at the roundabout

Contractor: N/A

Funding Source: Beautification

Method: Campus Services



Housing and Residence Life

Completed Projects

Before



Location: Rodes Hall

What: DHW System

Issue Addressed: Replaced leaking / corroded section of re-circulation piping

Funding: Student Life Foundation

Method: WKU Personnel

After



Location: McLean Hall

What: DHW Supply Piping

Issue Addressed: Replaced failed section of re-circulation piping

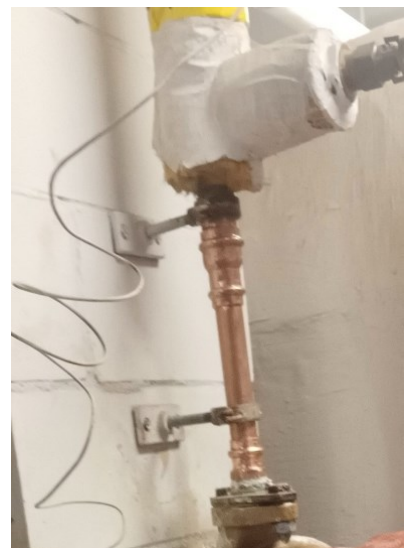
Funding: Student Life Foundation

Method: Outsourced

Before



After





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



Environmental Services

Completed Projects

Detail cleaning of restrooms and locker room restrooms at Smith Stadium.



Detail cleaning of elevator floors in various buildings.



Removed stains from drink spills in Smith Stadium visitor locker room



Safety and Training

October Safety Training

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

November Safety Training

- ✓ Back Safety
- ✓ Spill Prevention
- ✓ Storm Water
- ✓ Electrical Safety

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	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 11/01/2023 through 11/30/2023

Status of Work Orders Scheduled During Report Period						Work Orders Completed during Report Period	
Category	Scheduled	Open		Completed during Report Period		Scheduled Prior to 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	81	37	45.7	44	54.3	2	46
F005 - Fire & life safety equip	2	2	100.0	0	0.0	0	0
F009 - HVAC Installations	1647	1138	69.1	458	27.8	136	594
F010 - Mechanical Equip	100	34	34.0	59	59.0	13	72
F011 - Heating Systems	23	19	82.6	4	17.4	3	7
F012 - Elevators & Escalators	11	10	90.9	1	9.1	0	1
F013 - Gas Installations	2	0	0.0	2	100.0	0	2
F016 - Doors	52	9	17.3	41	78.8	3	44
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	5	1	20.0	4	80.0	1	5
F027 - Control Panels	6	6	100.0	0	0.0	0	0
F028 - Generators	56	25	44.6	31	55.4	4	35
F029 - Lifting Equip	3	3	100.0	0	0.0	0	0
F032 - A/C Equipment	96	47	49.0	38	39.6	75	113
F037 - Pipework	37	13	35.1	23	62.2	8	31
F038 - Pumps	101	58	57.4	43	42.6	19	62
F039 - Chillers	54	54	100.0	0	0.0	0	0
F042 - Water Treatment	0	0	0.0	0	0.0	0	0
F043 - Health & Safety	24	11	45.8	13	54.2	0	13
F047 - Sewerage	7	7	100.0	0	0.0	1	1
F048 - Medical Gas	0	0	0.0	0	0.0	2	2
F056 - Laboratory Equipment	107	1	0.9	106	99.1	0	106
F059 - Grounds Equipment	70	7	10.0	63	90.0	2	65
F062 - Tools	1	0	0.0	1	100.0	2	3
F064 - Hospital Equipment	0	0	0.0	0	0.0	0	0
F066 - Lighting	2	0	0.0	2	100.0	0	2
F070 - Compressors	6	4	66.7	2	33.3	4	6
F072 - Tanks	18	4	22.2	14	77.8	0	14
F076 - Paint Equipment	1	0	0.0	1	100.0	0	1
-none-	1184	254	21.5	881	74.4	187	1068
Total:	3696	1744	47.2%	1831	49.5%	462	2293

82.7%
PRO work orders completed

31.9%
PM work orders completed

73.5%
RM work orders completed

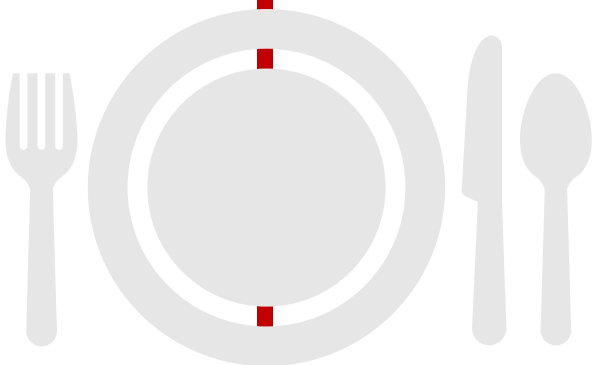
Work Order Statistics by Work Type Period 11/01/2023 through 11/30/2023

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	3	1	33.3	1	33.3	0	1
PM	2214	1501	67.8	706	31.9	239	945
PMMAND	8	8	100.0	0	0.0	0	0
PRO	590	102	17.3	488	82.7	112	600
PROJ	12	11	91.7	1	8.3	3	4
QUOTE	0	0	0.0	0	0.0	0	0
RM	859	115	13.4	631	73.5	105	736
SAF	4	4	100.0	0	0.0	2	2
SP	6	2	33.3	4	66.7	1	5
Total:	3696	1744	47.2%	1831	49.5%	462	2293



Employee and Community Engagement

November 11th WKU Homecoming Staff Luncheon





WKU Facilities
Management

Recognition

Welcome

NEW employees to
DFM

Environmental Services
Attendants

Anika Tahsin 11.2.23

Norma Hernandez Rojas 11.9.23

Charles Miller 11.17.23

Trayvon Nance 11.17.23

Marta Valencia de Cubas 11.17.23

Grace Asifiwe 11.17.23

Judith Bahati 11.17.23

Amy Garrison 11.17.23

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.

