

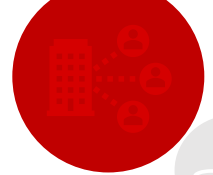


WKU[®] Facilities Management

Monthly Report August 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: Gattton Academy reset before fall occupancy.

Issue Addressed: Gattton Academy hosted camps in the building until two weeks before the fall move-in. Preventive maintenance was conducted in every room which included a filter change, coil cleaning, wall patching, and painting (or a complete room painting). Since completion, work requests have been minimal. (18 Pro/RM/CM Work Orders open mostly for the Central Team). This was a condition-based renewal.

Funding: \$15100 (320204)

Method: DFM WKU Personnel /Outsource (AT3/CT/Randy's)



What: Bates Runner Hall (BRH) Landscape Improvement

Issue Addressed: The sidewalk surrounding the entrance of BRH/Subway needed widening due to frequent gator traffic. In addition, an area of construction debris (from the building of the BRH patio) was removed and sod was installed. This was a condition-based renewal.

Funding: \$9007 (191981)

Method: Outsource (Kramer)





What: Replacement of College High Hall (COHH) Generator.

Issue Addressed: The COHH generator failed due to an internal engine issue (water passing between the cylinders). Generac was unable to service their equipment (Ford Triton V10). Replacement of the entire unit was deemed financially prudent. This was a condition-based renewal.

Funding: \$67063 (AP)

Method: Outsource (R&S Electric/Kone)



What: Repair of Grise Hall (GH) Generator

Issue Addressed: The generator had "failed" due to a ring gear issue. General refused to support due to obsolescence – "generator had to be replaced" – COTS parts identified/installed. This was a condition-based renewal.

Funding: \$2789 (320210)

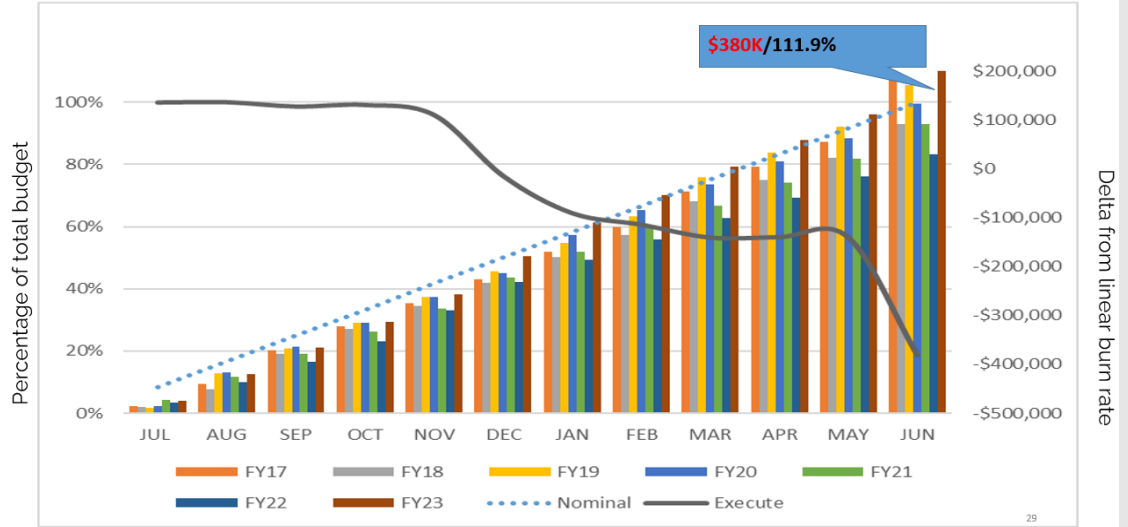
Method: DFM WKU Personnel (Auto)



Maintenance Services

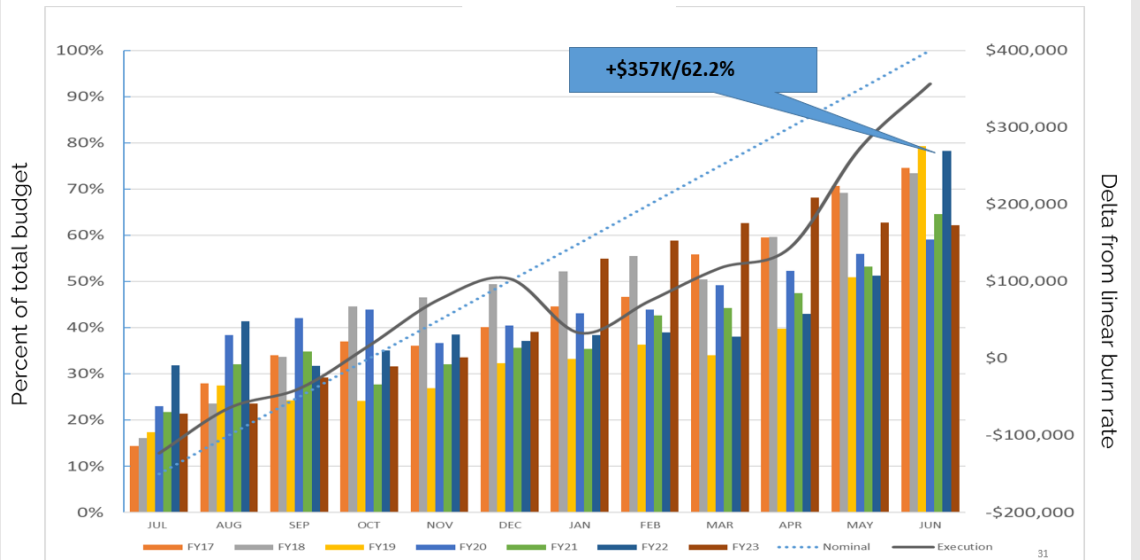
Over-execution of personnel funds caused by unfunded/underfunded positions and unfunded overtime.

Personnel Cost

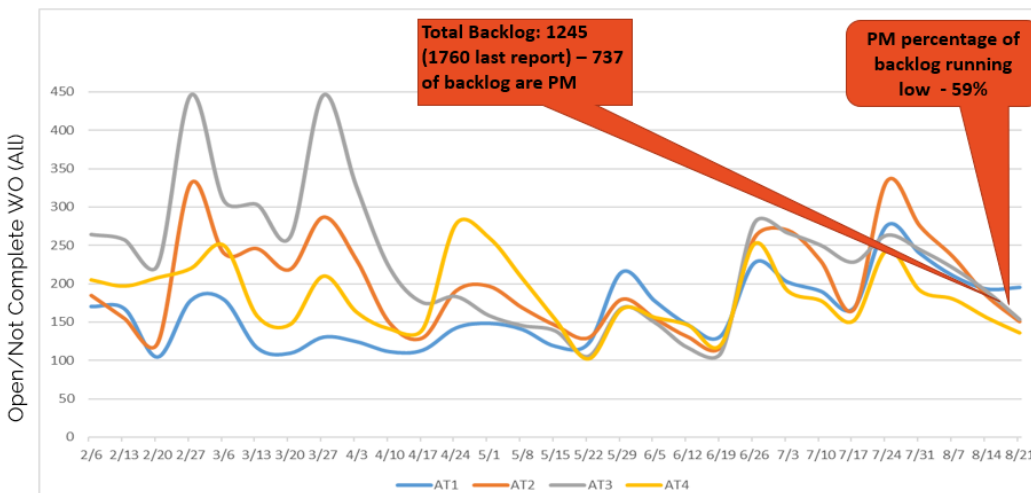


Under-execution of operation cost created by income levels in excess of budgeted numbers; largely offsets over-execution of personnel account.

Operating Cost



WO Backlog



Backlogs are seasonally consistent (year-over-year) and appear supportive of the semester start

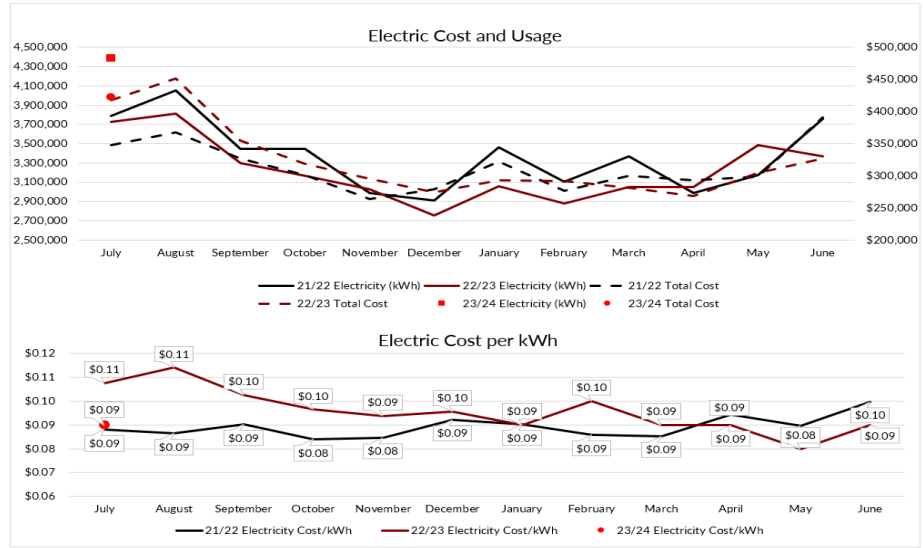


Plant Operations

Almost 2 weeks of 80° temperatures caused usage to increase



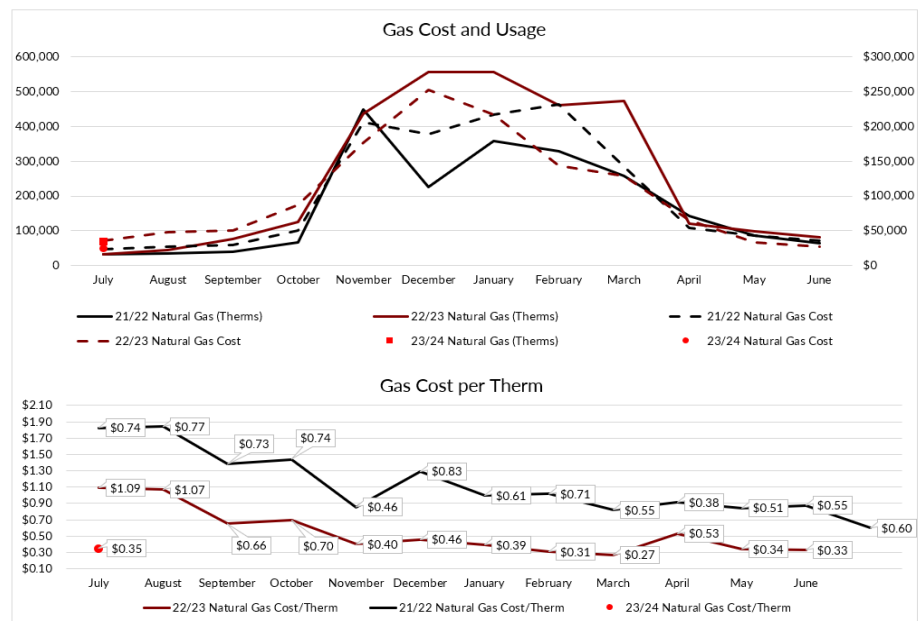
Electric



Normal trends with a slight increase in pricing.



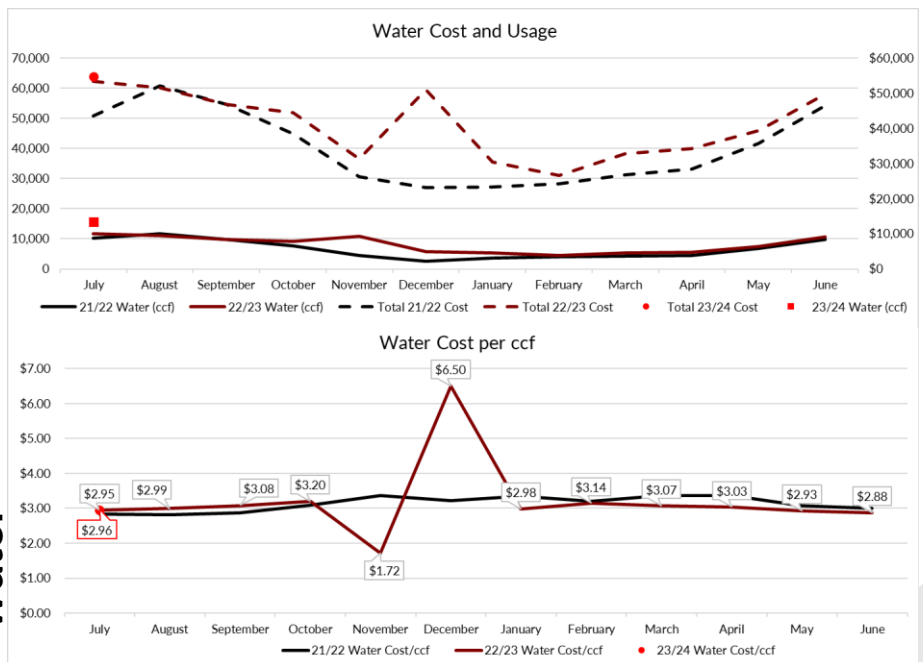
Gas



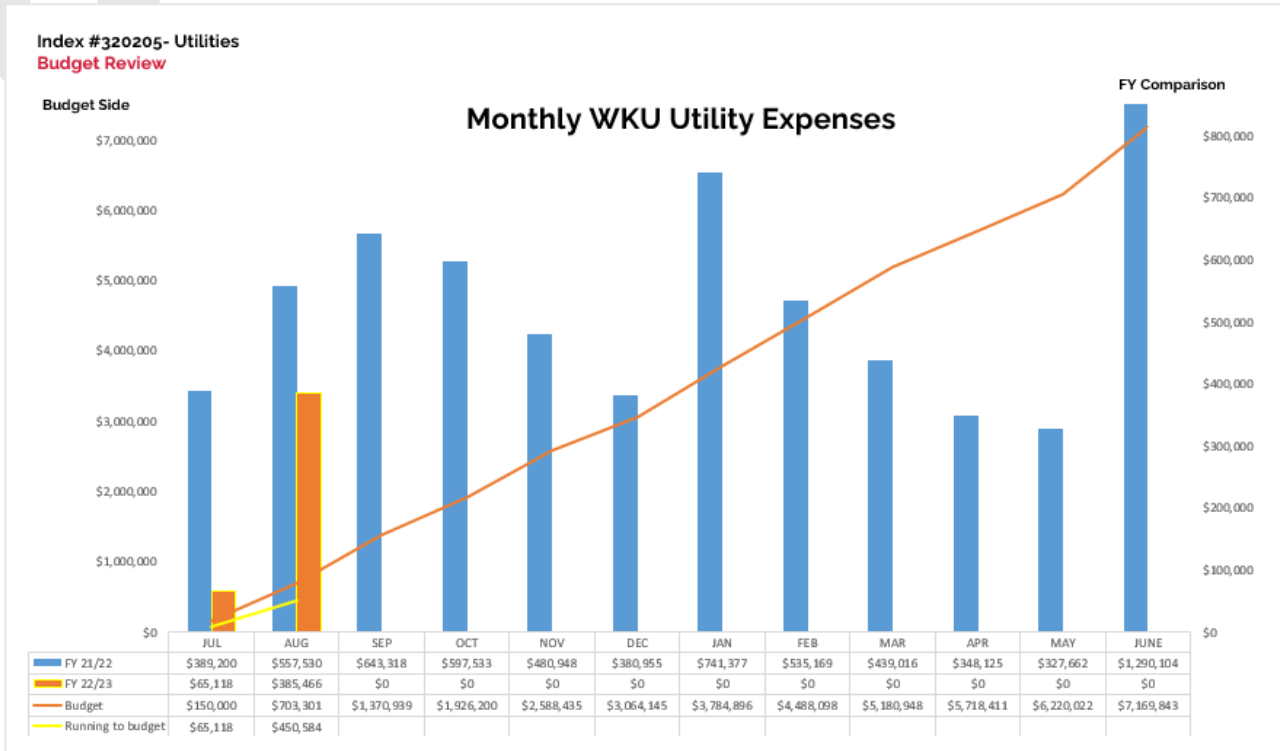
Cost and usage increase due to high temperatures.



Water

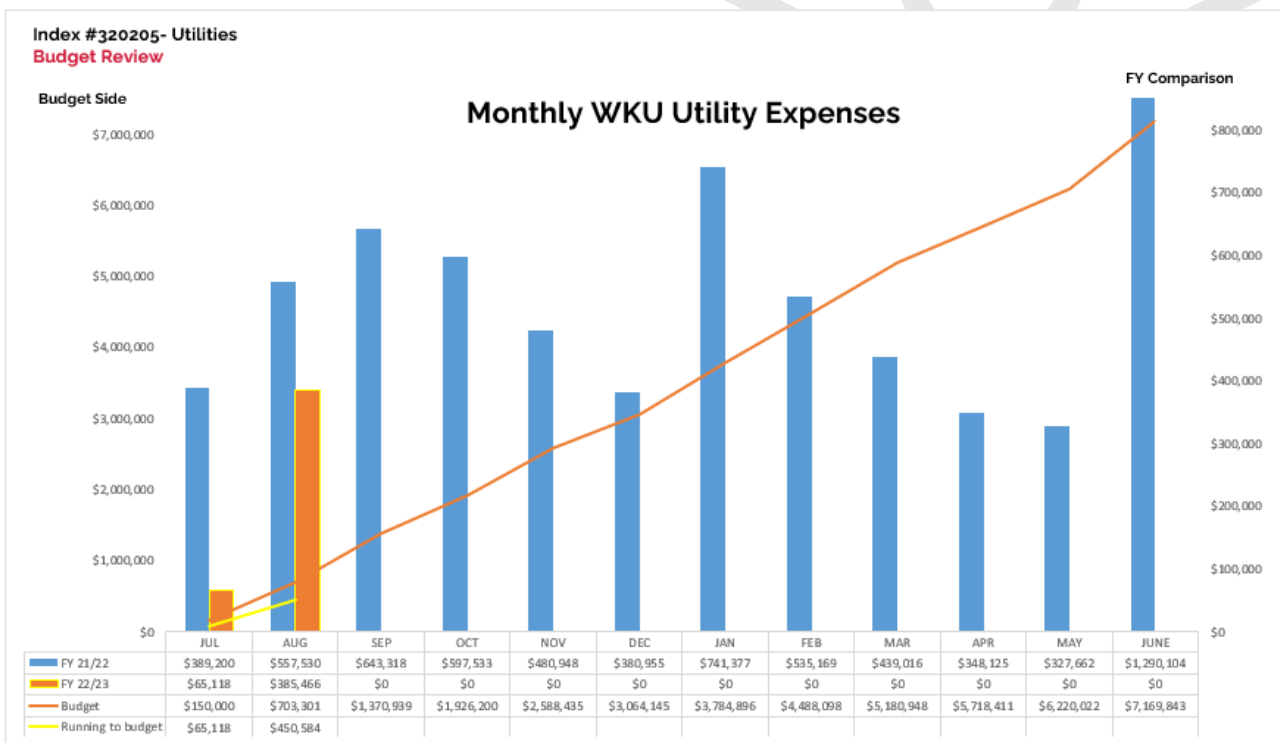


Monthly WKU Utility Expenses



Running under budget.

Plant Ops Monthly Operational Costs



Staffing levels are creating a lag in spending.

What: Turf Repairs

Issue Addressed: Installed drainage to prevent stormwater runoff in greenspace. Added topsoil, graded, seeded, and straw.

Funding: 191979

Method: DFM WKU Personnel /Kinser/Madison



What: Landscape Enhancement

Issue Addressed: As requested by Mrs. Caboni; designed and installed new landscape on the right side of the house. Repaired/repositioned irrigation for better coverage, mulched, and added stepping stones

Funding: 320206

Method: DFM WKU Personnel

What: MASTER Plan 2023 Events

Issue Addressed: Set up waste receptacles around Freshman Year Village, South Lawn, Centennial Mall area throughout the week. Remove/replaced daily at these locations; installed poles for the dance floor for TopperFest

Funding: Events/SR inter-account

Method: DFM WKU Personnel



Housing and Residence Life

Completed Projects

Before



Location: Southwest Hall

What: Bathroom stall trim

Issue Addressed: Secured bathroom stall wall trim that had come loose

Funding: Student Life Foundation

Method: WKU personnel

After



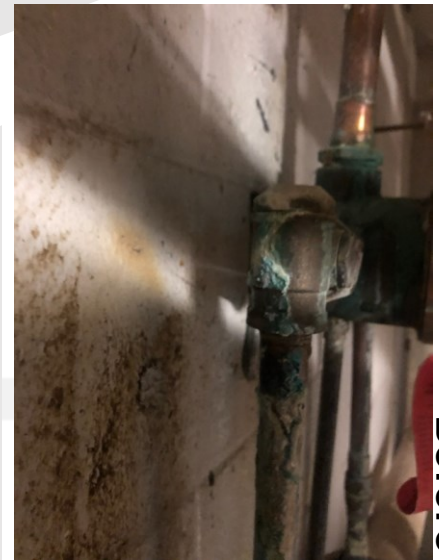
Location: Bates Hall

What: Hydronic Leak

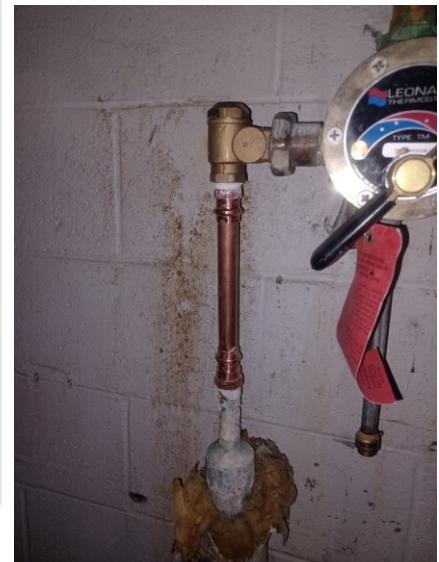
Issue Addressed: Replace failed section of pipe at domestic hot water mixing valve

Funding: Student Life Foundation

Method: WKU personnel



Before



After



Housing and Residence Life

Completed Projects

Before



Location: McLean Hall

What: Hydronic Leak

Issue Addressed: Replace failed section of pipe at heat exchanger.

Funding: Student Life Foundation

Method: WKU personnel

After



Location: Southwest Hall

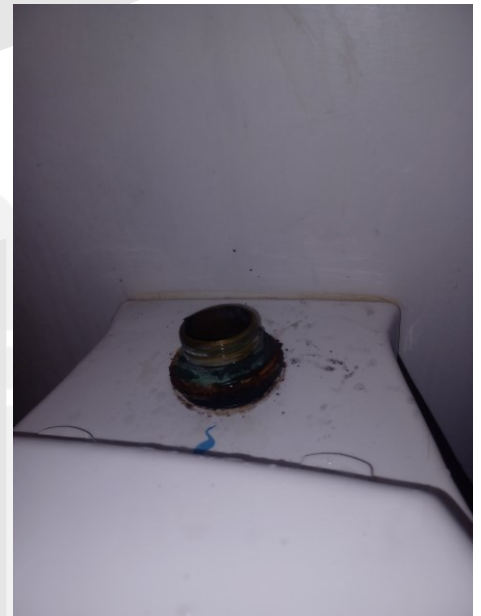
What: Domestic Water Leak

Issue Addressed: Repaired leaking toilet spud

Funding: Student Life Foundation

Method: WKU personnel

Before



After

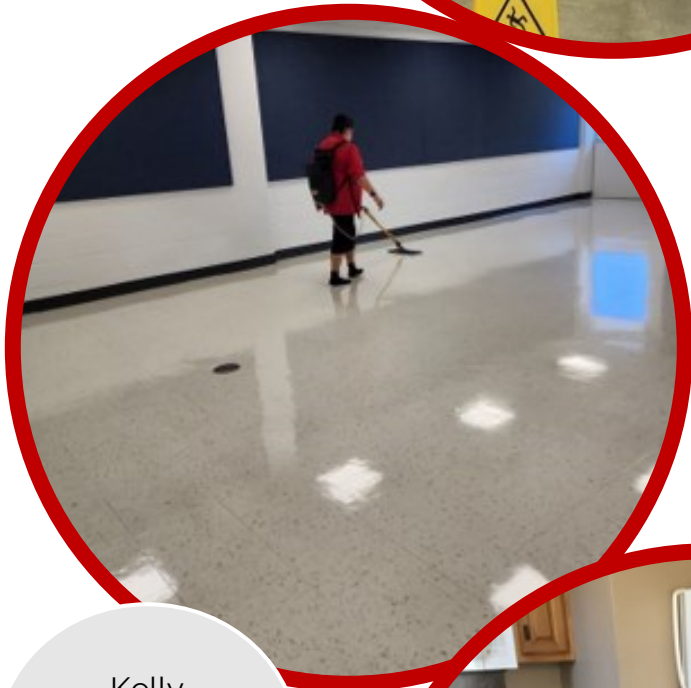


Environmental Services

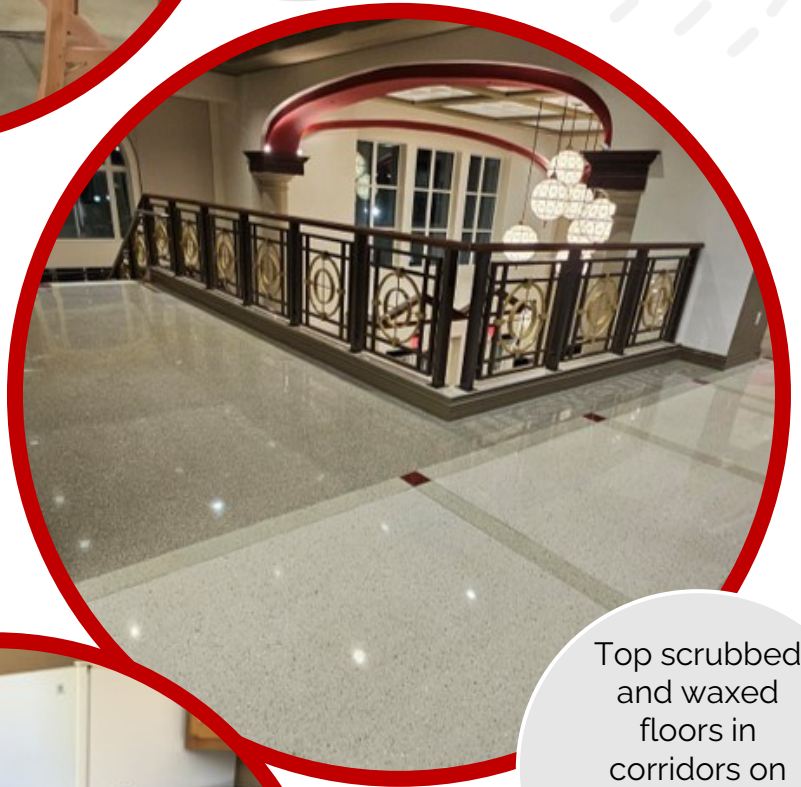
Summer '23 Completed Projects



Detail cleaning at the Chapel. Scrubbed restroom tile, polished floor, and cleaned glass.



Kelly Thompson Hall floor project



Top scrubbed and waxed floors in corridors on 3rd floor of Honors College



Detail cleaning of Cottages 1 and 2



Safety and Training

July Safety Training

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

August Safety Training

- ✓ Maintaining Good Housekeeping
- ✓ Confined Space
- ✓ Fall Protection
- ✓ Aerial Lifts

DFM Incidents by Fiscal Year



| Area | FY 18 | | FY19 | | FY 20 | | FY 21 | | FY 22 | | FY 23 | | FY 23 | |
|------------------|-----------|----------|-----------|----------|-----------|----------|-----------|----------|-----------|----------|-----------|----------|----------|----------|
| | 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 | 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 | | |
| 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 | 0 | 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 | 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 | 1 | 0 | 1 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 2 | 0 |
| Trend | | | | | | | | | | | | | | | | | | | | | | | | | | |

| Month | Cause | Category |
|-------|----------------------------------|-------------------|
| Aug | Crushed & Lacerated Finger | Caught in |
| July | Open Chem bottle, Splash in Eyes | Chemical Exposure |



Business Operations

Work Order Statistics by Category Period 08/01/2023 through 08/31/2023

| Status of Work Orders Scheduled During Report Period | | | | | | Work Orders Completed during Report Period | |
|--|-------------|------------|--------------|--------------------------------|--------------|--|-----------------|
| Category | Scheduled | Open | | Completed during Report Period | | Schedule Prior to 8/1/2023 | 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 |
| C023 - Boiler Locked out | 1 | 1 | 100.0 | 0 | 0.0 | 0 | 0 |
| F002 - Electrical Equip | 112 | 42 | 37.5 | 70 | 62.5 | 36 | 106 |
| F005 - Fire & life safety equip | 2 | 1 | 50.0 | 1 | 50.0 | 2 | 3 |
| F009 - HVAC Installations | 505 | 262 | 51.9 | 243 | 48.1 | 142 | 385 |
| F010 - Mechanical Equip | 115 | 55 | 47.8 | 60 | 52.2 | 22 | 82 |
| F011 - Heating Systems | 10 | 3 | 30.0 | 7 | 70.0 | 0 | 7 |
| F012 - Elevators & Escalators | 16 | 13 | 81.3 | 3 | 18.8 | 2 | 5 |
| F013 - Gas Installations | 6 | 3 | 50.0 | 3 | 50.0 | 0 | 3 |
| F016 - Doors | 18 | 5 | 27.8 | 13 | 72.2 | 24 | 37 |
| 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 | 2 | 8 |
| F027 - Control Panels | 6 | 4 | 66.7 | 2 | 33.3 | 1 | 3 |
| F028 - Generators | 52 | 12 | 23.1 | 40 | 76.9 | 20 | 60 |
| F029 - Lifting Equip | 2 | 0 | 0.0 | 2 | 100.0 | 1 | 3 |
| F032 - A/C Equipment | 65 | 59 | 90.8 | 6 | 9.2 | 0 | 6 |
| F037 - Pipework | 123 | 42 | 34.1 | 81 | 65.9 | 30 | 111 |
| F038 - Pumps | 67 | 22 | 32.8 | 45 | 67.2 | 3 | 48 |
| F039 - Chillers | 27 | 27 | 100.0 | 0 | 0.0 | 1 | 1 |
| F041 - Specialist Equipment | 1 | 0 | 0.0 | 1 | 100.0 | 0 | 1 |
| F042 - Water Treatment | 1 | 0 | 0.0 | 1 | 100.0 | 0 | 1 |
| F047 - Sewerage | 1 | 1 | 100.0 | 0 | 0.0 | 0 | 0 |
| F048 - Medical Gas | 1 | 1 | 100.0 | 0 | 0.0 | 0 | 0 |
| F055 - Inspections | 1 | 1 | 100.0 | 0 | 0.0 | 0 | 0 |
| F059 - Grounds Equipment | 83 | 42 | 50.6 | 41 | 49.4 | 32 | 73 |
| F062 - Tools | 1 | 1 | 100.0 | 0 | 0.0 | 0 | 0 |
| F064 - Hospital Equipment | 0 | 0 | 0.0 | 0 | 0.0 | 0 | 0 |
| F066 - Lighting | 3 | 0 | 0.0 | 3 | 100.0 | 1 | 4 |
| F070 - Compressors | 5 | 1 | 20.0 | 4 | 80.0 | 1 | 5 |
| F072 - Tanks | 18 | 4 | 22.2 | 14 | 77.8 | 0 | 14 |
| F076 - Paint Equipment | 0 | 0 | 0.0 | 0 | 0.0 | 1 | 1 |
| -none- | 1056 | 272 | 25.8 | 784 | 74.2 | 193 | 977 |
| Total: | 2306 | 876 | 38.0% | 1430 | 62.0% | 514 | 1944 |

77.2%
PRO work orders completed

55.7%
PM work orders completed

57.4%
RM work orders completed

Work Order Statistics by Work Type Period 08/01/2023 through 08/31/2023

| Status of Work Orders Scheduled during Report Period | | | | | | Work Orders Completed during Report Period | |
|--|-------------|----------------------|--------------|--------------------------------|--------------|--|-----------------|
| Work Type | Scheduled | Open as of 8/31/2023 | | Completed during Report Period | | Prior to | Total Completed |
| | | # | % | # | % | Scheduled Prior to 8/1/2023 | |
| PM | 1030 | 456 | 44.3 | 574 | 55.7 | 290 | 864 |
| PMMAND | 1 | 1 | 100.0 | 0 | 0.0 | 0 | 0 |
| PRO | 610 | 139 | 22.8 | 471 | 77.2 | 89 | 560 |
| PROJ | 5 | 5 | 100.0 | 0 | 0.0 | 5 | 5 |
| QUOTE | 0 | 0 | 0.0 | 0 | 0.0 | 0 | 0 |
| RM | 618 | 263 | 42.6 | 355 | 57.4 | 126 | 481 |
| SAF | 6 | 4 | 66.7 | 2 | 33.3 | 0 | 2 |
| SP | 10 | 8 | 80.0 | 2 | 20.0 | 1 | 3 |
| Total: | 2280 | 876 | 38.4% | 1404 | 61.6% | 511 | 1915 |



Employee and Community Engagement

August

DFM employees with k-12 children and grandchildren were provided a backpack for each student to kick off the school year.



August 17th

DFM awarded Maintenance Services, Dan Uhls, with Safety Hero of the Month for identifying structural issues with a building on campus.



August 21st

DFM welcomes students back to WKU by handing out free water due to the elevated temperatures during the 1st week of classes.

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.

