



WKU[®] Facilities Management

Monthly Report

March 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



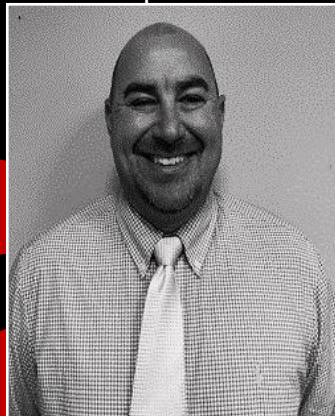
Kenny Johnson
Environmental
Services



Gerald Belcher
Environmental
Services



Kyle Davenport
Campus Services



Randall Farris
HRL Operations

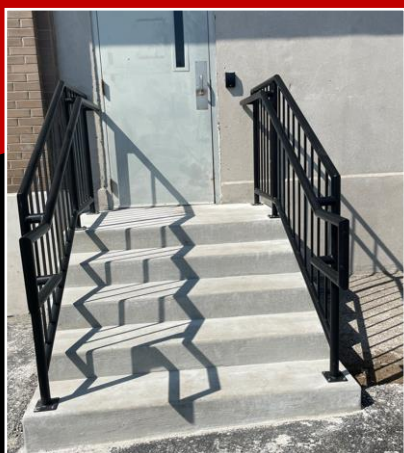


Ray Murillo
HRL Manager



Carla Kozabo Nally
HRL Managers





What: Removal of ramp – installation of stairs

Issue Addressed: EHS requested that the ramp be removed as a safety concern and replacement with steps. The wooden ramp had become uneven and the IT folks using the ramp had addressed the issue via EHS. This is condition-based renewal.

Funding: \$2700 (320204)

Method: Outsource (Kramer)



What: Water remediation/rebuild of CEC

Issue Addressed: A faucet was left running over a weekend at CEC resulting in moderate flooding/water damage. The wall had to be dried and refinished. This is condition-based renewal.

Funding: \$9671.04 (FM Global)

Method: Outsource/Insource (Paul Davis/AT4)



What: Rebuild of Pump.

Issue Addressed: 1/1 pump was leaking excessively – bearings, seals, shaft sleeves replaced. Pump aligned. This is condition-based renewal.

Funding: \$3345.67 (929809)

Method: Outsource (Southern Electric)



What: Pump Rebuild.

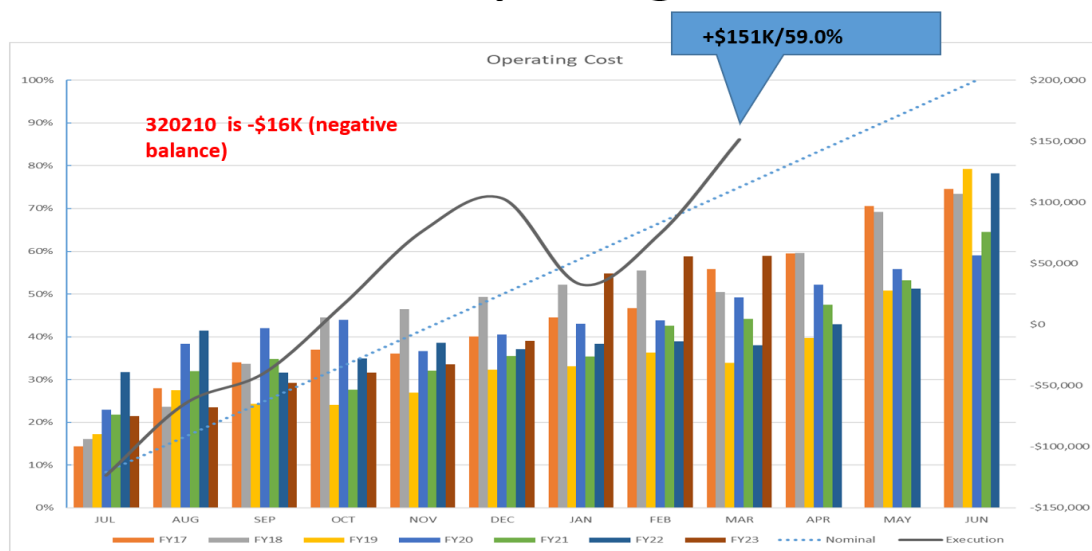
Issue Addressed: This pump failed last fall fur to sheared shaft. Bearing assembly replaced, shaft manufactured and installed, pump aligned. Pump had to be nursed along until we could obtain parts. Cost includes the incremental cost. This is condition-based renewal.

Funding: \$17048.34 (320204)

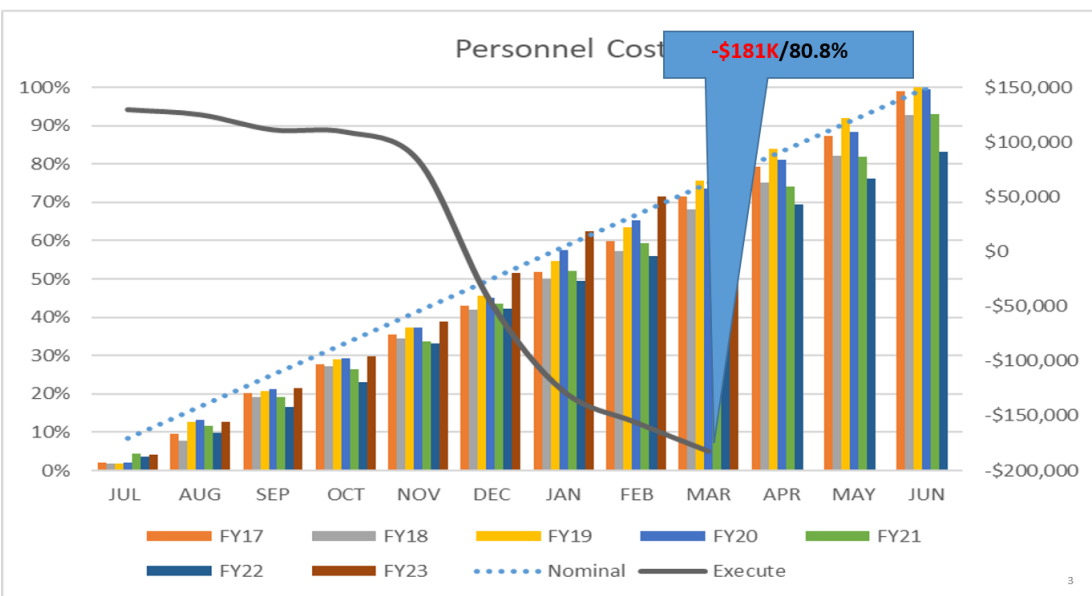
Method: Outsource/Insource (Southern Electric/Wimpees Welding/AT4)

Maintenance Services

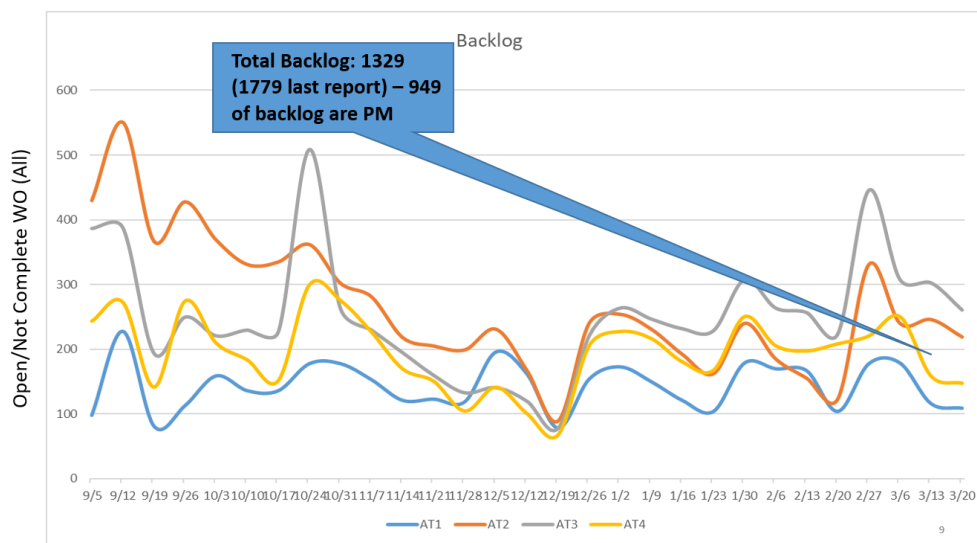
Operating Cost



Personnel Cost



WO Backlog



Operations

March 13th-24th

Completed winter PM work on chillers in preparation for heating to cooling conversion.

March 27th

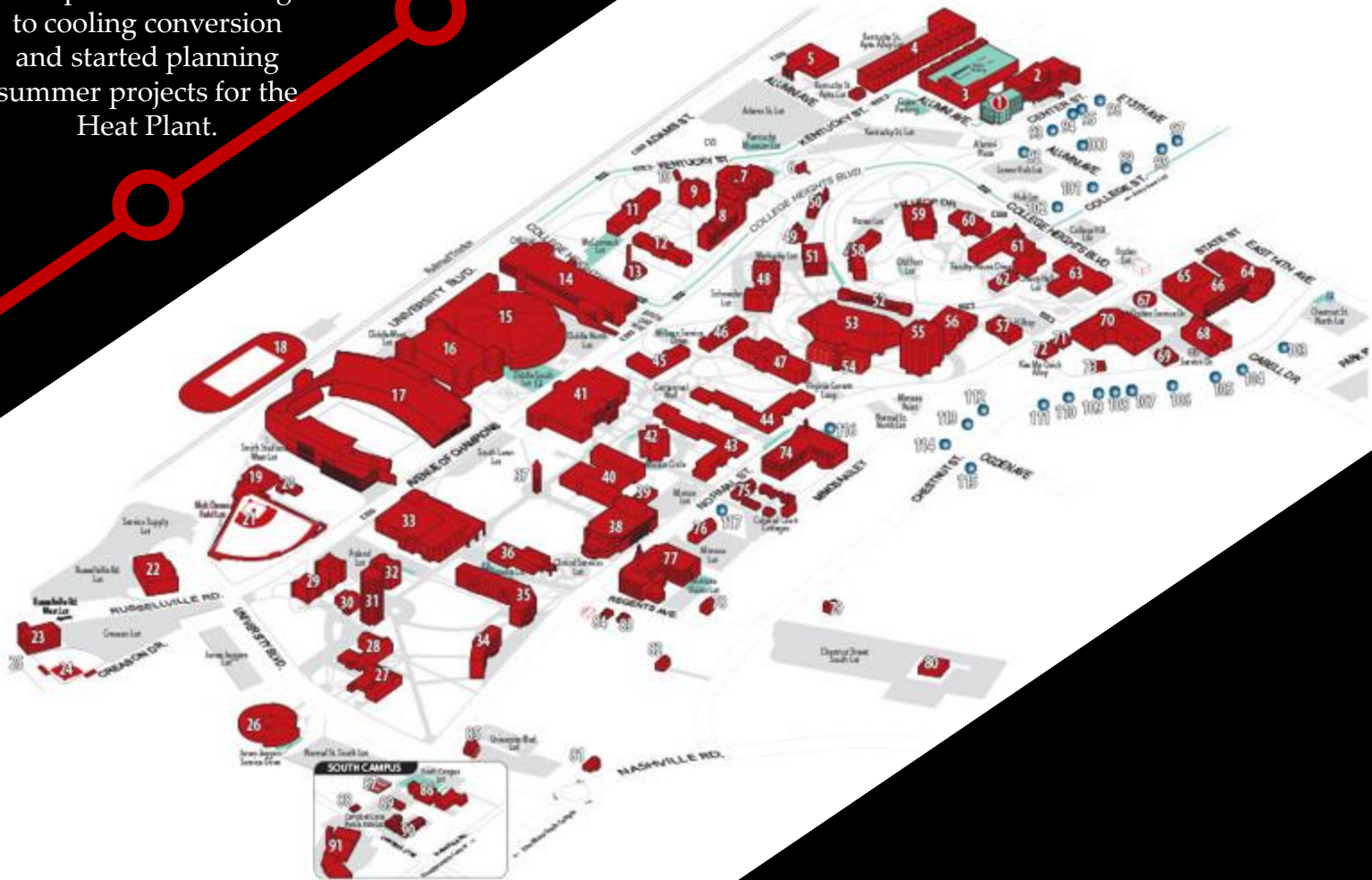
Started conversion from heating to cooling. By starting at the top of WKU Hill.

March 29th

Started conversion for
Housing and Residence
Life Buildings.

April 7th

Completed the heating to cooling conversion and started planning summer projects for the Heat Plant.



What: DSU Loading Dock Screening Enhancement

Issue Addressed: Red Oak was removed in summer 2022; removal of existing landscape; addition of foster hollies and sod

Funding: 320206/191980 (\$7,765.81)

Method: In-House



What: Crosswalk and Stop Bar Re-Painting

Issue Addressed: Repainted crosswalk and stop bars on campus for better visibility

Funding: 320206 (\$10,750.00)

Method: Contractor (Reynolds S&S)





What: Windstorm Clean Up

Issue Addressed: Removal of fallen trees and limbs across
Campus from the high wind storm on 3.3.23

Funding: 320206

Method: In-House/Contractor





Location: Gilbert Hall

What: Room Damage / Vandalism

Issue Addressed: Replaced damaged section of metal ceiling grid

Funding: Internal

Method: Internal personnel



Location: Minton Hall

What: Domestic water line leak

Issue Addressed: Leaking PVC tee

Funding: Internal

Method: Internal personnel



Before



After

Before



Location: PFT

What: Exterior Lighting – Staff Entrances

Issue Addressed: Replacement of failed bulbs / ballast

Funding: Internal

Method: Internal personnel

After



Location: Rodes Hall

What: Hallway Damage / Vandalism

Issue Addressed: Replaced damaged ceiling tiles

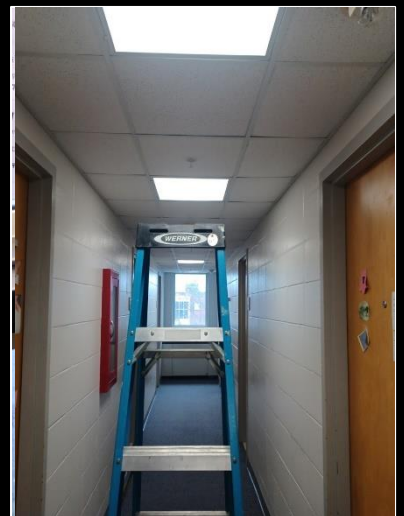
Funding: Internal

Method: Internal personnel

Before



After



Environmental Services

Completed Projects



Cleaning at IEB such as glass, high and low dusting, and carpet extracting.



Detail cleaning at the Commons



Detail Cleaning of WKU Football Locker Room



Carpet extracting and floor polishing at School of Nursing



Safety and Training

February Safety Training

- ☐ Bloodborne Pathogen
- ☐ Covid
- ☐ Emergency Action Plan

March Safety Training

- ☐ Slip Trip Fall
- ☐ Chemical Safety
- ☐ Basic First Aid
- ☐ SDS sheets

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	0	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	9	0

(7) Slip Trip Fall

(1) Caught In, Between, or Under

(1) Other – Knee sprain

DFM Safety

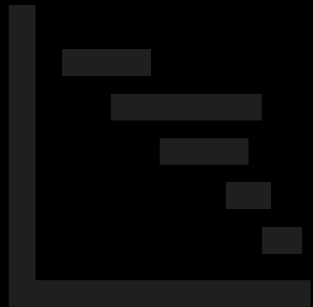
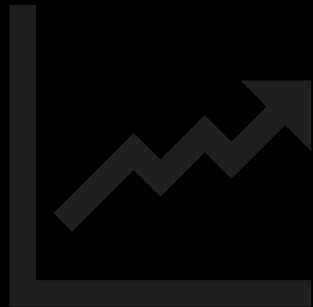
	Jul		Aug		Sep		Oct		Nov		Dec		Jan		Feb		March Current		Apr		May		Jun		Total	
	Inc	LT	Inc	LT	Inc	LT	Inc	LT	Inc	LT	Inc	LT	Inc	LT	Inc	LT	Inc	LT	Inc	LT	Inc	LT	Inc	LT	Inc	LT
FY 18	1	0	1	1	1	0	3	1	0	0	0	0	2	2	2	0	1	0	1	0	2	0	0	0	14	4
FY 19	2	1	3	1	1	0	1	0	1	0	0	0	3	0	0	0	0	0	1	0	2	1	0	0	14	3
FY 20	1	0	1	0	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	0	0	0	0	0	0	0	0	9	0

Work Orders

Work Order Statistics by Category

Period 03/01/2023 through 03/31/2023

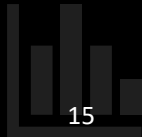
Status of Work Orders Scheduled During Report Period						Work Orders Completed during Report Period	
Category	Scheduled	Open		Completed during Report Period		Scheduled Prior to 3/1/2023	Total Completed
		#	%	#	%		
C006 - Overheated, Burned, Hot Spot	0	0	0.0	0	0.0	0	0
C018 - Misc Electrical	0	0	0.0	0	0.0	0	0
C065 - Normal Wear and Tear	1	0	0.0	1	100.0	0	1
F002 - Electrical Equip	128	72	56.3	56	43.8	9	65
F005 - Fire & life safety equip	3	0	0.0	3	100.0	24	27
F009 - HVAC Installations	1805	1180	65.4	572	31.7	93	665
F010 - Mechanical Equip	138	49	35.5	84	60.9	12	96
F011 - Heating Systems	6	5	83.3	1	16.7	10	11
F012 - Elevators & Escalators	93	36	38.7	57	61.3	0	57
F013 - Gas Installations	2	0	0.0	2	100.0	0	2
F016 - Doors	15	11	73.3	3	20.0	30	33
F019 - Signage	1	1	100.0	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	0	6
F027 - Control Panels	3	0	0.0	3	100.0	4	7
F028 - Generators	57	24	42.1	33	57.9	5	38
F029 - Lifting Equip	0	0	0.0	0	0.0	0	0
F032 - A/C Equipment	118	51	43.2	62	52.5	16	78
F037 - Pipework	80	21	26.3	59	73.8	8	67
F038 - Pumps	97	48	49.5	42	43.3	14	56
F039 - Chillers	34	4	11.8	30	88.2	5	35
F047 - Sewerage	7	7	100.0	0	0.0	5	5
F048 - Medical Gas	2	1	50.0	1	50.0	1	2
F055 - Inspections	0	0	0.0	0	0.0	0	0
F056 - Laboratory Equipment	0	0	0.0	0	0.0	0	0
F059 - Grounds Equipment	87	33	37.9	54	62.1	19	73
F061 - Valves	0	0	0.0	0	0.0	1	1
F062 - Tools	6	3	50.0	3	50.0	0	3
F064 - Hospital Equipment	4	2	50.0	2	50.0	0	2
F066 - Lighting	0	0	0.0	0	0.0	0	0
F070 - Compressors	5	2	40.0	3	60.0	0	3
F072 - Tanks	8	1	12.5	7	87.5	0	7
-none-	1206	311	25.8	831	68.9	207	1038
Total:	3914	1864	47.6%	1915	48.9%	463	2378



Work Order Statistics by Work Type

Period 03/01/2023 through 03/31/2023

Status of Work Orders Scheduled during Report Period						Work Orders Completed during Report Period	
Work Type	Scheduled	Open As of 3/31/2023		Completed during Report Period		Scheduled prior to 3/1/2023	Total Completed
		#	%	#	%		
BUDGET	0	0	0.0	0	0.0	0	0
CAN	0	0	0.0	0	0.0	0	0
CLEAN	0	0	0.0	0	0.0	1	1
CM	57	7	12.3	49	86.0	13	62
MOVE	0	0	0.0	0	0.0	0	0
NCW	1	0	0.0	1	100.0	0	1
PDM	3	0	0.0	2	66.7	1	3
PM	2491	1562	62.7	886	35.6	246	1132
PMMAND	86	27	31.4	59	68.6	23	82
PRO	502	128	25.5	373	74.3	78	451
PROJ	7	5	71.4	2	28.6	2	4
QUOTE	2	1	50.0	1	50.0	0	1
RM	733	126	17.2	518	70.7	96	614
SAF	2	1	50.0	1	50.0	0	1
SDXD	8	1	12.5	7	87.5	0	7
SP	22	6	27.3	16	72.7	3	19
Total:	3914	1864	47.6%	1915	48.9%	463	2378



Recognition and Engagement

March 3rd
Employee
Appreciation
Day



March 8th
International
Women's Day



DFM Kudos



“Carolyn and Dominique are the BEST and take such care with even the smallest of details! Our assessor visits classrooms across the United States so when she says the CEC is one of the cleanest facilities she's visited, that's BIG!”

- Beth Schaeffer

Director, Renshaw Early Childhood Center

Celebrating Hala's US Citizenship



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.

