

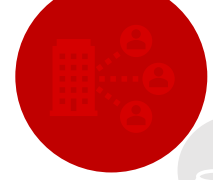


# WKU<sup>®</sup> Facilities Management

## Monthly Report May 2024



# 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



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



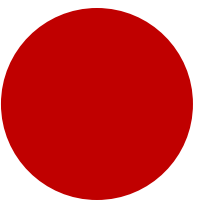
Ronnie Allerkamp  
HRL Operations  
2 years Supporting  
WKU



Ray Murillo  
HRL Manager  
4 years Supporting  
WKU



Carla Nally  
HRL Manager  
10 years Supporting  
WKU





**What:** Install standby generator

**Issue Addressed:** Ag Expo had an existing 1974 Minneapolis Moline Generator (same year as the company went out of business) and was becoming problematic to maintain. Transfer switch was retained. Transitioned the generator from diesel to NG. This was a condition-based renewal.

**Funding Source:** Asset Preservation (929949) - \$84034.82

**Method:** Outsource (R&S Electric)



**What:** Warranty repaint of the Igo

**Issue Addressed:** Igo was painted before the current customer assumed the lot. The red paint didn't do well - turned to pink and started to peel (in sheets). This was a condition-based renewal.

**Funding Source:** Warranty repair

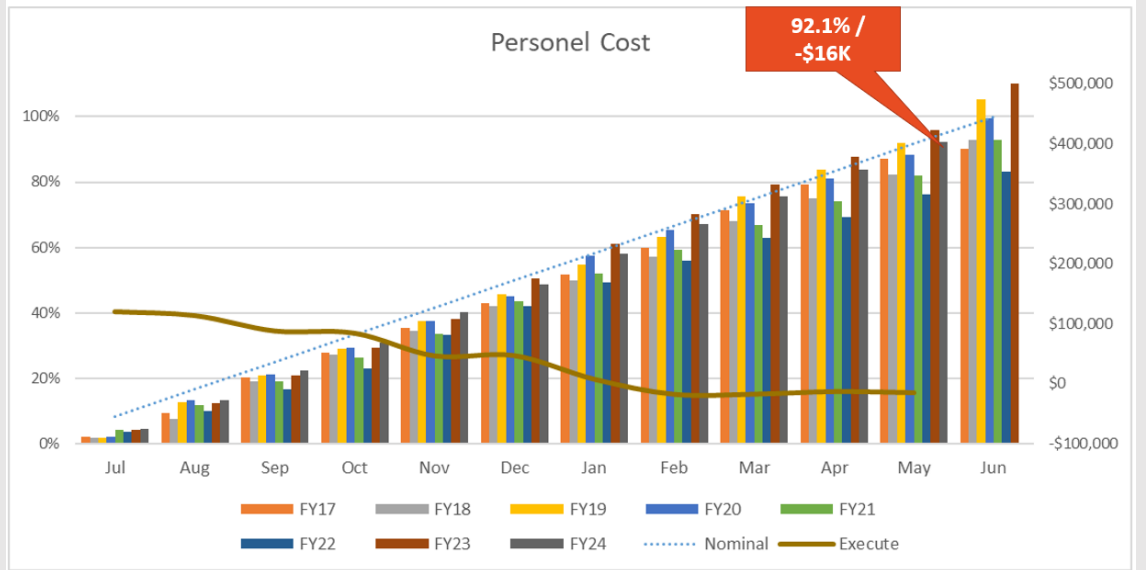
**Method:** Outsource (A&E Painting)



# Maintenance Services

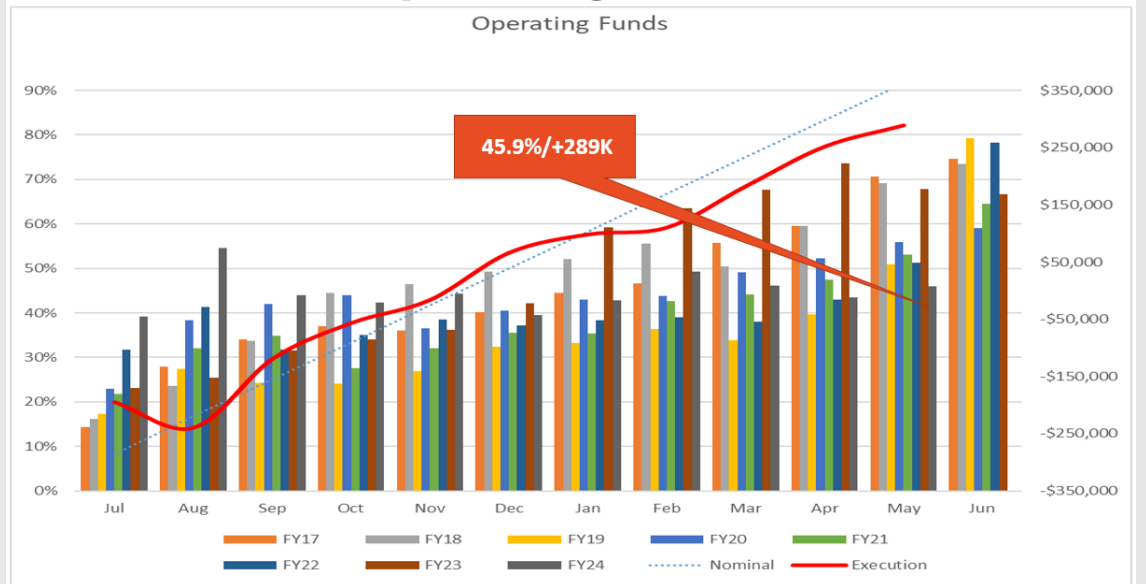
Current year budget restrictions and curtailment impacts.

## Personnel Cost

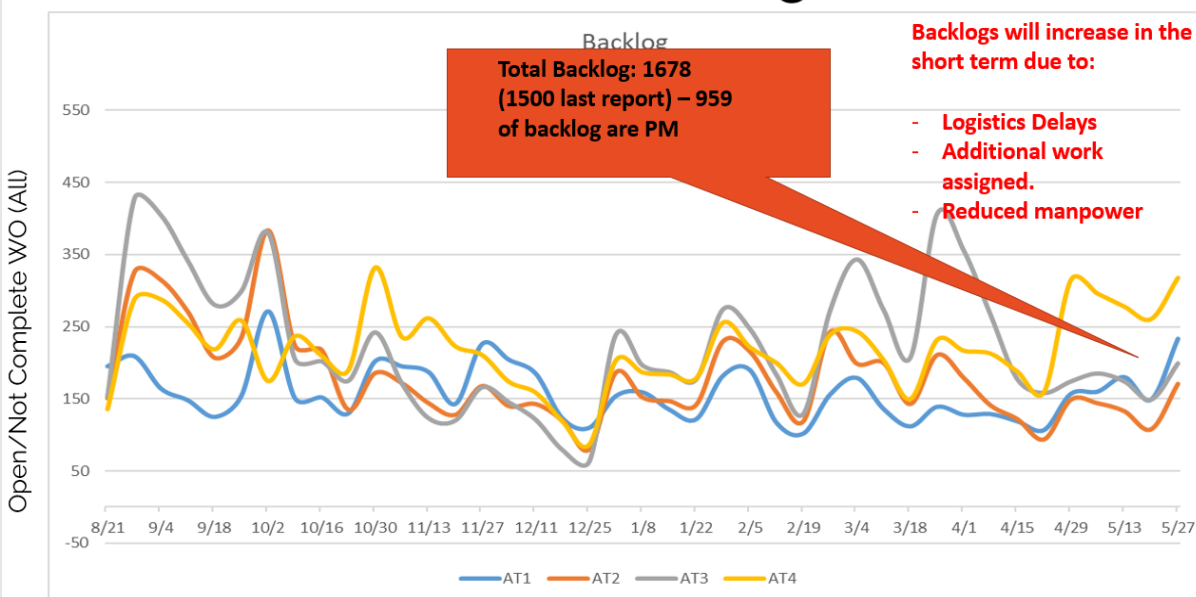


Next fiscal year impacts are to be determined at permanent budget restrictions and realignment

## Operating Funds



## WO Backlog



# Plant Operations

Consistent with previous years.

Gas usage is on track for the month.

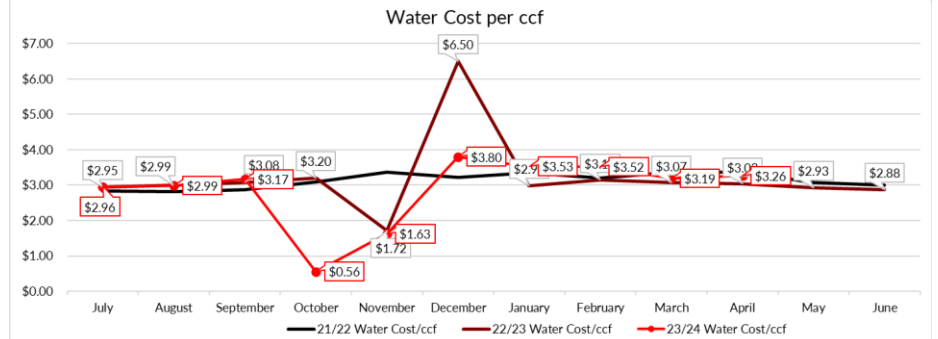
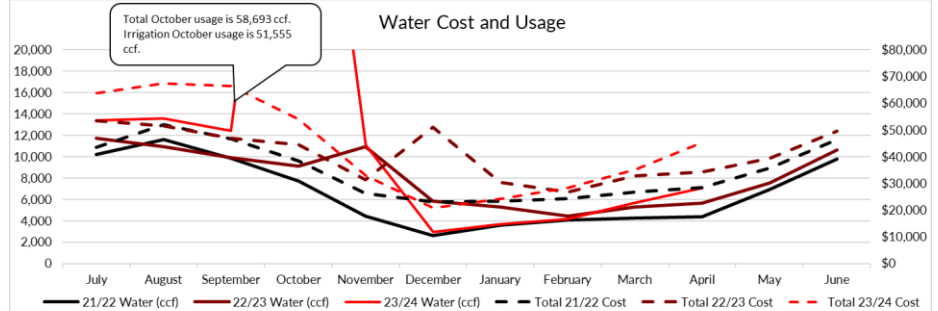
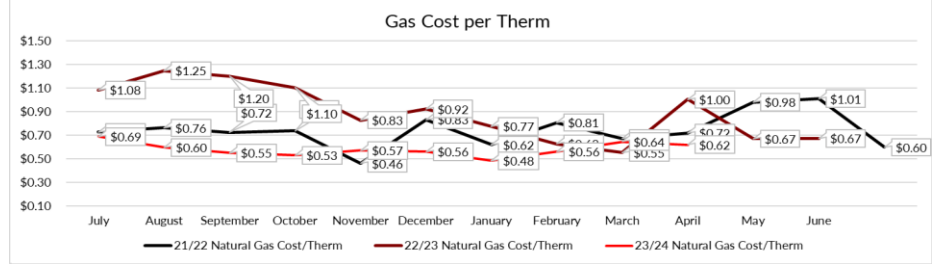
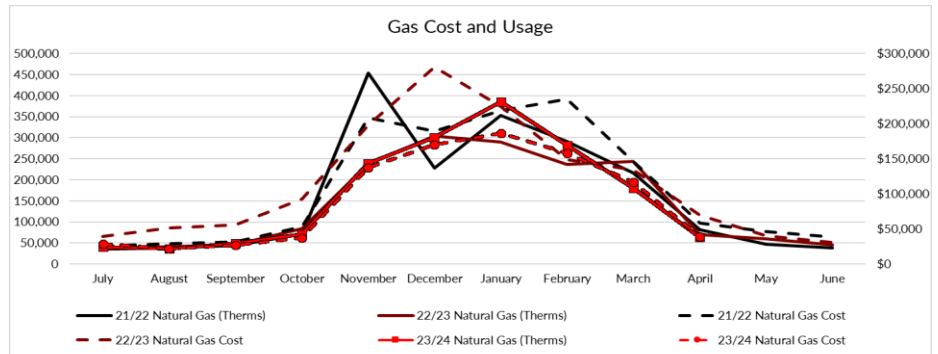
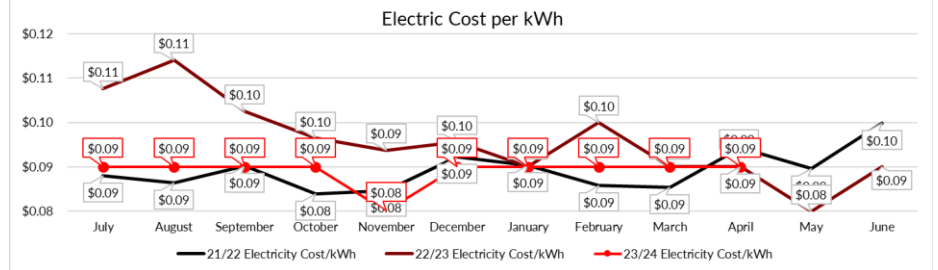
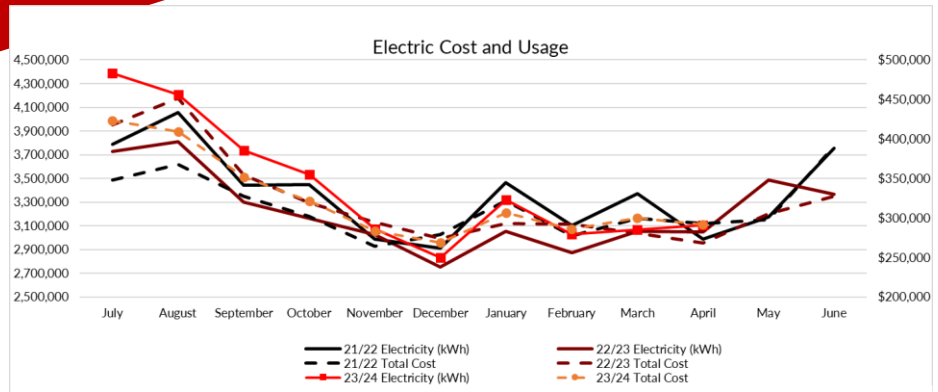
Normal range for water usage.



**Electric**

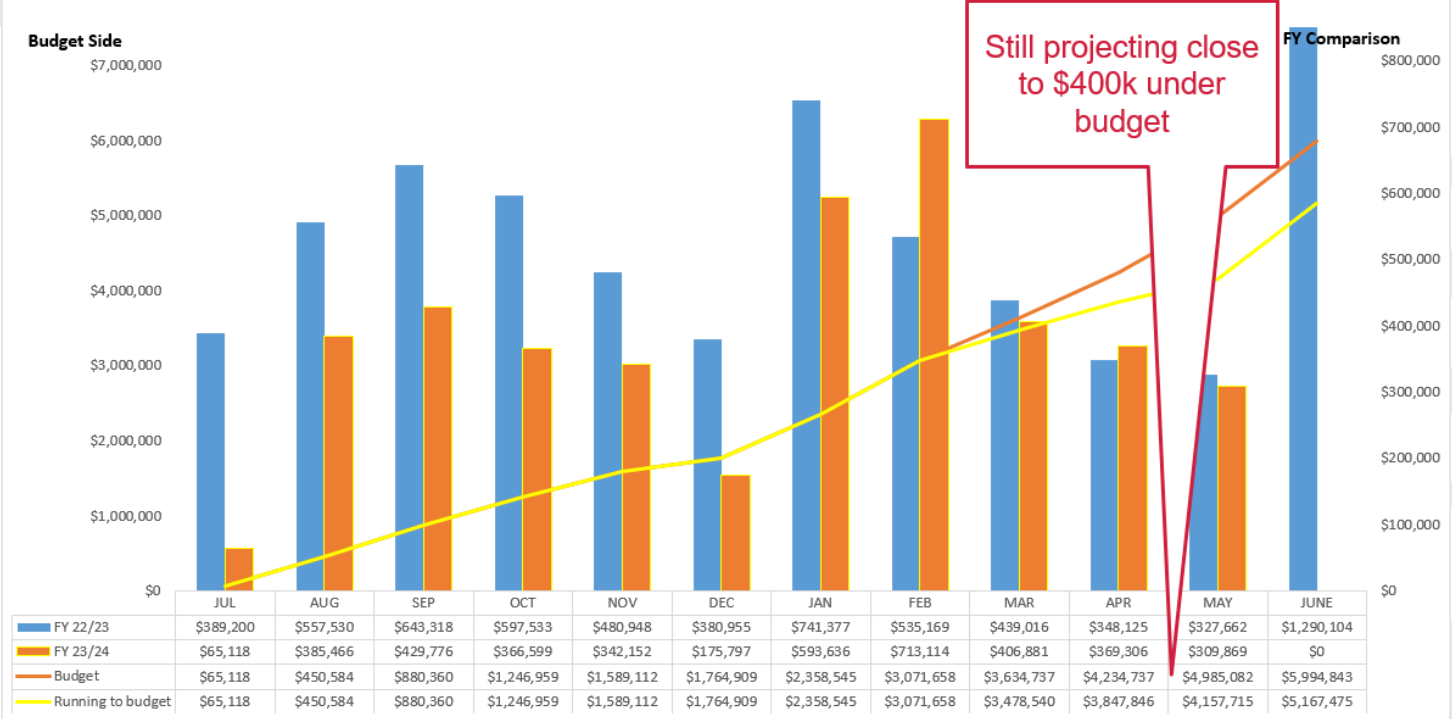
**Gas**

**Water**



Index #320205- Utilities  
Budget Review

### Monthly WKU Utility Expenses

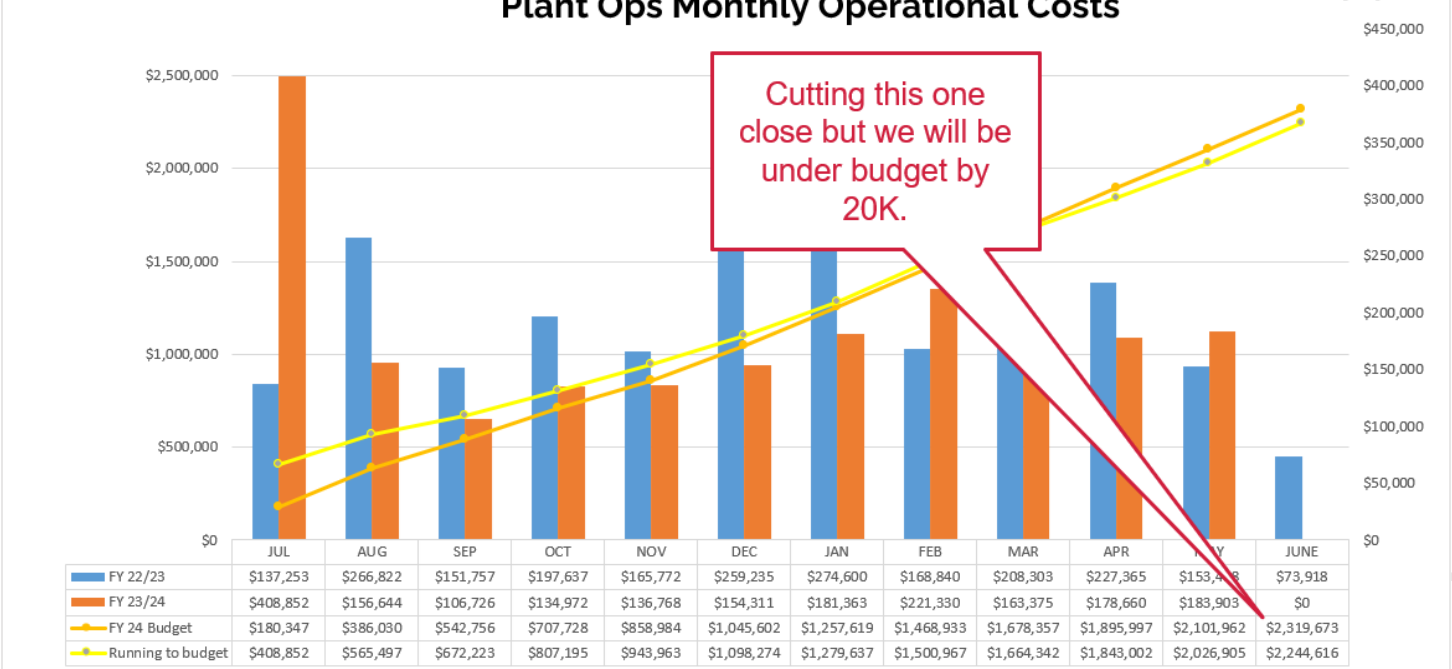


Index # 320208- Operations  
Budget Review

Budget Axis

### Plant Ops Monthly Operational Costs

Monthly Spend



**What:** Installation of spring/summer annuals

**Issue Addressed:** Transition of winter to spring annuals with warming temperatures

**Funding Source:** 320206

**Method:** WKU Student Athletes



**What:** Installation of spring/summer annuals

**Issue Addressed:** Transition of winter to spring annuals with warming temperatures

**Funding Source:** 320206

**Method:** DFM Campus Services Personnel

**What:** Installation of spring/summer annuals

**Issue Addressed:** Transition of winter to spring annuals with warming temperatures

**Funding Source:** 320206

**Method:** WKU HORT 360 Class





**What:** Tree clean up from storm damage  
5.15.24

**Issue Addressed:** Trees fell onto railing  
and Gatton vehicle in parking lot

**Funding Source:** 320206

**Method:** DFM Campus Services Personnel



**What:** Installation of new plants in rear bed  
of 1700 Chestnut

**Issue Addressed:** Per Mrs. Caboni's  
request, more shrubs were added to the  
landscape to block the fence. The design  
was created and approved.

**Funding Source:** 101104

**Method:** DFM Campus Services Personnel





# Environmental Services

## Completed Projects

Detail cleaning for Gatton's graduation on Saturday at Van Meter.

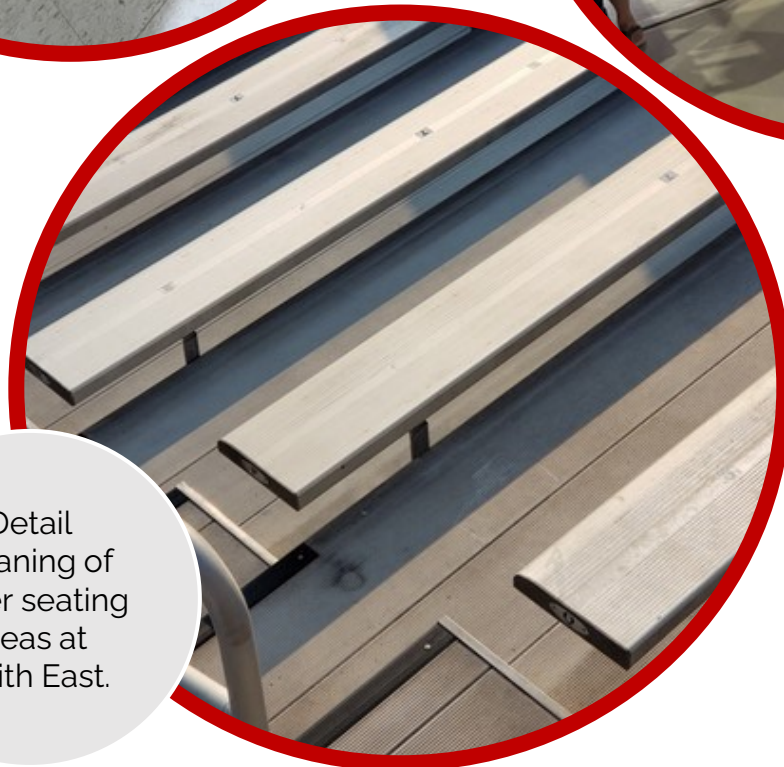


Floor summer project work at Fine Arts Center



Event support for Warren County High School graduations hosted at Diddle

Detail Cleaning of lower seating areas at Smith East.



# Business Operations

## Work Order Statistics by Category Period 5/01/2024 through 5/31/2024

Status of Work Orders Scheduled During Report Period						Work Orders Completed during Report Period	
Category	Scheduled	Open		Completed during Report Period		Scheduled Prior to 5/1/2024	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	165	130	78.8	35	21.2	37	72
F005 - Fire & life safety equip	7	3	42.9	4	57.1	10	14
F009 - HVAC Installations	1396	1213	86.9	153	11.0	79	232
F010 - Mechanical Equip	107	50	46.7	55	51.4	37	92
F011 - Heating Systems	4	4	100.0	0	0.0	5	5
F012 - Elevators & Escalators	13	8	61.5	4	30.8	56	60
F013 - Gas Installations	5	4	80.0	1	20.0	0	1
F016 - Doors	15	1	6.7	14	93.3	0	14
F019 - Signage	0	0	0.0	0	0.0	1	1
F021 - Catering Equip	1	1	100.0	0	0.0	0	0
F024 - Audio Visual	0	0	0.0	0	0.0	0	0
F025 - Site Infrastructure	5	5	100.0	0	0.0	3	3
F027 - Control Panels	5	5	100.0	0	0.0	4	4
F028 - Generators	56	32	57.1	24	42.9	14	38
F029 - Lifting Equip	2	0	0.0	1	50.0	0	1
F032 - A/C Equipment	44	29	65.9	14	31.8	2	16
F037 - Pipework	123	82	66.7	39	31.7	14	53
F038 - Pumps	67	48	71.6	19	28.4	13	32
F039 - Chillers	30	22	73.3	7	23.3	2	9
F041 - Specialist Equipment	0	0	0.0	0	0.0	0	0
F042 - Water Treatment	0	0	0.0	0	0.0	0	0
F043 - Health & Safety	24	3	12.5	21	87.5	0	21
F045 - Appliances	0	0	0.0	0	0.0	0	0
F047 - Sewerage	7	7	100.0	0	0.0	0	0
F048 - Medical Gas	0	0	0.0	0	0.0	0	0
F055 - Inspections	4	3	75.0	0	0.0	0	0
F056 - Laboratory Equipment	108	50	46.3	58	53.7	0	58
F059 - Grounds Equipment	78	35	44.9	43	55.1	61	104
F061 - Valves	0	0	0.0	0	0.0	0	0
F062 - Tools	1	1	100.0	0	0.0	1	1
F064 - Hospital Equipment	1	1	100.0	0	0.0	0	0
F066 - Lighting	6	0	0.0	6	100.0	0	6
F070 - Compressors	4	2	50.0	2	50.0	3	5
F072 - Tanks	25	22	88.0	3	12.0	2	5
F076 - Paint Equipment	0	0	0.0	0	0.0	1	1
F082 - Vehicles	0	0	0.0	0	0.0	0	0
-none-	1077	329	30.5	708	65.7	190	898
<b>Total:</b>	<b>3380</b>	<b>2090</b>	<b>61.8%</b>	<b>1211</b>	<b>35.8%</b>	<b>535</b>	<b>1746</b>

**76.8%**  
PRO work orders completed

**20.1%**  
PM work orders completed

**60.7%**  
RM work orders completed

## Work Order Statistics by Work Type Period 5/1/2024 through 5/31/2024

Status of Work Orders Scheduled during Report Period						Work Orders Completed during Report Period	
Work Type	Scheduled	Open as of 5/31/2023		Completed during Report Period		Scheduled Prior to 5/1/2024	Total Completed
		#	%	#	%		
NCW	2	2	100.0	0	0.0	0	0
PM	2270	1805	79.5	457	20.1	265	722
PMMAND	10	3	30.0	7	70.0	65	72
PRO	499	116	23.2	383	76.8	102	485
PROJ	1	0	0.0	1	100.0	2	3
QUOTE	0	0	0.0	0	0.0	0	0
RM	588	160	27.2	357	60.7	98	455
SAF	0	0	0.0	0	0.0	0	0
SP	10	4	40.0	6	60.0	3	9
<b>Total:</b>	<b>3380</b>	<b>2090</b>	<b>61.8%</b>	<b>1211</b>	<b>35.8%</b>	<b>535</b>	<b>1746</b>



DFM supports events in celebration of the 2024 graduates.



# Classes of 2024

Recognition

*Customer Experience  
Nominations*

Environmental Services Attendants



Belinda Greene



Michael Hammond

Campus Services Technician



Donald Milam

*Welcome*

NEW employees to DFM

- Odeth Kondela 5.2.2024
- Kathleen Kendall 5.2.2024
- Dale Johnson 5.2.2024
- Dante Mills 5.7.2024
- Yaneth Meza Ramirez 5.7.2024
- Daphrose Selestino 5.9.2024
- Sifa Mutezinka 5.9.2024
- Kathleen Landers 5.14.2024
- Ganiyu Ademola 5.15.2024
- Kendrickus Jarrett 5.21.2024
- Joshua McClaren 5.21.2024
- Osmaida Santos Elegica 5.23.2024
- Cody Pillow 5.28.2024
- Mark Rosado 5.30.2024
- Neema Angelique 5.30.2024
- Amisa Ugwa 5.30.2024
- Loveth Marcel 5.30.2024
- Arpana Lakmani 5.30.2024

## 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.

