



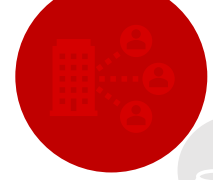
# WKU<sup>®</sup> Facilities Management

## Monthly Report

April 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



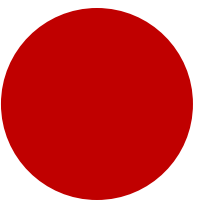
Ronnie Allerkamp  
HRL Operations  
2 years Supporting  
WKU



Ray Murillo  
HRL Manager  
4 years Supporting  
WKU

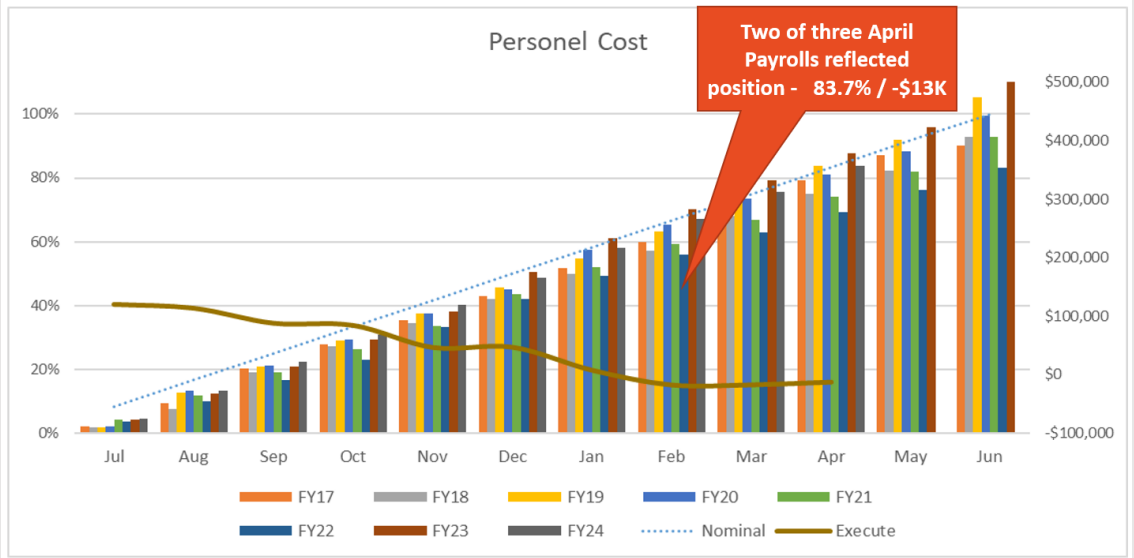


Carla Nally  
HRL Manager  
10 years Supporting  
WKU

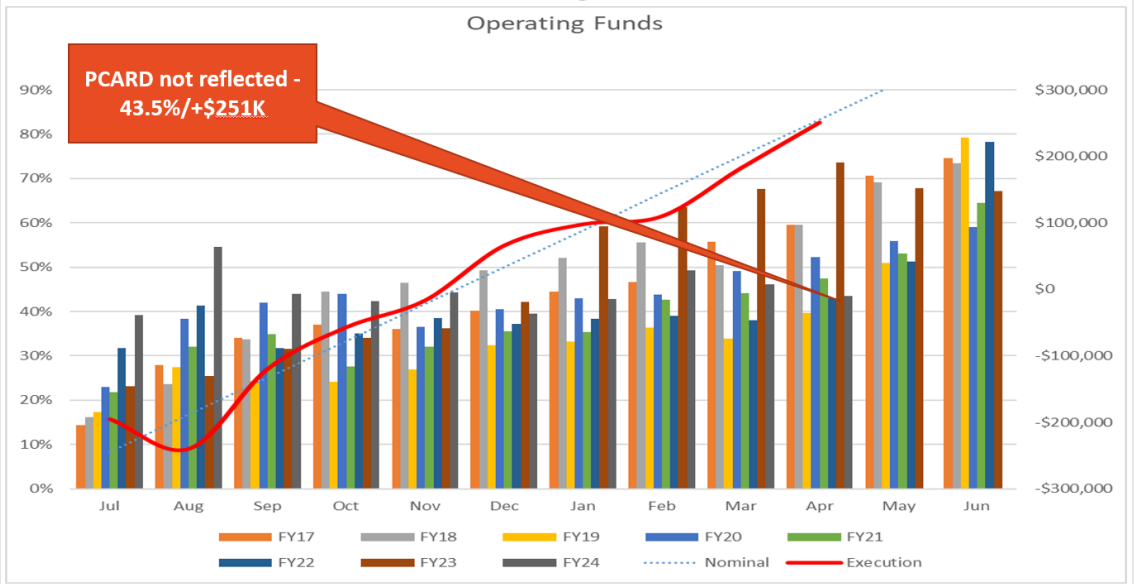


# Maintenance Services

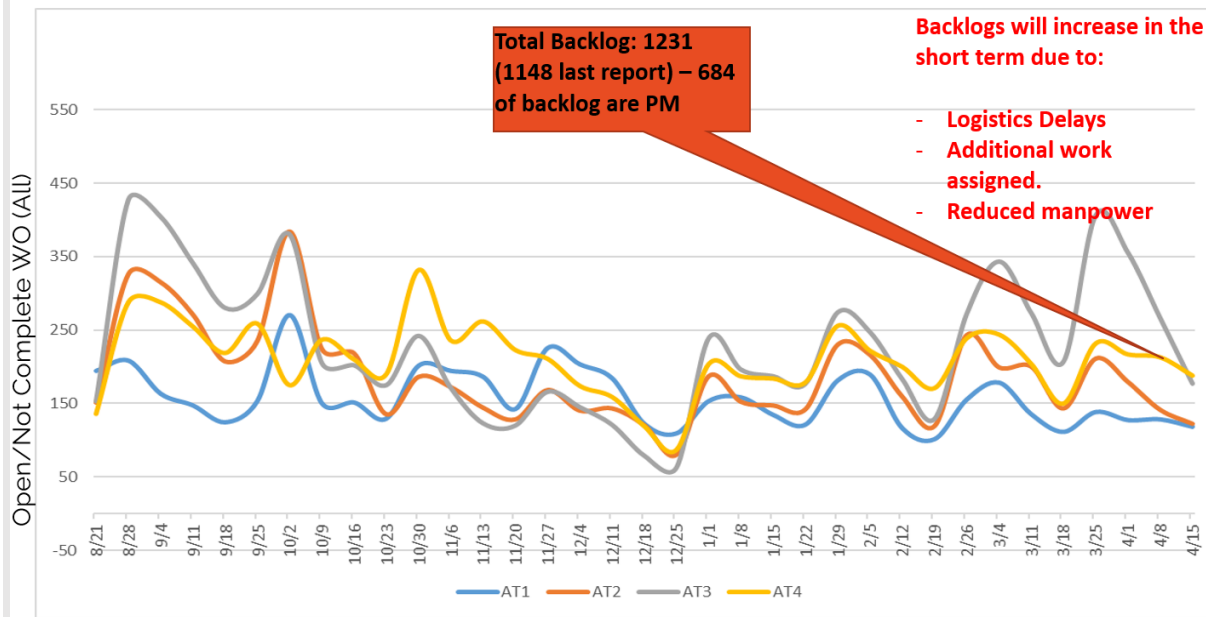
## Personnel Cost



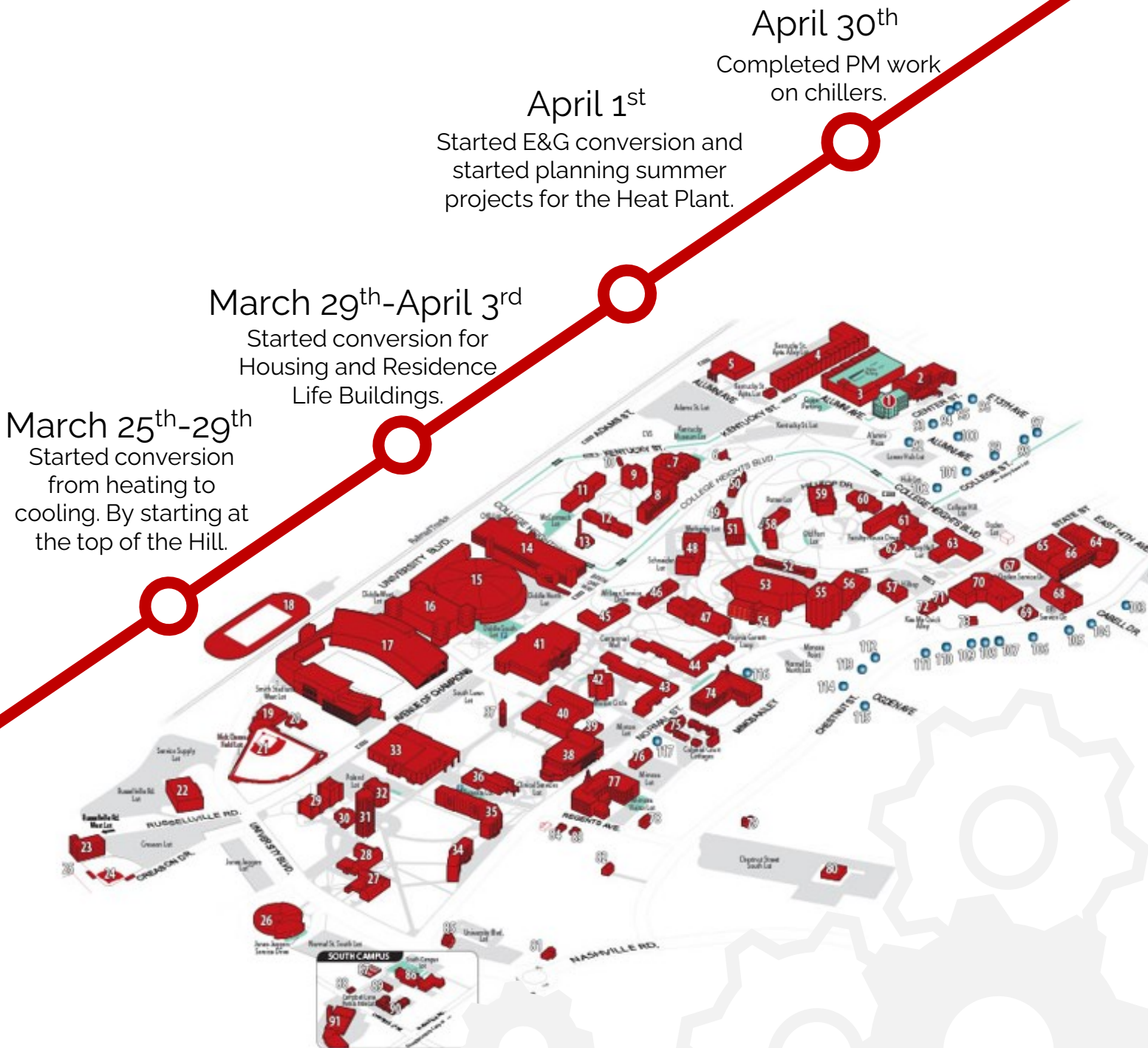
## Operating Funds



## WO Backlog



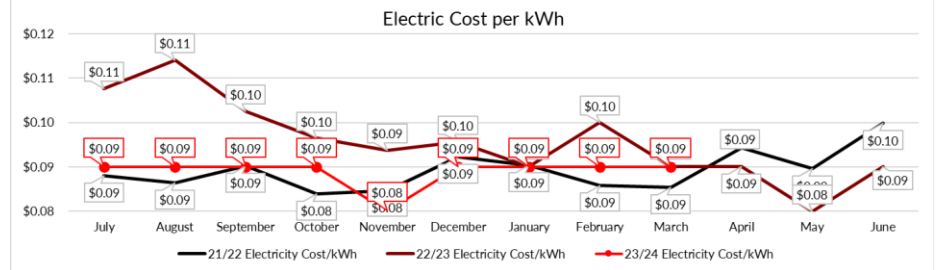
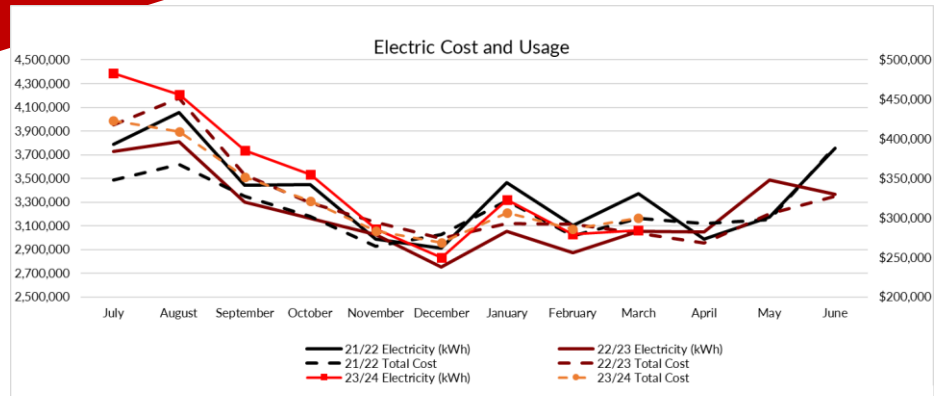
## Heating to Cooling Transition



# Plant Operations

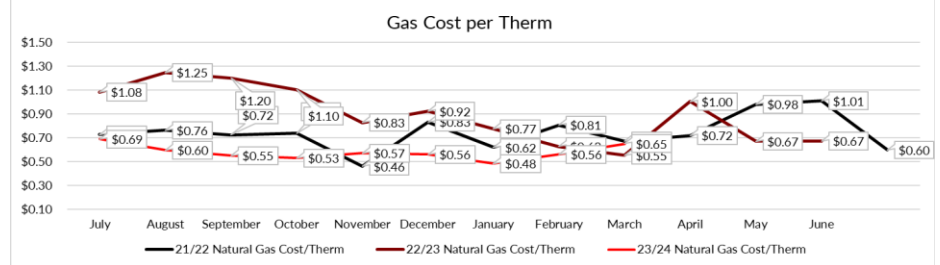
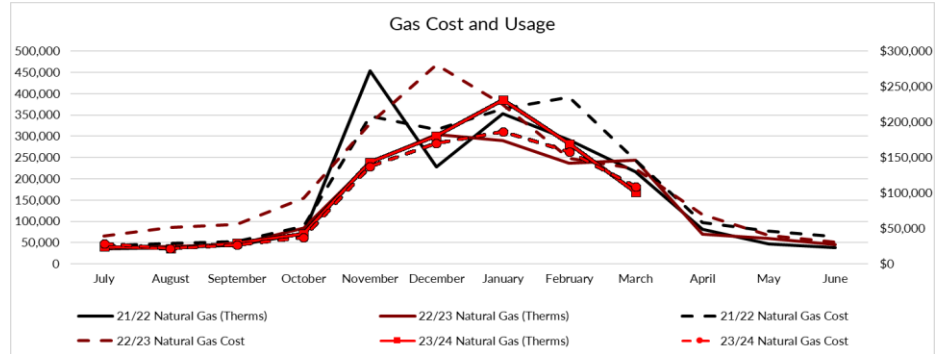
Consistent with previous years.

Electric



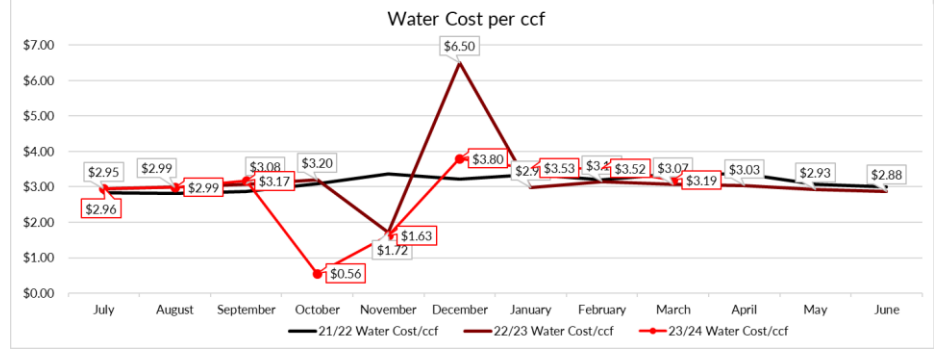
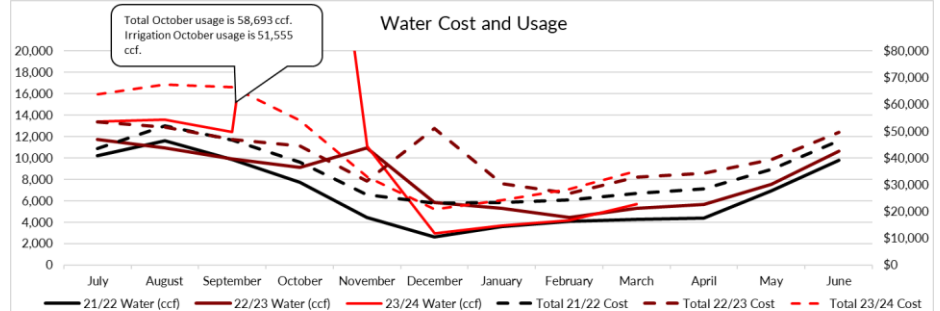
Gas usage is on track for the month.

Gas



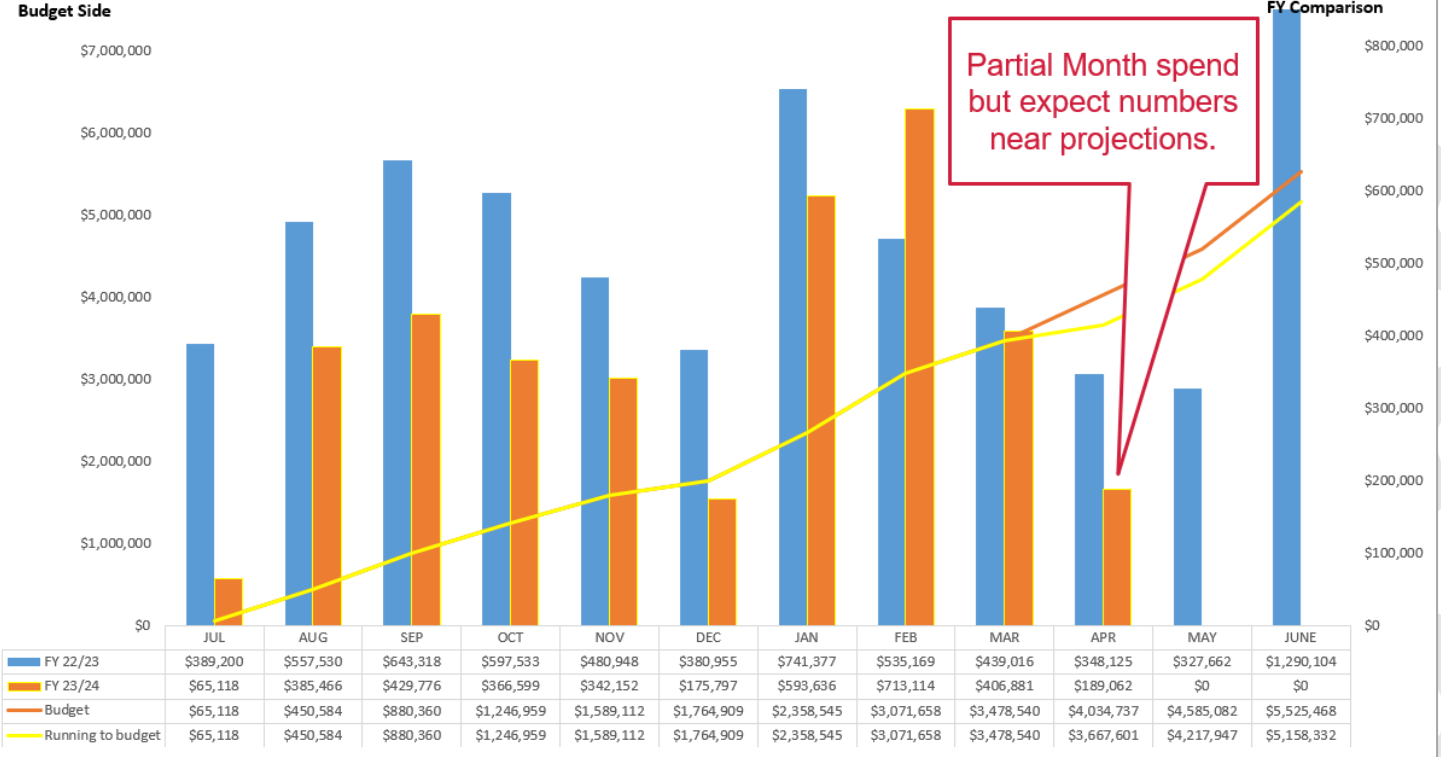
Normal range for water usage.

Water



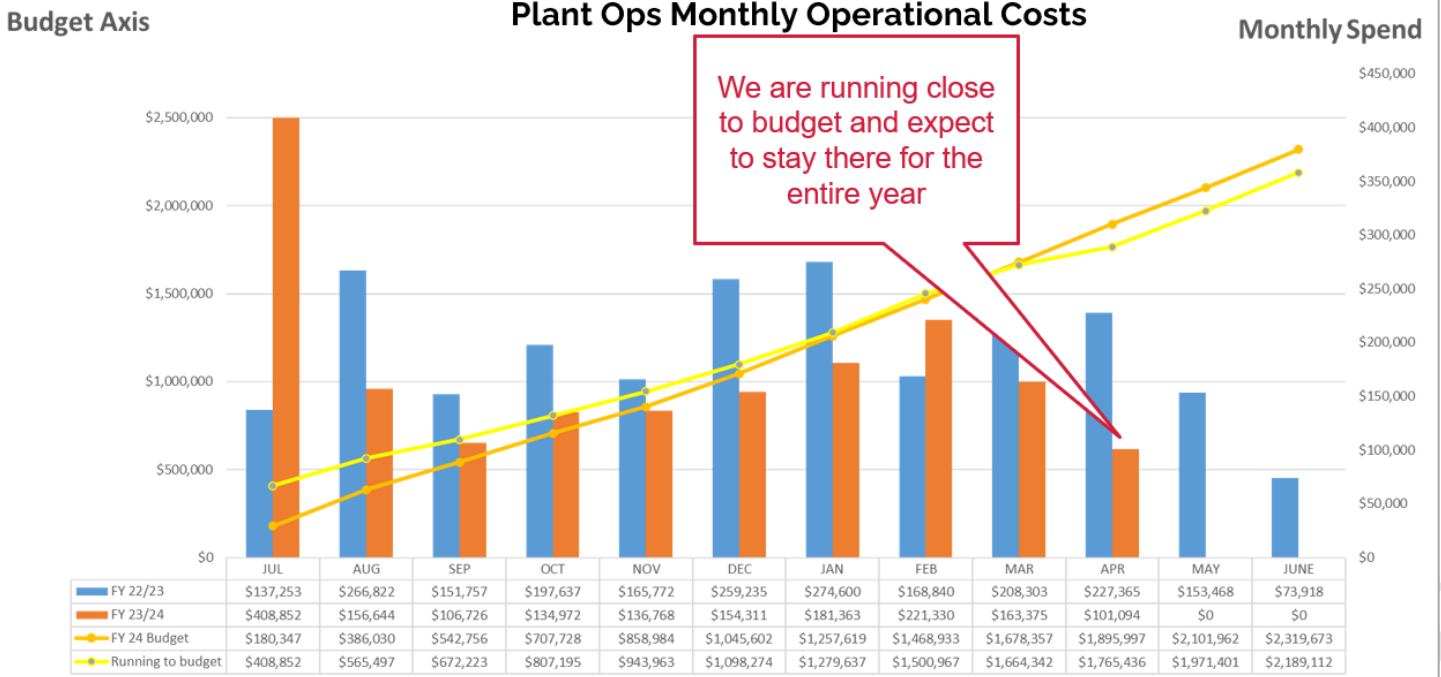
**Index #320205- Utilities**  
**Budget Review**

### Monthly WKU Utility Expenses



**Index # 320208- Operations**  
**Budget Review**

### Plant Ops Monthly Operational Costs



**What:** Installation of picnic tables on the patio of Academic Complex

**Issue Addressed:** The college requested picnic tables on the DSU side patio for students to utilize

**Funding Source:** PDC Project (Tiffany)

**Method:** DFM Campus Services Personnel



**What:** Landscape Enhancement

**Issue Addressed:** Addition of Mountain Fire Japonica to fill the void between boulders and crape myrtles

**Funding Source:** 191979 Landscape Improvements

**Method:** DFM Campus Services Personnel

**What:** Landscape Enhancement

**Issue Addressed:** Purchase of new self-watering planters and Topiaries for front door of Minton Hall

**Funding Source:** Beautification Fund

**Method:** DFM Campus Services Personnel





**What:** Sod at Music Hall

**Issue Addressed:** Bare ground area adjacent to Music Hall needed an upgrade. Located and dug out storm drain at bottom of the hill, graded, and laid sod

**Method:** DFM Campus Services Personnel

**Funding:** 320206



**What:** "Cut-thru" Enhancement

**Issue Addressed:** Vehicles are causing ruts along sidewalks. The addition of cobble stones to provide a turning radius of vehicle traffic and prevent future erosion

**Method:** DFM Campus Services Personnel

**Funding:** 320206





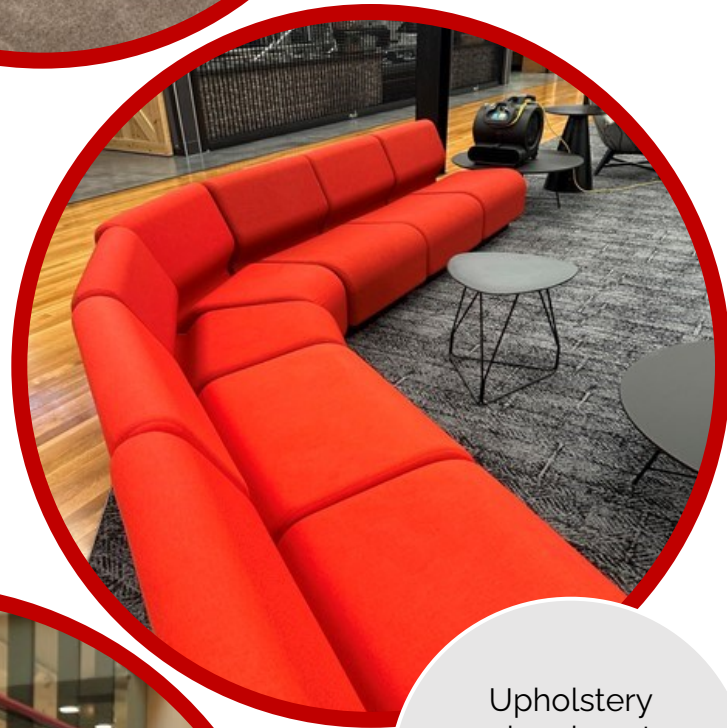
# Environmental Services

## Completed Projects

Carpet  
extraction for  
spring  
cleaning at  
Jody  
Richards Hall.



Clean and  
polish gallery  
floors at  
Kentucky  
Museum.



Upholstery  
cleaning at  
The  
Commons at  
Helm Library

Spring  
cleaning at  
Jody  
Richards Hall  
including  
glass and top  
scrub of  
floors.



# Business Operations

## Work Order Statistics by Category Period 4/01/2024 through 4/30/2024

Status of Work Orders Scheduled During Report Period						Work Orders Completed during Report Period	
Category	Scheduled	Open		Completed during Report Period		Scheduled Prior to 4/1/2024	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	73	62	84.9	11	15.1	20	31
F005 - Fire & life safety equip	1	0	0.0	0	0.0	1	1
F009 - HVAC Installations	1061	656	61.8	354	33.4	84	438
F010 - Mechanical Equip	90	45	50.0	45	50.0	21	66
F011 - Heating Systems	13	11	84.6	2	15.4	0	2
F012 - Elevators & Escalators	5	5	100.0	0	0.0	1	1
F013 - Gas Installations	12	10	83.3	2	16.7	1	3
F016 - Doors	20	0	0.0	19	95.0	1	20
F019 - Signage	1	1	100.0	0	0.0	0	0
F021 - Catering Equip	0	0	0.0	0	0.0	0	0
F024 - Audio Visual	0	0	0.0	0	0.0	0	0
F025 - Site Infrastructure	4	3	75.0	1	25.0	0	1
F027 - Control Panels	2	2	100.0	0	0.0	0	0
F028 - Generators	41	29	70.7	11	26.8	9	20
F029 - Lifting Equip	0	0	0.0	0	0.0	0	0
F032 - A/C Equipment	223	185	83.0	34	15.2	1	35
F037 - Pipework	114	85	74.6	26	22.8	12	38
F038 - Pumps	89	60	67.4	29	32.6	13	42
F039 - Chillers	57	17	29.8	39	68.4	0	39
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	0	0	0.0	0	0.0	0	0
F045 - Appliances	0	0	0.0	0	0.0	0	0
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	0	0.0	1	100.0	0	1
F056 - Laboratory Equipment	0	0	0.0	0	0.0	0	0
F059 - Grounds Equipment	60	28	46.7	32	53.3	15	47
F061 - Valves	0	0	0.0	0	0.0	0	0
F062 - Tools	0	0	0.0	0	0.0	1	1
F064 - Hospital Equipment	0	0	0.0	0	0.0	0	0
F066 - Lighting	1	0	0.0	1	100.0	0	1
F070 - Compressors	11	9	81.8	2	18.2	1	3
F072 - Tanks	86	84	97.7	2	2.3	1	3
F076 - Paint Equipment	1	1	100.0	0	0.0	0	0
F082 - Vehicles	0	0	0.0	0	0.0	0	0
-none-	1288	382	29.7	819	63.6	188	1007
<b>Total:</b>	<b>3256</b>	<b>1677</b>	<b>51.5%</b>	<b>1430</b>	<b>43.9%</b>	<b>370</b>	<b>1800</b>

**75.5%**  
PRO work orders completed

**21.6%**  
PM work orders completed

**65.6%**  
RM work orders completed

## Work Order Statistics by Work Type Period 4/1/2024 through 4/30/2024

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 4/1/2024	Total Completed
		#	%	#	%		
NCW	0	0	0.0	0	0.0	0	0
PM	1727	1332	77.1	373	21.6	172	545
PMMAND	0	0	0.0	0	0.0	0	0
PRO	607	147	24.2	458	75.5	104	562
PROJ	4	4	100.0	0	0.0	2	2
QUOTE	0	0	0.0	0	0.0	0	0
RM	907	187	20.6	595	65.6	92	687
SAF	1	1	100.0	0	0.0	0	0
SP	10	6	60.0	4	40.0	0	4
<b>Total:</b>	<b>3256</b>	<b>1677</b>	<b>51.5%</b>	<b>1430</b>	<b>43.9%</b>	<b>370</b>	<b>1800</b>

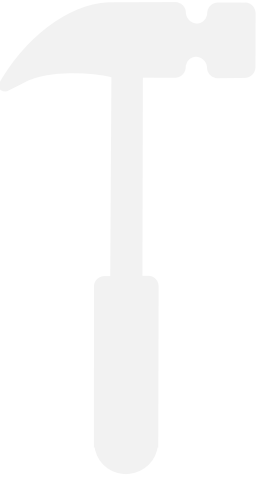


# Employee and Community Engagement



## WKU Bring Your Kids to Work Day:

DFM Carpentry shop helped the kids of WKU faculty and staff build their own birdhouses supplied by Sodexo.



 **WKU** Facilities Management  
Recognition

*Customer Experience Nominations*

*Welcome*

NEW employees to DFM

- Jonathan Bolden 3.28.2024
- Allye Adams 3.21.2024
- Janie Cubillas Silva 3.14.2024
- Osmani Moreno Dominguez 3.14.2024
- Ana Perez Huertas 3.12.2024
- Marshall Jordan 3.5.2024

Environmental Services Attendants

Campus Services Technician



Eric Hodges



Sherry Martin



Michael Cowles

Management



Angie Jackson



Ronnie Allerkamp



Mark Allen

*ESA Kudos*



Thank you for keeping this campus so clean and beautiful! You make me proud to call WKU my home. Your hardwork and care does not go unnoticed. Thanks for all your hard work!  
-Ellie

WKU Janitors

## 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.

