



WKU Facilities
Management

Monthly Report

July 2024



Management Team

Ken Branch
General Manager
6 years Supporting
WKU



Angie Jackson
Business Operations
29 years Supporting
WKU



Jennifer Mcleod
Sodexo HR
11 years Supporting
WKU



Mark Allen
Energy Manager
6 years Supporting
WKU



Dan Uhls
Maintenance Services
9 years Supporting
WKU



Kenny Johnson
Environmental Services
3 years Supporting
WKU



Gerald Belcher
Environmental Services
9 years Supporting
WKU



Kyle Davenport
Campus Services
7 years Supporting
WKU



Ronnie Allerkamp
HRL Operations
3 years Supporting



Ray Murillo
HRL Manager
5 years Supporting



Carla Nally
HRL Manager
11 years Supporting





What: HCIC Patio Repairs

Issue Addressed: Long term workmanship related leak had damaged the exterior finishes on the HCIC patio. The repairs were completed and finishes renewed. This was a condition-based renewal.

Funding Source: AP-\$20343

Method: Outsource (Paul Davis)



What: Second Floor Painting at Gary Ransdell Hall

Issue Addressed: The second-floor finish of GRH had degraded to a point that the residents requested that it be renewed – their dime. This was a condition-based renewal.

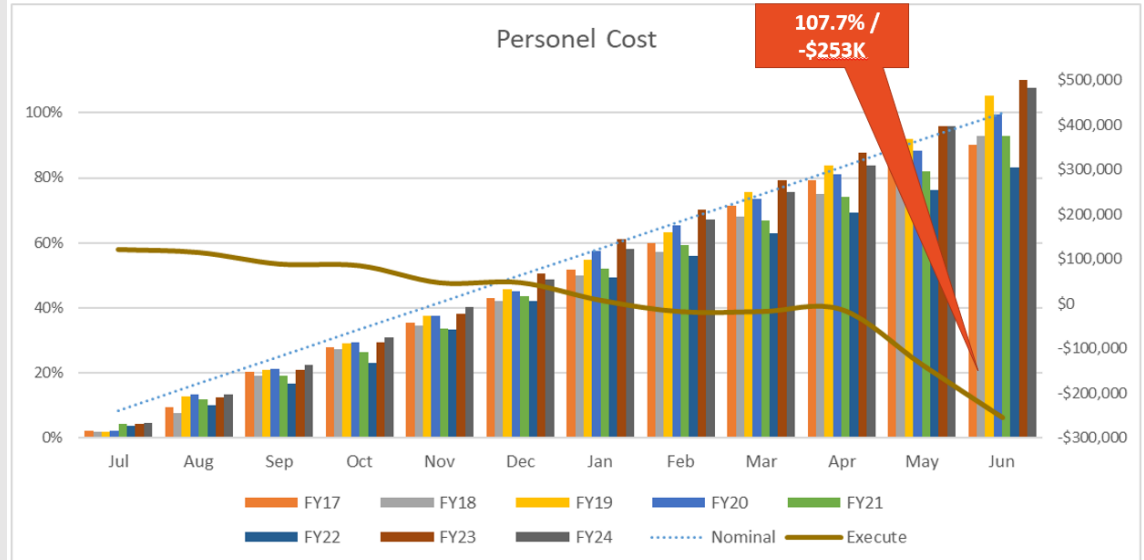
Funding Source: CEBS - \$8953

Method: Outsource (A&E Painting)

Maintenance Services

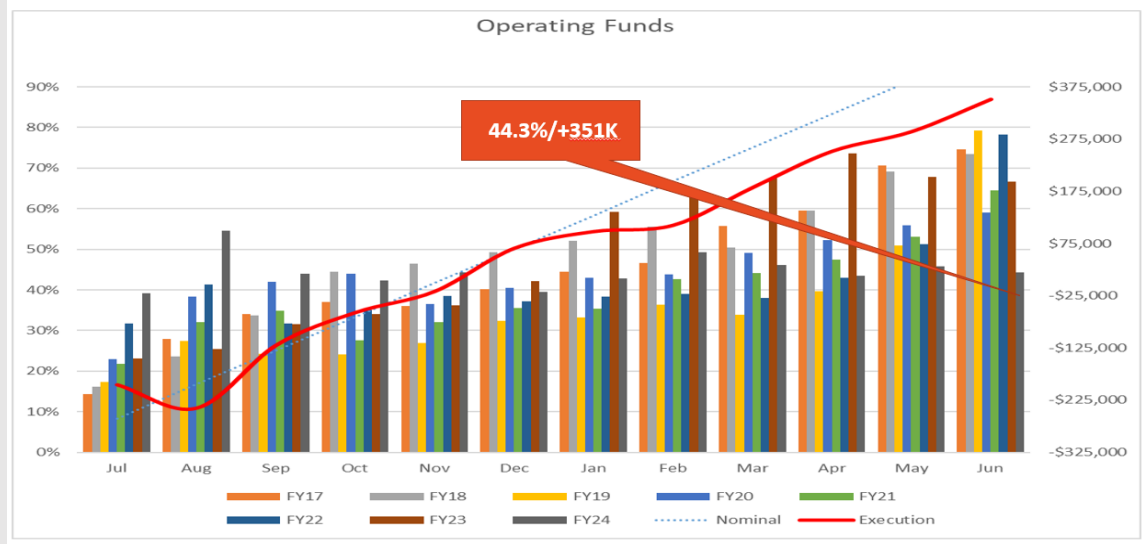
Prior year budget impacts.

Personnel Cost

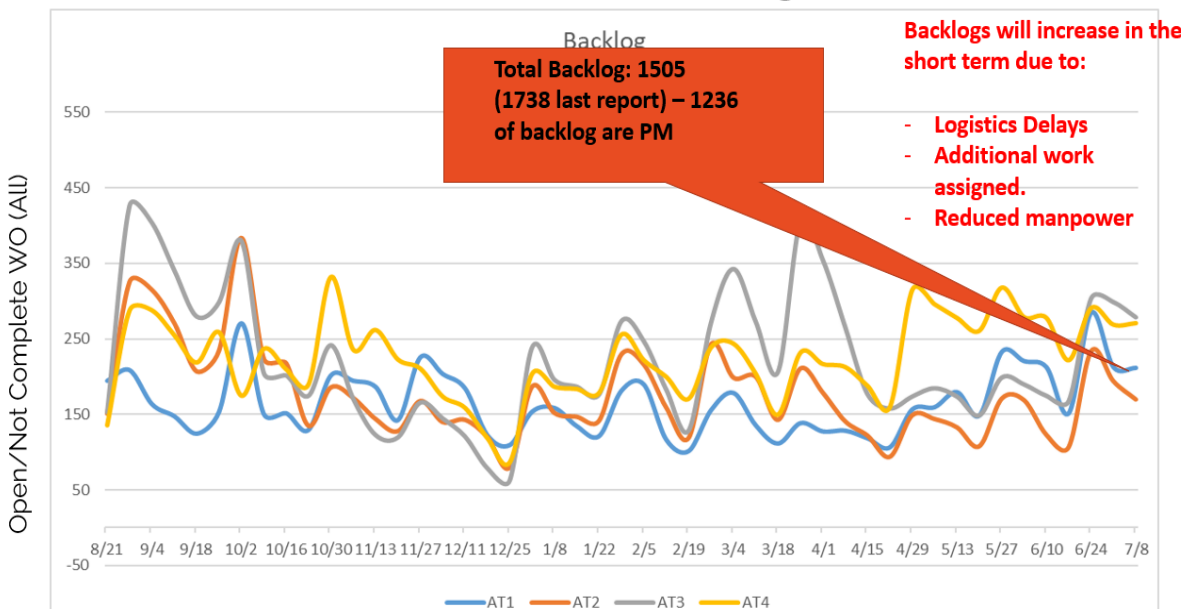


Current fiscal year impacts are to be determined post-permanent budget reductions

Operating Funds



WO Backlog



Plant Operations

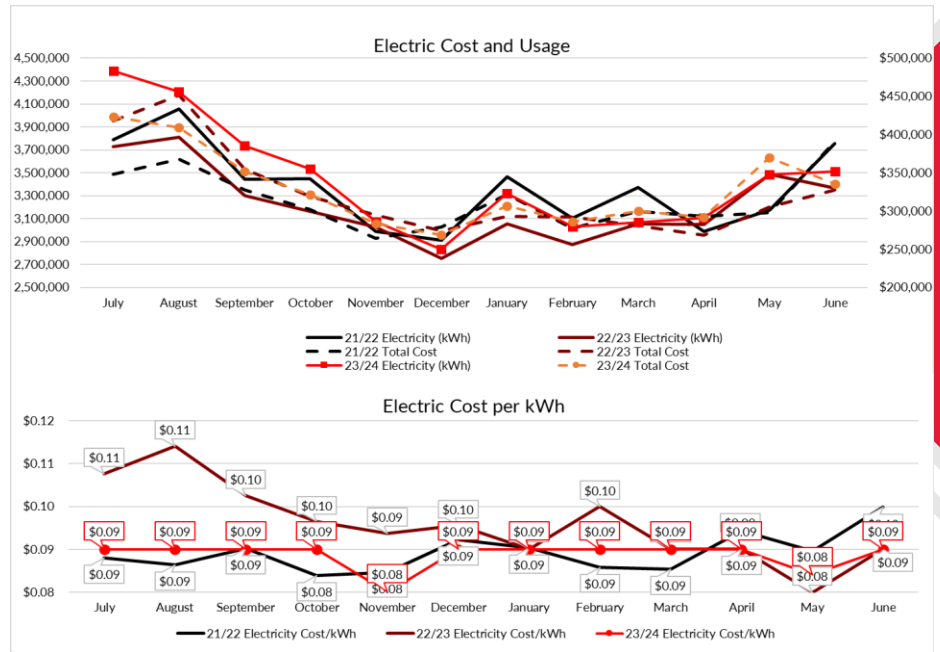
Expecting an increase in fuel charges will affect the electrical cost

Gas usage is on track for the month.

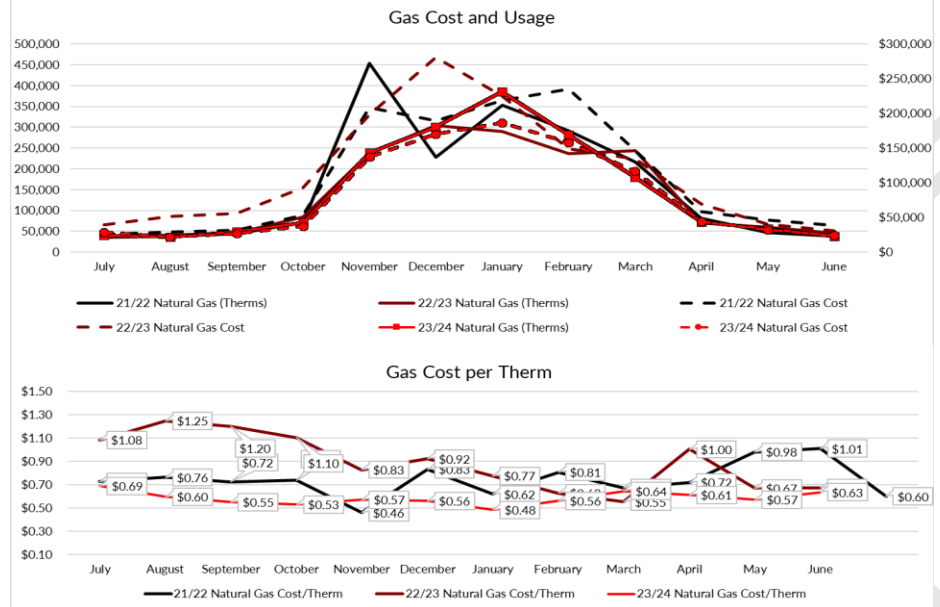
Normal range for water usage.



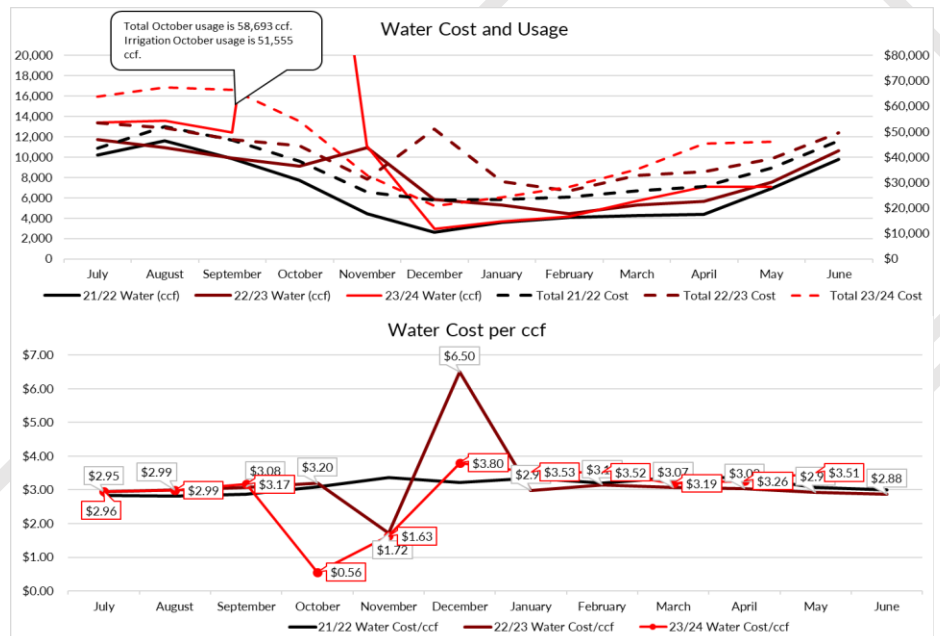
Electric



Gas



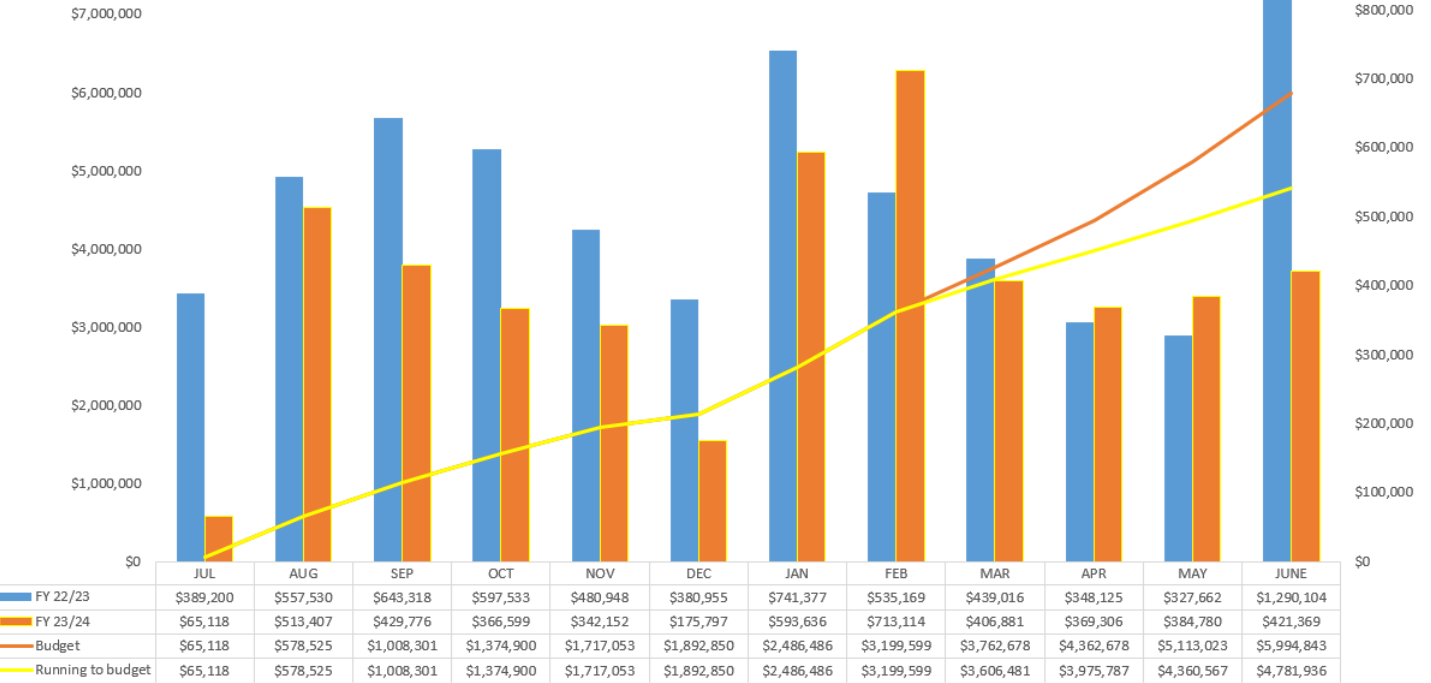
Water



Index #320205- Utilities Budget Review

Monthly WKU Utility Expenses

Budget Side



Index # 320208- Operations Budget Review

Budget Axis

Plant Ops Monthly Operational Costs

Monthly Spend

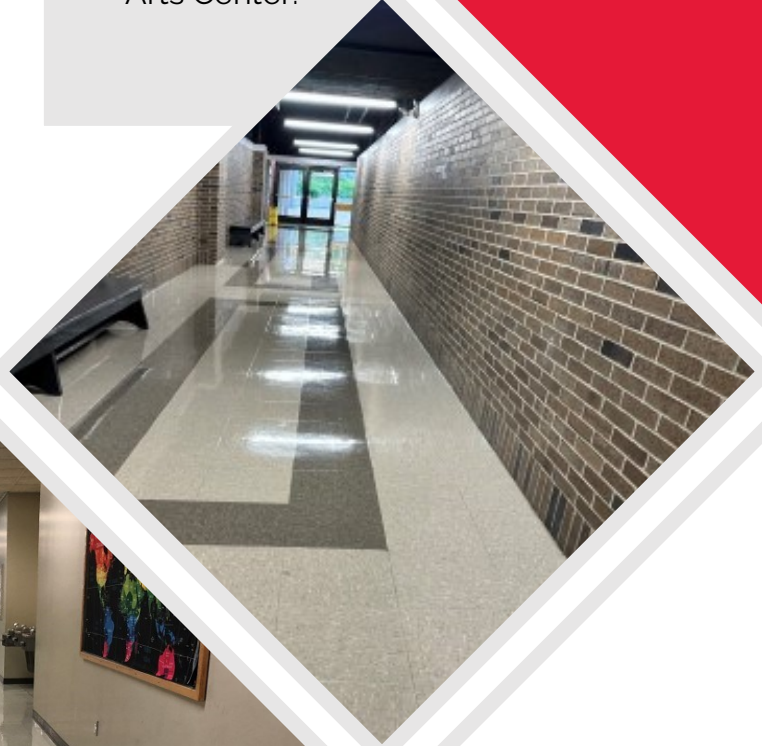


Environmental Services

Completed Projects



Floor summer project work at Fine Arts Center.



South Campus scrub and wax floor project.



Clinical Education Complex floor maintenance.



Business Operations

Work Order Statistics by Category Period 7/01/2024 through 7/31/2024

Status of Work Orders Scheduled During Report Period						Work Orders Completed during Report Period	
Category	Scheduled	Open		Completed during Report Period		Scheduled Prior to 6/1/2024	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	98	63	64.3	35	35.7	53	88
F005 - Fire & life safety equip	0	0	0.0	0	0.0	7	7
F009 - HVAC Installations	1360	1232	90.6	128	9.4	44	172
F010 - Mechanical Equip	128	82	64.1	46	35.9	26	72
F011 - Heating Systems	5	4	80.0	1	20.0	1	2
F012 - Elevators & Escalators	10	9	90.0	1	10.0	2	3
F013 - Gas Installations	2	2	100.0	0	0.0	4	4
F016 - Doors	20	0	0.0	20	100.0	0	20
F019 - Signage	0	0	0.0	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	5	2	40.0	3	60.0	1	4
F027 - Control Panels	6	6	100.0	0	0.0	1	1
F028 - Generators	55	25	45.5	30	54.5	26	56
F029 - Lifting Equip	0	0	0.0	0	0.0	0	0
F032 - A/C Equipment	55	55	100.0	0	0.0	2	2
F037 - Pipework	139	59	42.4	80	57.6	39	119
F038 - Pumps	84	56	66.7	28	33.3	9	37
F039 - Chillers	22	22	100.0	0	0.0	0	0
F041 - Specialist Equipment	0	0	0.0	0	0.0	0	0
F042 - Water Treatment	0	0	0.0	0	0.0	0	0
F045 - Appliances	2	0	0.0	2	100.0	0	2
F047 - Sewerage	7	7	100.0	0	0.0	0	0
F055 - Inspections	4	3	75.0	1	25.0	0	1
F056 - Laboratory Equipment	0	0	0.0	0	0.0	1	1
F059 - Grounds Equipment	98	25	25.5	73	74.5	11	84
F061 - Valves	0	0	0.0	0	0.0	0	0
F062 - Tools	1	1	100.0	0	0.0	0	0
F064 - Hospital Equipment	0	0	0.0	0	0.0	0	0
F070 - Compressors	9	7	77.8	2	22.2	0	2
F072 - Tanks	14	2	14.3	12	85.7	3	15
F076 - Paint Equipment	1	0	0.0	1	100.0	0	1
-none-	1200	368	30.7	831	69.3	205	1036
Total:	3325	2030	61.1%	1294	38.9%	435	1729

73.4%

PRO work orders completed

25%

PM work orders completed

68.1%

RM work orders completed

Work Order Statistics by Work Type Period 7/1/2024 through 7/31/2024

Status of Work Orders Scheduled during Report Period						Work Orders Completed during Report Period	
Work Type	Scheduled	Open as of 7/31/2023		Completed during Report Period		Scheduled Prior to 7/1/2024	Total Completed
		#	%	#	%		
NCW	1	1	100.0	0	0.0	0	0
PM	2313	1734	75.0	579	25.0	230	809
PMMAND	0	0	0.0	0	0.0	7	7
PRO	530	141	26.6	389	73.4	88	477
PROJ	2	2	100.0	0	0.0	3	3
QUOTE	0	0	0.0	0	0.0	0	0
RM	467	148	31.7	318	68.1	107	425
SAF	2	1	50.0	1	50.0	0	1
SP	10	3	30.0	7	70.0	0	7
Total:	3325	2030	61.1%	1294	38.9%	435	1729

Customer Experience Nominations

Environmental Services Attendant

Campus Services Technician

Welcome

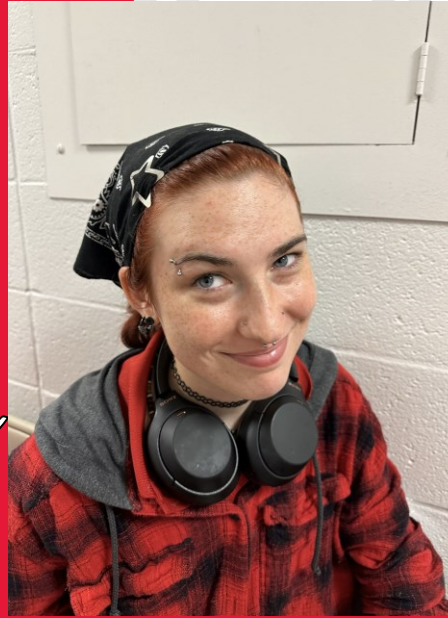
NEW employees to DFM

Ben Haney 7.16.2024

Jailynn Gentry 7.16.2024

June Employee of the Month

Haydee Cruz Flores



Cori Adamson



Michael Samec

Annual DFM Employee Backpack Giveaways

Supported by Sodexo

Around 250 backpacks were given to Facilities Management employees for their children for our back-to-school engagement.



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.

