

Facilities Management Monthly Operating Report JULY 2026



WELCOME



On behalf of the Facilities Management team, I'm pleased to present the **July 2026 Monthly Operating Report.**

We are proud to be your partner and appreciate the opportunity to help you achieve your strategic goals. Our goal is to continually improve Quality of Life for the WKU campus community by creating exceptional experiences for all.

Sincerely,

Ken

Kenneth Branch
Resident District Manager
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DFM Management Team



Ken Branch, PE
General Manager/
Resident District Manager



Angie Jackson, PHR, SHRM-CP
Business Operations
Manager/Deputy Director



Jennifer McLeod
Human Resources/Training
and Safety Manager



Dan Uhls, MA
Maintenance Manager



Mark Allen, CEM
Energy Manager



Kyle Davenport
Campus Services Manager



Carla Nally
Environmental Services
Operations Manager



Catherin Cabrera
Evening Environmental
Services Manager



Ronnie Allerkamp
Housing Operations
Manager

Work Order Stats

WORK ORDERS:
1354 Received
Completed 990

**PREVENTATIVE
MAINTENANCE:**
636 Received
Completed 445

**REACTIVE
MAINTENANCE:**
358 Received
Completed 235

**PROACTIVE
MAINTENANCE:**
339 Received
Completed 296

WOs/PMs received for July 2026:



WORK ORDER STATISTICS

Date Range for Report 7/1/2026 12:00 AM to 7/31/2026 11:59 PM

Work Type		Priority	Work Orders within period range					Ret
			Received	Open		Completed		
				Number	%	Number	%	
BLM			0	0	0.00%	0	0.00%	
CAN			0	0	0.00%	0	0.00%	
CAT			0	0	0.00%	0	0.00%	
CLEAN			0	0	0.00%	0	0.00%	
CM			18	9	50.00%	9	50.00%	
CMSTA			0	0	0.00%	0	0.00%	
COMPLAINTS			0	0	0.00%	0	0.00%	
LSD			0	0	0.00%	0	0.00%	
MOVE			0	0	0.00%	0	0.00%	
PM			636	191	30.03%	445	69.97%	
PROACTIVE			339	43	12.68%	296	87.32%	
QUOTE			5	1	20.00%	4	80.00%	
SAF			1	0	0.00%	1	100.00%	
QA	0		0	0	0.00%	0	0.00%	
	3		0	0	0.00%	0	0.00%	
	5		0	0	0.00%	0	0.00%	
RM	0		11	3	27.27%	8	72.73%	
	1		0	0	0.00%	0	0.00%	
	2		1	0	0.00%	1	100.00%	
	3		3	3	100.00%	0	0.00%	
	4		2	1	50.00%	1	50.00%	
	5		329	107	32.52%	222	67.48%	
	50		0	0	0.00%	0	0.00%	
SDXD	2		0	0	0.00%	0	0.00%	
	3		0	0	0.00%	0	0.00%	
	4		0	0	0.00%	0	0.00%	
	5		0	0	0.00%	0	0.00%	
SP	0		0	0	0.00%	0	0.00%	
	1		0	0	0.00%	0	0.00%	
	3		0	0	0.00%	0	0.00%	
	4		0	0	0.00%	0	0.00%	
	5		9	6	66.67%	3	33.33%	
WAR	5		0	0	0.00%	0	0.00%	
	RM Total		355	120	33.80%	235	66.20%	
Total			1354	364	26.88%	990	73.12%	

Preventative Maintenance on Manholes

- Inspect manhole's structural integrity, exercise all valves, clean up any debris, check insulation, and make sure no water in manhole
- Note: Water may damage manholes when heated by steam
- Grise Chiller: shut down on 7/14 for cleaning
- Alumni AC: shut down for cleaning 7/9 for coil cleaning.

Kentucky Building Flat Roof

- The old roof had reached the end of life, 40% of the roof had failed and needed to be removed or replaced. After the replacement, the entire roof was coated. A 25 year warranty was provided.



Kentucky Building Drainage System Repair

- Underground drainage failure in 2 areas and had become clogged with debris across the system. The entire system was jetted. A major failure repaired, and the system restored to operation.



INSPECTIONS:
Summer project
inspections

WORK ORDERS/PMs:
Work orders: 21 issued/21
completed
PMs: 10 Issued/10
Completed

**PROJECTS
IN PROGRESS:**

- New Soap Dispenser Transition across Campus
- Summer Floor, Window and Office Cleaning Projects

ESA Operations

Event Support provided:

- Volleyball Camp, Baseball Camp, Soccer Camp
- Event support Knicely and Farm Expo as well as summer cleaning

- Mowing/String Trimming/Edging
- Bed Maintenance
- Fall Tree Locations
- Summer Shrub Trimming
- Irrigation Adjustments
- Parking Structure Sweeping
- Bus Stop Pressure Washing
- Curb/Crosswalk Painting



Training for July:

- Supervisor training for custodial team
- Maximo Support
- New Work Order System Brightly
- Custodial Method of the Week
 - Using the automatic floor machine
 - Doors, frames, latches and jams
 - Stairwell cleaning
 - Ceilings and vents



July

Gas Cylinders, Gas Leaks & Sexual Harassment Prevention

[July Safety Training.\(English\)](#)

[July Safety Training.\(Spanish\)](#)

[July Safety Training.\(Swahili - Video\)](#)

[July Safety Training.\(Swahili - Slides\)](#)

TRAINING

DFM Safety Incident Tracking

2 safety incidents in July-no lost time

Month	Cause	Category
July	Spider Bite	Medical / First Aid only
July	WKU--Left Shoulder Strain	Medical with light duty



TEAM UPDATES

WELCOME NEW HIRES!

Tyson Dewalt
Shannon Deaton
Lianet Guerrero Leon
Marta Valencia de Cubas
Cecilia Benitez
Mason Hutsell
Kabita Pokharel Bhatta

KUDOS

Charity Haley
Jaden Hayes
Jayven Richardson
Jesse Thurman
Kenia Lopez
Kanya Wekab
Micheal Miller
Travis Phelps
Nick Gann

Through Sodexo's Experiences Matter customer service program, we strive to build a team dedicate to providing exceptional experiences at every opportunity. As part of this program, 'KUDOS' is our formalized, manager led recognition developed to acknowledge those employees who go above and beyond for the campus communities we serve.

KUDOS



Facilities Management Ice Cream Social

Where: DFM Front Lawn

When: Thursday July 16, 2026

Time: 11am

Thank you for all
your hard work!

Come get an ice cream
cone from Chaney's!



TEAM UPDATES



TEAM UPDATES

Backpacks with school supplies were provided to all our facilities employees that have school age children from pre-school to 12th grade. Over 250 backpacks were given out to staff.



TEAM UPDATES



Thank you.



WKU Facilities Management