RIECK SERVICES

CASE STUDY

ANTIOCH COLLEGE
YELLOW SPRINGS, OHIO

STREAMLINING THE MAINTENANCE PROCESS

Rieck Services is providing a web-based work order management system for Antioch College in Yellow Springs, Ohio that has already proven to streamline the maintenance process. With the recent integration of the RieckOnline Work Order Management System (WMS), coordinating maintenance activities for the College and its 100-acre 25 building campus is now easier than ever. The WMS allows Antioch College to create a holistic work order management process that includes tracking of maintenance requests, work order assignment, work completion and maintenance data analysis.

PROVIDING SUSTAINABLE FACILITY MAINTENANCE

Almost 100 staff members are registered in the WMS, which enables them to file on-line work requests directly to the Antioch College maintenance staff. The facility management staff reviews and converts the requests as needed into work orders. The newly created work orders are then automatically routed to selected technicians for the work to be performed. Work performed by Rieck Services HVAC and plumbing technicians is also recorded electronically and displayed in conjunction with the Antioch maintenance data. By merging internal and external maintenance data sources, the Antioch College and Rieck Services team to provide sustainable facility maintenance solutions for the students and faculty of Antioch College. By speeding up the identification process, issues are resolved faster and efficiently.

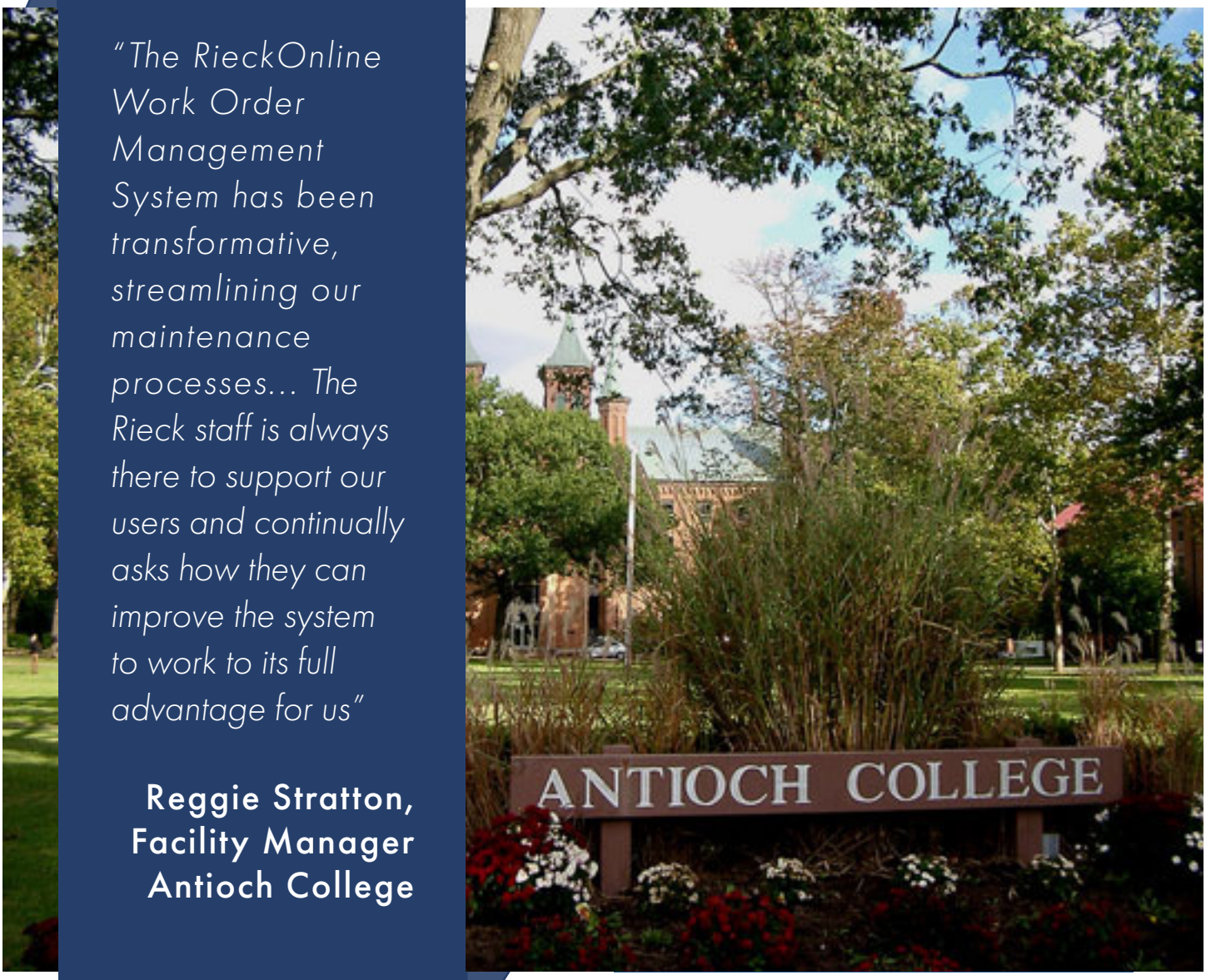
“The RieckOnline Work Order Management System has been transformative, streamlining our maintenance processes,” commented Antioch College Facility Manager Reggie Stratton. “After a short training session with the Rieck team, our staff jumped right in and began using this user-friendly system. We are currently tracking active work orders and the next step will be building preventative maintenance into the system as well. The Rieck staff is always there to support our users and continually asks how they can improve the system to work to its full advantage for us.”

WAYS TO BENEFIT MAINTENANCE PROGRAMS

The RieckOnline WMS helps reduce repair and operating costs through its automated planned maintenance as well as dispatching for planned maintenance. In addition to work orders, maintenance check lists and material lists, the system allows you to track work orders, catalog your asset maintenance history, send work orders, and much more. Users can even track labor and material usage by departments, date range and technician. Would your maintenance program benefit from the RieckOnline WMS? If so, email us at info@rieckservices.com or visit us at www.rieckservices.com.

"The RieckOnline Work Order Management System has been transformative, streamlining our maintenance processes... The Rieck staff is always there to support our users and continually asks how they can improve the system to work to its full advantage for us"

Reggie Stratton,
Facility Manager
Antioch College



RIECK SERVICES

CASE STUDY

YOUNG'S JERSEY DAIRY
YELLOW SPRINGS, OHIO

PREVENTATIVE MAINTENANCE KEY TO DAIRY'S SUCCESS

For more than 60 years, Young's Jersey Dairy has been a family tradition in Yellow Springs, Ohio. Today, this working dairy farm is a destination place -- home to an ice-cream parlor, family-style restaurant, fast-food restaurant, annual events, and numerous attractions including mini golf, batting cages, a driving range and more. Keeping more than 60 units of HVAC, refrigeration and freezer units in top shape is essential to a successful operation at Young's Jersey Dairy.

As such, a reliable preventive maintenance plan is important for the family owned and operated business. Last year, Young's Jersey Dairy brought in Rieck Services for ongoing preventive maintenance services. Preventive maintenance helps the dairy avoid costly shutdowns during its busiest times – weekends.

Young's Jersey Dairy

"Rieck Services gets to know our equipment and we get to know them," says Dan Young, CEO and chief ice cream dipper at Young's Jersey Dairy. "I want to avoid breakdowns on our busy weekend days, when it's often difficult to get parts. It's nice for us to have peace of mind that things will be working when we're at our peak of operation."

MODERN UPGRADES

Many of the HVAC and refrigeration units at Young's Jersey Dairy were installed 60 years ago and are ready to be reset with more modern equipment. The advice from Rieck Services on when Young's should invest in more modern pieces of equipment has been critical, says Young.

One of the recent updates at Young's Dairy Farm involves the installation and retrofit to a more modern system to control the HVAC in the two restaurants on site. One of the restaurant buildings was originally constructed in 1968, and the dairy has added on a couple different times with several different HVAC systems in the same building.

"We decided to install a modern brand of 'learning' thermostat that I had experience with at home," explains Young. "In total, we installed 10 different thermostats in two buildings. We at Young's installed half of them ourselves; the remainder required Rieck Services' assistance with installation."

Rieck Services' technicians were helpful in getting these systems installed at Young's Jersey Dairy. Now, Young can monitor his systems on his mobile phone, observing temperature, fan usage and energy savings.

"I estimate we will save $4,000 to $5,000 annually with this new system."

MANAGING THE UNEXPECTED

What's more, Rieck Services has helped Young's Jersey Dairy manage unplanned expenses. Young doesn't want a piece of equipment to break down, only to hear a service technician announce it should have been replaced five years ago.

"I can count on Rieck Services to help me plan ahead," says Young. "They can let me know in advance when a piece of equipment needs replacement, and I can put it in my capital budget. Their advice is invaluable to me in making decisions on a forward-looking basis."

As part of their service contract, Young's Jersey Dairy has taken advantage of Rieck Online – Rieck's web-based work order management system (WMS) that allows their customers to create their own work orders, manage their assets and track their service and maintenance.

"I can go online from anywhere at any time to look at any of my 60 pieces of equipment to see when they were last repaired," said Young. "I can see the technician's notes and the details of what service was performed. This is the type of feedback we need."

In the future, Young foresees Rieck Services' involvement on major projects at the dairy, such as a large capital project or adding a freezer unit. And by keeping an eye on preventive maintenance and managing unplanned expenses, Young's Jersey Dairy will continue its heritage of bringing smiles to the young and young at heart.

"I can count on Rieck Services to help me plan ahead. Their advice is invaluable to me in making decisions on a forward-looking basis. I can go online from anywhere and see the technician's notes and the details of what service was performed. This is the type of feedback we need."

Dan Young, CEO,
Young's Jersey Dairy

CASE STUDY

PRESERVING THE PAST TO INSPIRE THE FUTURE

DAYTON, OHIO

DAYTON HISTORY AND RIECK SERVICES: A PARTNERSHIP THAT LASTS

Dayton History is Montgomery County's official historical organization. Consisting of multiple locations like Carillon Historical Park, the Archive Center, Hawthorn Hill, Patterson Homestead, Old Court House, and Memorial Hall, Dayton History brings the past to life to understand the present and inspire the future by collecting, preserving, interpreting, presenting and promoting the region's past. For the last decade, Rieck Services has been the Dayton History organization's trusted partner for the ongoing, comprehensive mechanical contracting needs of these important sites; providing heating, ventilation and air conditioning (HVAC) services, plumbing service agreements and repairs to their facilities. Rieck Services also provides design/build engineering services for the HVAC and plumbing for construction projects like the new Carillon Brewing Company building.

UNDERSTANDING AND MAINTAINING BUILDINGS

Dayton History's facilities have various uses, which create unique challenges. Some facilities are office and retail spaces, others are dining and others protect museum displays. Each building use needs to be understood and maintained accordingly. For example, under Dayton History's care is the Wright "B" Flyer, the world's first practical airplane. The Carillon Historical Park, which houses this priceless piece of history, requires strict environmental conditions be maintained in order to preserve this exhibit. Temperature and humidity tolerances are important to maintain the integrity of these national treasures. Rieck's maintenance program is designed to provide scheduled visits and monitoring with priority given to the most valuable pieces housed within their exhibits.

"Maintaining the perfect environment to preserve the national treasures entrusted to us at Carillon Park is critical and, for more than a decade, Rieck Services has been our trusted partner."

Brady Kress, President and CEO, Dayton History

"Maintaining the perfect environment to preserve the national treasures entrusted to us at Carillon Park is critical and, for more than a decade, Rieck Services has been our trusted partner," said Brady Kress, President and CEO of Dayton History. "Their expert staff understands these unique conditions and they provide the latest in building operations and energy management technology." In addition to environmental maintenance challenges, preserving historic authenticity of these locations is of the utmost importance to Dayton History and Rieck. Many of the buildings that need mechanical maintenance and repairs are registered as historic sites.

MOVING TOWARDS THE FUTURE

As Dayton History preserves the past, they are also moving into the future incorporating energy efficient geothermal systems into the design of new buildings. "The expansion of the Kettering Family Education Center building at Dayton History has benefited greatly from the forward thinking of Brady Kress," commented Paul Brown, Director of Engineering Service Group at Rieck Services. "His desire is to include the greenest energy source available by tapping the underground water aquifer and utilizing water source heat pumps, ultimately providing energy cost savings that leads to greener facilities and future growth." This geothermal design concept, a type of renewable energy, encourages conservation of natural resources with the benefit of lower operating and maintenance costs than. conventional systems. For more information on Rieck's specialized services, contact us.

RIECK SERVICES

CASE STUDY

KODAK
DAYTON, OHIO

UNLEASHING THE POWER OF PICTURES AND PRINTING

As the world's foremost imaging innovator, Eastman Kodak helps consumers, businesses, and creative professionals unleash the power of pictures and printing. For its commercial printing operation facility based at the Miami Valley Research Park in Kettering, Ohio, Kodak enlisted the experts at Rieck Services to service and maintain their 30,000-square-foot clean room which is one of the largest clean room environments east of the Mississippi River.

MAINTAINING INTEGRITY

"Rieck has been a critical partner in helping us maintain the integrity of our clean room environment for quite a few years and the partnership has been great for our Dayton operations," said Gary Cammorato, Manager Business Process Support for Kodak's Digital Imaging Solutions in Dayton. "The clean room is the most critical piece of our Dayton operation facility. We have five different classes of clean room ranging from Class 100 to Class 100,000; more than half of that space is cleaner than an operating room. One of the functions in the clean room is to produce an orifice eight times smaller than a human hair; this exhibits the need for stringent specifications for the clean room."

Kodak

The environment in a clean room - typically used in manufacturing or scientific research - has a low level of environmental pollutants such as dust, airborne microbes, aerosol particles and chemical vapors. A clean room has a controlled level of contamination that is specified by the number of particles per cubic meter at a specified particle size. "Even small levels of excess contamination can result in manufacturing defects or faulty scientific research," said Doug Walker, Rieck Services' Vice President/COO of Service. "If a clean room is not operating within specification, it can result in significant financial loss very quickly," continued Walker. "Our maintenance procedures for clean rooms are carefully planned and stringently followed in order to reduce the chance of failure in maintaining the specified environmental conditions."

"Rieck has been a critical partner in helping us maintain the integrity of our clean room environment. and the partnership has been great for our Dayton operations."

Gary Cammorato, Manager Business Process Support

PROVIDING ON-SITE SERVICES

In order to maintain the integrity of this space, equipment upkeep is the sole responsibility of Rieck Services and includes two chillers, four boilers, 21 air handlers, and three high-volume exhausts. Rieck has provided on-site service and maintenance of Kodak's office and production since 1998. The full-service contract allows Kodak to mitigate repair costs and shift financial and operational risk, which lets them focus on their core business. For more information on Rieck's specialized HVAC services, contact us at (937) 274-1987 or info@rieckservices.com.

RIECK SERVICES

CASE STUDY

THINK PATENTED
MIAMISBURG, OHIO

EXPANDING TO MEET THE NEEDS OF CUSTOMERS

When Think Patented – an award winning graphic communications company located in Miamisburg, Ohio – needed to expand the production capacity of the midwest's largest privately-owned printing companies, they decided it was time to build a new facility to better serve their clients' needs. Rieck Services provided design/build services for the heating, ventilation and air conditioning (HVAC) for their new 13,000-square-foot office and 62,000- square-foot production facilities.

REDUCING UPFRONT CAPITAL EXPENSES

In order to reduce upfront capital expenses in package rooftop equipment and reduce duct work that is normally required, a concentric ductwork package – one diffuser for supply and return air flows - was used for this project. This eliminated the cost of having job-specific, custom designed duct work manufactured and helped to maximize space for production, floor area, shelf height and crane booms.

"One of the challenges we faced was creating an environment with neutral air pressure," said Paul Brown, Rieck's Engineering Director. "At their previous facility, Think Patented had a building negative air pressure due to the constant running of production exhaust fans. This made controlling space humidity and temperature difficult." Humidity control is extremely important in the printing business in order to maintain paper and printing quality. With a building negative, when the outside air temperature is below 32 degrees Fahrenheit, the air is dry and lessens the relative humidity to below 45 percent. At this humidity level, static electricity is created making the paper stacks stick together and paper begins to warp and buckle greater than 45 percent. In addition, cold air infiltration makes it difficult to meet constant space design temperature.

NEW DESIGN TO REDUCE INFILTRATION

In order to reduce excessive building infiltration, the new HVAC design put all exhaust streams into one remote location, allowing the separation of the main facility from the process exhaust. This reduced the entire facility infiltration area from 63,000-square-feet to 420-square-feet and temperature and humidity are much easier to control where it is required. The new system also reduced the cooling load by approximately 60 tons and eliminated the need for two 30 ton rooftop units, saving Think Patented approximately $125,000 in up front capital equipment costs.

"We are enjoying our new facility," commented Mike Staas, Think Patented's Director of Production Services. "Rieck's HVAC design has met our special space conditions required for premium printing and maintaining paper stock while also maintaining our office comfort needs."

The new, installed equipment is covered under Rieck's preventative maintenance program which is designed to meet Think Patented's operational and financial goals and enhances the longevity and performance of HVAC systems.

"Rieck's HVAC design has met our special space conditions required for premium printing and maintaining paper stock while also maintaining our office comfort needs."

Mike Staas,
Director of Production Services
Think Patented