

Rieck builds continuing relationship through comprehensive services

After CareSource Management Group decided to build a new \$55 million headquarters in downtown Dayton, Ohio, the highly-anticipated project began with the Dayton-Montgomery County Port Authority evaluating several proposals from potential construction managers. Rieck Services assisted Messer with developing their initial design concept by providing HVAC and Plumbing engineering services.

When the process of evaluating the various construction manager proposals came to a close, Messer was ultimately selected as the construction manager for the project. Through a bidding process, Rieck Services was then selected to provide \$7.5 million of HVAC and Plumbing construction services.

Rieck managed seven different subcontractors throughout the process of construction. Subcontractors were utilized and managed by Rieck for several tasks including the installation of a 4000-gallon underground storage tank, a revised alley storm sewer system, well-water piping, and 200-foot wells below the foundation of the building.

Rieck's project manager Steve Willis carefully planned the project in order to ensure that critical milestones were reached on time. Key milestones included completing the underground plumbing, and installing two 500-ton chillers into the basement of the structure before the access was cut off. This meant that the chiller did not have to be taken apart during installation. The same tactic was used on the second floor of the structure when two 40,000 CFM air handler units were put into place. Despite challenging weather conditions, the Rieck team was also able to place two 100,000 CFM air handling units on the roof of the building on time.

As the structure began to rise from the ground, the Rieck teams began to install the HVAC and plumbing systems throughout the complex. General foreman Brian Keaton directed the installation of the piping. Sheet metal general foreman Kurtis Combs managed the installation of ductwork, and Junior Troutwine was the foreman who oversaw the plumbing installation. All the Rieck field personnel consistently demonstrated excellent craftsmanship during the fast paced project.

The CareSource project was unique, as the project called for an under-floor HVAC system—an unusual specification for a high-rise building in Dayton, Ohio. The under-floor system is a component that is often used in construction projects looking for LEED certification, and was constructed beneath removable floors hidden by carpeting. Working from floor-to-floor in the nine-story building, Rieck constructed the under-floor system, along with the conventional duct work and risers.

Rieck worked closely with Messer to ensure a smooth commissioning process for the building. Services teams worked to ensure that HVAC and plumbing systems were all operating at peak efficiency. Through this process, the teams ensured that all systems were completed and worked correctly, so that the owner's expectations would be surpassed.

Rieck established a unique long-term relationship with CareSource Management Group and Messer. Rieck Services agreed to provide John Campbell

to serve as Building Operation Manager. Campbell will be responsible for managing the preventative maintenance programs among other duties. The Building Operation Manager will be the primary contact for building system issues, and will monitor the systems to ensure they are working properly. He will also coordinate all regulatory inspections, and prepare reports that provide recommendations and a summary of operations.

In addition to the Building Operation Manager, CareSource Management Group agreed to improve their return on investment by asking Rieck Services to provide a Planned Maintenance Agreement on various components throughout the building. Examples of these components include air handlers, 500-ton chillers, 17 Liebert Systems for its data center, sewage ejectors, and sump pumps.

By gradually building a relationship with CareSource Management Group, Rieck Services has the opportunity to provide CareSource with personalized services. These services are sure to increase customer satisfaction by protecting CareSource's capital investments in its downtown Dayton complex.

The CareSource project demonstrates Rieck's ability to work with a customer and construction manager from start-to-finish by providing comprehensive services that suit each customer's unique needs. Rieck Services is always willing to stand behind its work, and enhance the construction manager's reputation for quality.



The new CareSource building is situated in downtown Dayton, Ohio.



The first of 14 sections of a rooftop unit for the CareSource project is put into place by the Rieck Services' construction team.