

Building and Grounds Meeting



SUBMITTED BY:
TDG Facilities
Steven Johnson
6819 Ashfield Dr.
Blue Ash, OH 45242

Apr 3rd, 2019



Meeting – Building and Grounds Meeting

TREC Gold Room 4pm 04.03.19

Goals and purpose

As a collaborative team we need to come together and provide solutions for Three Rivers School District from a Building and Grounds perspective. We will be discussion several topics in detail, though it's my expectation we discuss together and find solutions together – not just one person talking.

Introduction

Ken Anstaett – Facility Leader
ken.anstaett@tdgfacilities.com
513.607.5393

Steven Johnson – VP of Operations
steven@tdgfacilities.com
513.289.7501

As Always Thank You for the Opportunity!

High Level Preventive/Routine Maintenance Items this Month

- Annual bleacher inspections complete – Interior and exterior. Discussion and report provided in our last meeting. All issues fixed and completed.
- Peck HVAC PM Spring – Underway. Will provide detailed information once all PM's are complete.
 - VAV issues on the 2nd and 3rd floors. TDG HVAC team addressing by replacing LON card, decide that communicates with VAV.
- Pressure Reducing Value – Failed value has produced some issue in a bathroom, certain flush valves are not working after incident. Ken Neyer Plumbing to address issue over Spring Break and replace PRV.
- LED screen for Irrigation Well at main campus. Jackson Well Service 8th-9th scheduled to be replaced.
- Gym Floors week of July 1st All (3) gyms. Confirmed with AD.

Capital Planning

- TDG will be providing Capital Planning and PM Q1 2019 i.e.
 - Parking Lot upgrades (lighting) – *In Progress*
 - Summer Projects – *Planning Stages*
 - Spring and Summer Cleaning/Planning – *In Process and Planning (See attached Documents)*
 - Spring Grounds Planning – *In Progress*
 - Field and Court Maintenance scheduling – *Planning Stages*
 - HVAC – *Spring PM in Progress*



Warranty Items

- None at this time

Special Project List

- Round-a-bout Landscaping – On hold due to construction.
- Parking Lot Lamps – Progress made in this area, additional lighting installed at South parking lot. As a beta test, testing 150w vs 300w lighting for the rest of the parking area (phase 1). 150w should be plenty.
- CT Young third floor. FF&E building out space. 30-40 person conference room. Potential room size of 36'x32' seating for 32. Elevar provided an option for 3rd floor north side of building (Above Craig's Office) HGC – Renovations meeting.
- Poster Board along spine – TDG quoting plexiglass overlay on letters, repairing walls and paint. TR Staff Member making frames out of wood. Ken to provide more detail.
- Curb Plan – Jeff Langdon has escalated this to high priority. TDG is working on alternative solutions to save on cost. Installing bollards at problem areas – can market as a TR brand bollard.



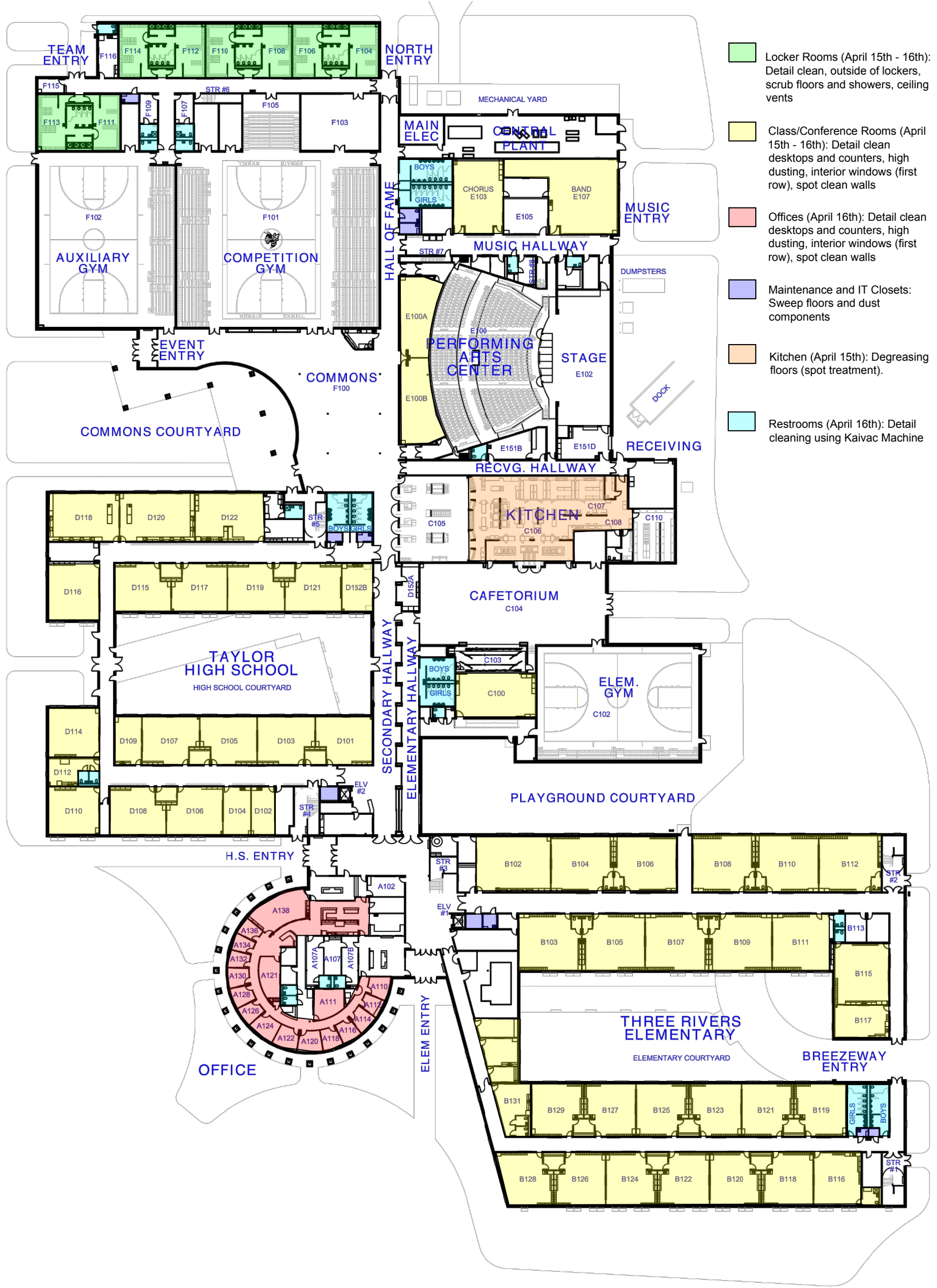


Facilities Operations

- Discuss Work Order Trend Report – TDG encourages TR Staff to use the Work Order System in a non-emergency situation. Please see **Exhibit A**
- TDG has implemented a Survey Module. Simple questionnaire sent to the requester once a WO is closed. Please see **Exhibit B**.

Open Discussion

Questions or concerns:

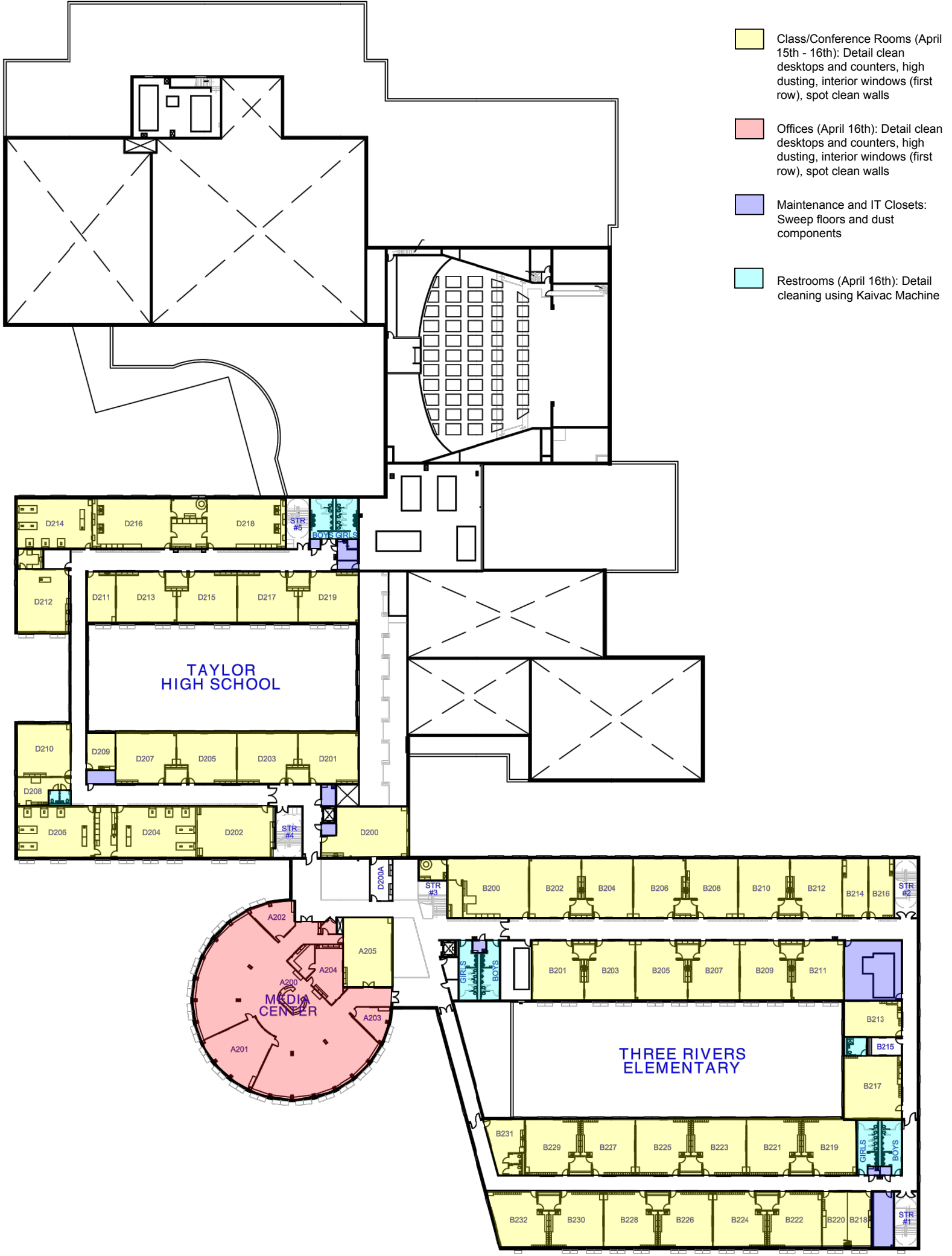


- Locker Rooms (April 15th - 16th): Detail clean, outside of lockers, scrub floors and showers, ceiling vents
- Class/Conference Rooms (April 15th - 16th): Detail clean desktops and counters, high dusting, interior windows (first row), spot clean walls
- Offices (April 16th): Detail clean desktops and counters, high dusting, interior windows (first row), spot clean walls
- Maintenance and IT Closets: Sweep floors and dust components
- Kitchen (April 15th): Degreasing floors (spot treatment).
- Restrooms (April 16th): Detail cleaning using Kaivac Machine



FIRST FLOOR
THREE RIVERS EDUCATIONAL CAMPUS



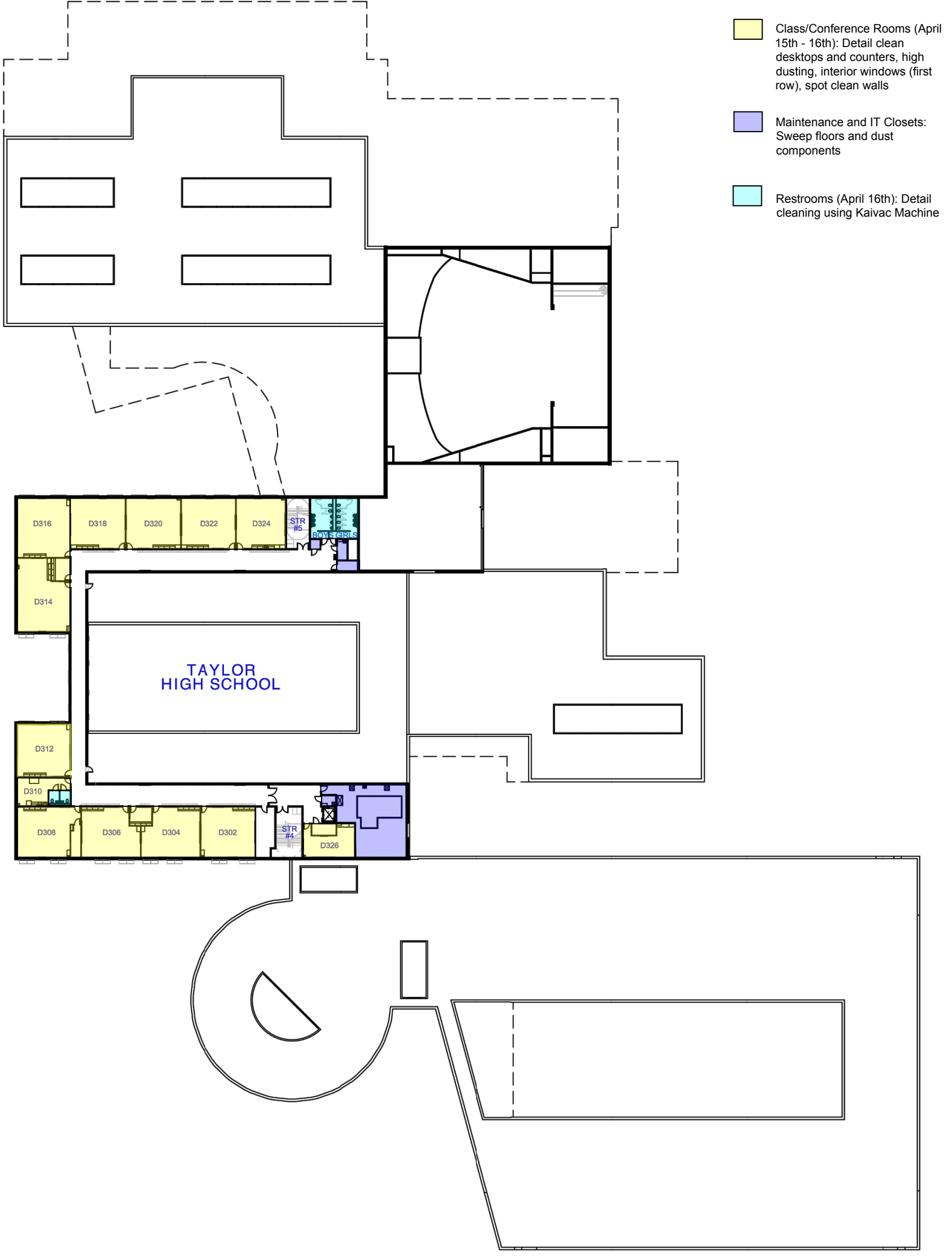


- Class/Conference Rooms (April 15th - 16th): Detail clean desktops and counters, high dusting, interior windows (first row), spot clean walls
- Offices (April 16th): Detail clean desktops and counters, high dusting, interior windows (first row), spot clean walls
- Maintenance and IT Closets: Sweep floors and dust components
- Restrooms (April 16th): Detail cleaning using Kaivac Machine



SECOND FLOOR
THREE RIVERS EDUCATIONAL CAMPUS





- Class/Conference Rooms (April 15th - 16th): Detail clean desktops and counters, high dusting, interior windows (first row), spot clean walls
- Maintenance and IT Closets: Sweep floors and dust components
- Restrooms (April 16th): Detail cleaning using Kaivac Machine



THIRD FLOOR
THREE RIVERS EDUCATIONAL CAMPUS





OHIO-128

GREAT MIAMI RIVER

US-50





COOPER ROAD

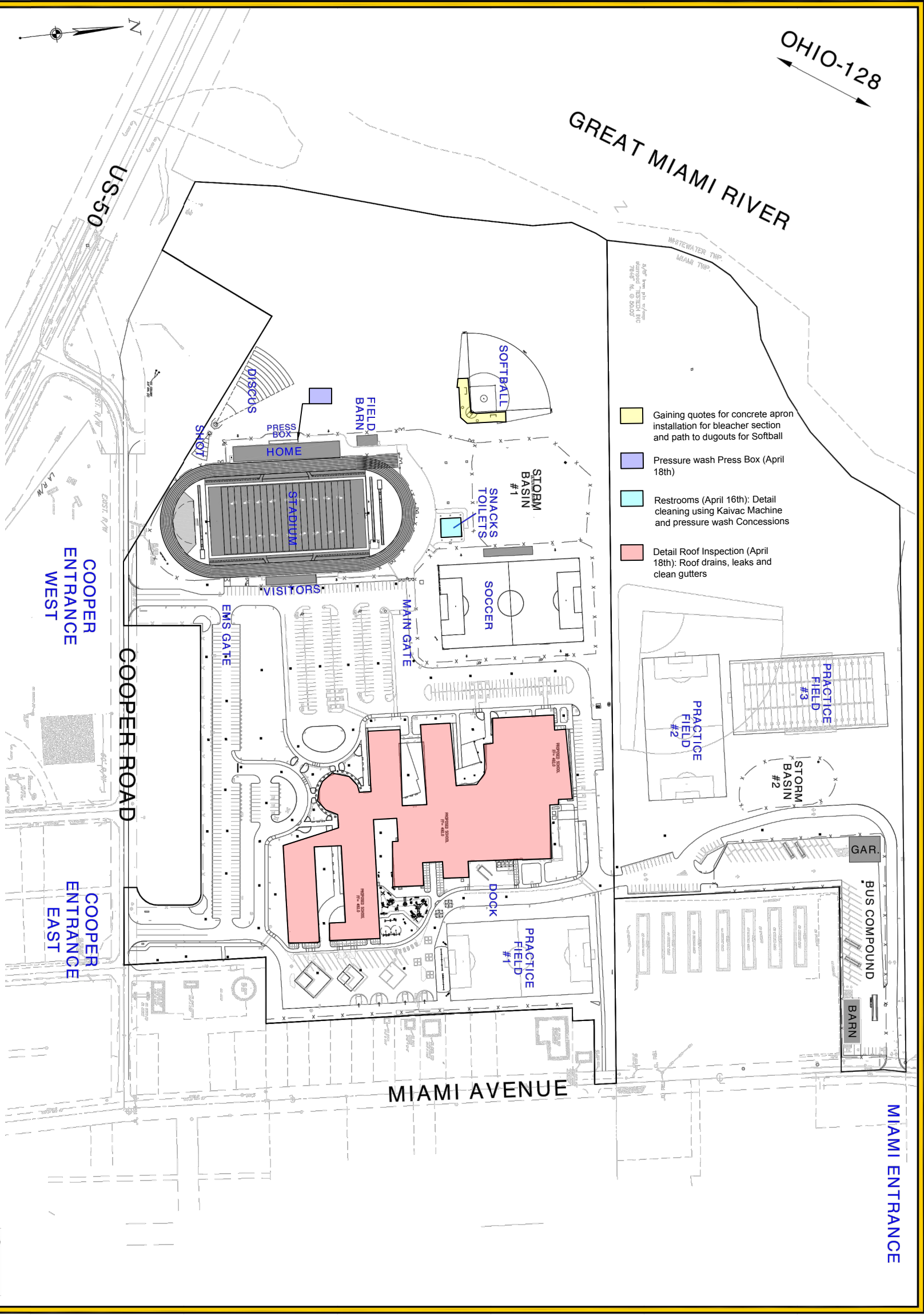
MIAMI AVENUE

MIAMI ENTRANCE

COOPER ENTRANCE WEST

COOPER ENTRANCE EAST

-  Gaining quotes for concrete apron installation for bleacher section and path to dugouts for Softball
-  Pressure wash Press Box (April 18th)
-  Restrooms (April 16th): Detail cleaning using Kaivac Machine and pressure wash Concessions
-  Detail Roof Inspection (April 18th): Roof drains, leaks and clean gutters

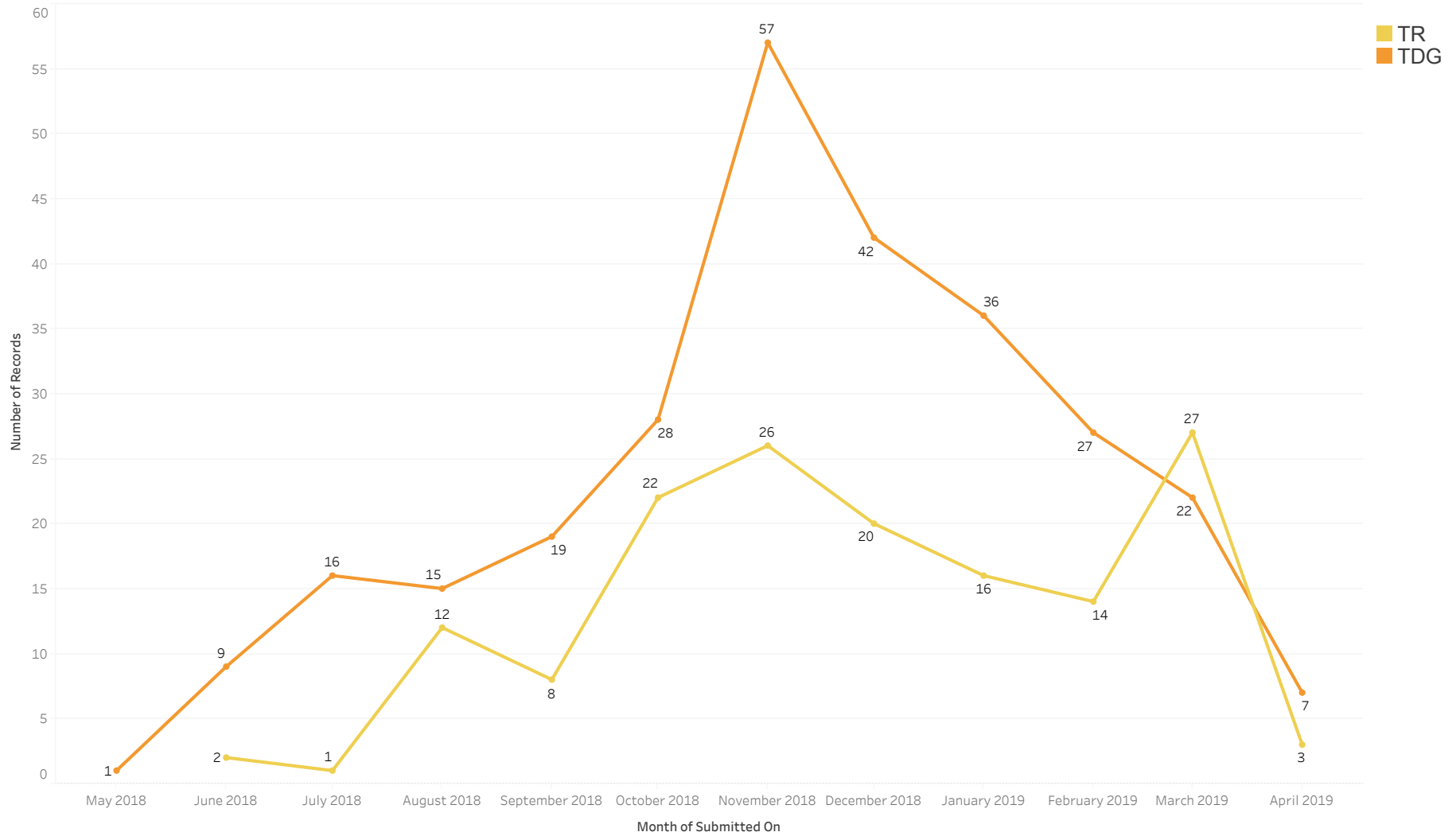


SITE PLAN

THREE RIVERS EDUCATIONAL CAMPUS



Three Rivers - Submitted WOs





Results from TDG Survey Module

Date Started **Were you satisfied with your recent visit from our TDG Technician?**

12/5/18 Rate 1-5 (1 being poor and 5 being great) = 5
12/5/18 Rate 1-5 (1 being poor and 5 being great) = 5
12/6/18 Rate 1-5 (1 being poor and 5 being great) = 5
12/7/18 Rate 1-5 (1 being poor and 5 being great) = 5
12/27/18 Rate 1-5 (1 being poor and 5 being great) = 5
1/2/19 Rate 1-5 (1 being poor and 5 being great) = 5
1/8/19 Rate 1-5 (1 being poor and 5 being great) = 4
1/11/19 Rate 1-5 (1 being poor and 5 being great) = 5
1/14/19 Rate 1-5 (1 being poor and 5 being great) = 5
1/16/19 Rate 1-5 (1 being poor and 5 being great) = 5
1/17/19 Rate 1-5 (1 being poor and 5 being great) = 5
2/12/19 Rate 1-5 (1 being poor and 5 being great) = 5
2/20/19 Rate 1-5 (1 being poor and 5 being great) = 5
2/26/19 Rate 1-5 (1 being poor and 5 being great) = 5
3/1/19 Rate 1-5 (1 being poor and 5 being great) = 5
3/5/19 Rate 1-5 (1 being poor and 5 being great) = 5
3/6/19 Rate 1-5 (1 being poor and 5 being great) = 5
3/7/19 Rate 1-5 (1 being poor and 5 being great) = 5
3/21/19 Rate 1-5 (1 being poor and 5 being great) = 5
3/26/19 Rate 1-5 (1 being poor and 5 being great) = 5
3/29/19 Rate 1-5 (1 being poor and 5 being great) = 5
4/2/19 Rate 1-5 (1 being poor and 5 being great) = 5

Average Rating: 4.95

Do you have any other comments or suggestions?

Always pleasant, quick and helpful!
Always pleasant, quick and helpful!
TDG always does great work.
no, they were efficient and effective
Keith is doing a great job. We could use a good dusting on the furniture in the library soon. Thanks!
no
No.
No
Thank you!
None at this time.
No
Thank you for helping me so quickly!
Everything was great!
n/a
Thanks for your help!
No
Thank you!
Nope
no
Get here faster than 5 min lol Thank you for being so lightning fast!
I appreciate the work put into getting the cage up. I know it was no easy, but they figured it out and made it correct.
Always pleased with the prompt response to all my requests. Thanks!