



## Zerorez® Commercial Delivers for University Campus Facilities Client: Oglethorpe University – Atlanta (Brookhaven), GA

### Client Overview: Oglethorpe

Oglethorpe University is a historic private college located in Brookhaven, Georgia, northeast of Atlanta, inside the I-285 perimeter. It is nestled within the urban-suburban blend of Brookhaven near MARTA rail, Peachtree Road, and several nearby landmarks, including Capital City Country Club, Brookhaven Village, and a dense commercial corridor consisting of mid- and high-rise office buildings, Brookhaven City Administrative offices, and multiple City and DeKalb County parks all within a short walk.



### Campus Cleaning Challenges

**Scheduling and Accessibility:** Cleaning had to occur during limited weekdays, before noon, to minimize disruptions to other contractors on-site. Zerorez® Commercial's project lead, and single point of contact for the client, coordinated closely with the university's facilities management team to ensure access to buildings and parking, avoiding conflicts with roofers, window installers, and landscapers.

**Stubborn Stains:** Stains were rampant and included dark-colored red and blue dried beverage spills, dyes, paint, gum, and unidentified splotches and marks that required advanced pretreatment and cleaning techniques.

**Heavily Soiled High-Traffic Areas:** Dormitory staircases and common areas showed extensive wear, soil abrasion, and embedded dirt from student traffic and contractor activity, as well as years of food and beverage spills from college campus living.

### Student Residences Project Scope

Zerorez® Commercial was tasked with cleaning carpeted areas in Oglethorpe University's residential living facilities in preparation for end-of-summer student move-in. The scope included dormitory common spaces across multiple buildings, with substantial areas of carpet that needed cleaning quickly. Cleaning had to be completed within four days of receiving approval, while technicians worked around restricted access hours and accommodated other contractors performing concurrent repairs to the buildings.



**Challenging Environment:** The wooded campus, with its dense layout and winding paths, presented navigation challenges, as noted by campus personnel. After thoroughly reviewing and walking the grounds with **Oglethorpe facilities** workers, Zerorez® Commercial project managers provided **detailed maps to cleaning technicians** to efficiently locate buildings and parking areas.



## Zerorez® Commercial: Results

Zerorez® Commercial completed the cleaning project within the required four-day timeline, ensuring the **dormitory carpets** were nearly spotless and ready for students to move in on time. The transformed spaces reflected a cleaner, more welcoming environment, meeting the **university's high standards** and delighting both **facilities management** and incoming students.

## Zerorez® Commercial Solution

Zerorez® Commercial leveraged its **patented cleaning technology** and expertise to deliver exceptional results despite the project's complexity:

**Advanced Extraction Methods:** Carpeted areas were cleaned using Zerorez®'s patented **extraction cleaning process** utilizing Zr Water™, which removed deeply embedded dirt and stains without leaving behind residue.

**Specialized Stain Removal:** Technicians applied targeted treatments to **tackle stubborn stains**, significantly improving the appearance of **high-traffic areas** and addressing even the toughest spots.

**Coordinated Scheduling:** Zerorez® maintained open communication with the **university's facilities team** to ensure seamless access and avoid overlap with other contractors.

**Flexible Payment Options:** Oglethorpe University opted to set up **supplier payment terms**, and Zerorez® expedited the necessary **vendor paperwork**, including tax, insurance, and notarized documentation, to integrate into the **university's AP system** without delaying the cleaning schedule.



## Facilities Management Feedback

Zerorez®'s team worked closely with Oglethorpe **University's facilities management** staff to ensure smooth execution of the project. After cleaning, technicians reviewed all treated areas with the client, addressing some lingering areas of concern due to solvent and bleach stains, which the client had been warned about in advance. The university's point of contact expressed **satisfaction with the results** and was **particularly impressed** with how the potentially problematic areas were handled. The individual responsible for procuring the job has since been **promoted to campus operations director**—a testament to the success of the fall cleaning collaboration.



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## About Oglethorpe University's Atlanta-Area Campus

Founded in 1835 and located in **Atlanta, GA**, Oglethorpe University is home to over 1,500 students pursuing 60+ areas of study. Situated in the heart of **Brookhaven, Georgia**, the campus is celebrated for its Gothic Revival architecture visible from the **Peachtree Road corridor** and its dynamic programs in the arts, sciences, and humanities. It also houses the **Oglethorpe Museum of Art** and prepares students for impactful careers locally and globally. Notable alumni include the founders of Premier Events, LLC; Bill Hammack, Jr., retired President and CEO of C.W. Matthews Contracting Co., Inc.; and Cody Partin, President of Cox **Family Office**, who oversees strategic administration for **55,000 employees across Atlanta** and neighboring areas like **Sandy Springs, Dunwoody, Doraville, and Tucker**. The campus offers co-ed, **women's, and men's dorms**, as well as fraternity and sorority housing, creating a vibrant community for students.

## About Zerorez® Commercial Services

Zerorez® Commercial is ready to help you provide your employees with a **clean work environment**. Platinum-rated by the Carpet and Rug Institute—the highest rating possible—our patented process removes more contaminants than any other cleaner.

