GRUNAU

Customer focused. Built on values.

Aurora Medical Center Summit

Case Study

Location: Summit, WI

Industry: Healthcare

Scope: BIM, HVAC, Plumbing, Medical Gas, Structural & Sheet Metal Fabrication

Contract Amount: $58 MN

Building SqFt: 802,000

Owner: Aurora Health Care

Owner's Rep: Hammes Company

General Contractor: Mortenson Construction

Architect: Albert Kahn Associates

Engineer: KJWW Engineering

Delivery Method: Design Assist

Contract Type: Guaranteed Maximum Price

Website: www.grunau.com

Grunau's relationship and previous projects displayed to Aurora that Grunau was fully capable and willing to take on their new, massive medical center in Summit, WI. The 800,000+ sq ft facility was to be completed on an expedited construction schedule, and included a state-of-the-art hospital with a medical office building and cancer center complex. Grunau was retained early at the design development stage which enabled us to work with the design team to establish and maintain the budgets. This was achieved through tremendous planning, early procurement of major equipment, team collaboration, BIM technology for early above ceiling coordination and on-the-spot, efficient face-to-face communication and problem solving.

Grunau installed major equipment and utilities for the hospital's heating, cooling and plumbing systems in a remote central utility plant. For HVAC, Grunau installed over 20 air handling units, four high pressure steam boilers, three 1,000-ton cooling towers, two 250-ton air-cooled chillers, and a million pounds of ductwork that was fabricated in Grunau's sheet metal shop.

For the facility's hot water distribution, Grunau installed five satellite rooms equipped with heat exchangers that use steam from the central utility plant to heat water. All the plumbing fixtures and medical gas lines in the patient rooms, labs, and surgical areas, as well as temperature controls and special metering were among the mechanical components Grunau installed.

Grunau's coordination team did an outstanding job of laying out the systems in BIM, which virtually maps 3-dimensional models and reduces the potential for rework. An on-site management team reserved equipment and work areas, and scheduled the delivery and installation of all mechanical components. Weekly Project Schedule/Last Planner™ meetings were conducted with the onsite project manager, architect, engineer, coordination team and foremen to delegate tasks and plan ahead for Grunau's full-time field staff of 150 dedicated to this project.

With all the different trades working simultaneously, collaboration, communication and pre-planning were crucial to a timely, safe and efficient construction process. Grunau's employees demonstrated the power of Lean Construction throughout this entire project, partnering with the architect, engineer and owner to provide the best facility for the medical staff and their patients.