

# GRUNAU GRAM



EXCELLENCE SINCE 1920

Mechanical and Fire Protection Contractors and Engineers

Summer/Fall 2000

## Marquette University East Hall Student Residence

### *The President's Corner*

by Paul Grunau

Just a few weeks ago we held our annual summer picnic for employees and their families. One of the highlights of this event, as always, is the presentation of Service Awards.

We present awards for years of service, starting at 10 years, and continuing in 5 year increments. This year we were very proud to present a 40 year service award. You can see pictures of the recipients on the back page of this edition of the GrunauGram.

After the Service Awards Presentation an individual approached me and asked why I thought we had such a large number of employees who remained as part of our team, some for as long as 40 years.

As I thought about that question many reasons came to mind. They include trust, loyalty, dedication, and some measure of success. The more I thought, though, the more I kept coming back to the most basic reason; shared vision and common purpose.

We all work for different reasons: to face a challenge, to compete, and of course, to pursue financial security. Underlying all of these reasons, though, is the desire to share your values and philosophy with individuals you respect and trust. That, more than anything, will create a strong organizational fabric.

The Service Awards Presentation this year was also a time to remember an individual who was not present to receive his 10 Year Service Award. Al Bachman passed away on November 3, 1999, after a long and courageous battle with cancer. In his life and his love of his work he set an enduring example for all of us.

Al owned and operated his own plumbing business until 1990, when he joined our team and ran our plumbing business until 1999.

We will be forever thankful to have known and worked with him. Al was tough, and demanding, but always fair. He was quick to laugh, and had a huge heart. He was a devoted husband and father, and above all, he was a dear friend.

I think about Al every day, and am thankful that he was a part of our lives.



*Courtesy of Eppstein-Uhen Architects*



In July 1998, the Grunau Company was selected by Marquette University to join the team that would eventually renovate the East Hall Student Residence. The residence is an 18-story high-rise, located on the east side of Marquette's campus. Before Marquette purchased the building it was operated by the YMCA. The scope of the project included conversion of all student dormitory rooms from single person rooms to two and three person rooms. The cafeteria, dining rooms and other general student areas, located on the lower levels of the building, were also remodeled. All of the existing mechanical systems were upgraded. Air conditioning was added to all of the student rooms and the entire building was fully sprinklered. The exterior of the building was also renovated. All of the windows were replaced and the north and south exposures were clad with a insulated metal panel system.

The magnitude of the work involved and the phasing of the construction presented unique challenges to the team. Marquette took a proactive approach to the project. The Grunau Company was brought on board very early, along with Hunzinger Construction and Staff Electric. By August of 1998, Marquette had selected Eppstein-Uhen as the project architect and the team immediately started an involved design and coordination process. A partnering session held in September, 1998 officially kicked the project off. A detailed mission statement for the project was developed, with one of the project goals as making East Hall the residence hall of choice among Marquette students. Weekly coordination meetings were held with all team members so that the architectural and mechanical systems were designed simultaneously.

The project schedule also presented unique field coordination issues. Construction began in the winter of 1998 on the top five floors of the 18-story tower. The lower levels of the building remained fully occupied while construction progressed. An external elevator was erected to move material and workers to the top floors to minimize inconvenience for the building occupants. During the summer break of 1999, floors 8 - 12 were renovated. When the students returned for the beginning of the 1999-2000 school year, floors 8 - 18 were complete and ready for use. During the fall semester the building

was fully occupied, with only limited construction taking place on some of the lower floors. During the summer break of 2000 the remainder of the building was completed.

The team's hard work resulted in an outstanding project. Marquette's East Hall Residence renovation turned out beautifully, both inside and out, making East Hall the most sought after address on campus.

### PROJECT TEAM

#### Marquette University, Owner

Ron Ripley, Director - Facilities Services  
Tom Ganey, Assistant Director - Facilities Services  
Bob Koster, Project Manager  
Ken Schmidt, Mechanical Maintenance Coordinator - Residence Halls

#### Hunzinger Construction, General Contractor

Tim Van Dyn Hoven, V.P./Senior Project Manager  
Jeff Antczak, Superintendent

#### Eppstein-Uhen Architects

Bob Cooper, AIA, Senior Project Manager  
Marty Petroviak, Senior Project Architect  
Gary Webb, Architectural Technician

#### Staff Electric, Electrical Contractor

Mike Lochmann, President  
Gary Neuens, Designer  
Joe Bailen, Foreman

#### U.S. Fire, Fire Protection Contractor

Dave Bauer, Vice President  
John Becker, Foreman

#### Graef, Anhalt, Schloemer & Associates, Structural Engineers

Dewey Hembra, Principal

#### Construction Supply & Erection

Bruno Henke, President

#### Grunau Company

Tom Gorak, Project Manager  
Ken Dottai, HVAC Engineer  
Howie Laumer, Plumbing Engineer  
Tom Owen, Electrical Project Manager  
Al Bachman, Plumbing Superintendent  
George Bachman, Plumbing Superintendent  
Dave Brown, Plumbing Foreman  
Paul Lentz, Pipefitter Foreman  
Tom Greiner, Sheet Metal Superintendent  
Roger Frycienski, Sheet Metal Foreman  
Marge Mosey, Electrical Foreman  
Brad Shephard, Electrical Foreman

## CENTRAL CITY CYBERSCHOOL OF MILWAUKEE

### Technology + Learning = A Strong Community

**D**eveloped within the Parklawn public housing development in Milwaukee, Wisconsin, this new \$7 million, 47,000 sq.ft. Cyberschool will welcome its first students for the fall 2000 semester for grades 1 through 8. The Central City Cyberschool is not a school of the future, but rather a school for the future. Classroom sizes are smaller and every student is provided with a wireless laptop computer for daily use. The Cyberschool uses technology as a tool for learning in new and powerful ways that allow students greater flexibility and independence, preparing students to be full participants in the 21st century.

Grunau Company worked as subcontractor to Johnson Controls to install the HVAC, plumbing, and fire protection systems, and site utilities.

The HVAC system consists of a hot and chilled water system serving 41 horizontal fan coil units each with a heating and cooling coil. The cooling system consists of a single 70-ton air cooled condensing unit with a remote evaporator. The heat for the building is provided by one 180,000 btu/hr copper fin hot water boiler. The emphasis on energy efficient buildings is displayed on this project with the installation of two RTU's and four energy recovery units. Each of these units recovers heat from the building exhaust to preheat the fresh make-up air before it enters the system.

The site utilities posed an additional challenge as new City of Milwaukee sewer lines required installation to accept the new system. Two gas-

fired high efficient heaters located in the first floor mechanical room provide the domestic hot water. The water is used at 19 water closets, 9 urinals, 34 sinks, and 4 drinking fountains, along with a full kitchen with dishwasher.

The fire protection system consists of one wet system protecting all three floors, which are zoned separately. The design for this building was unusual due to the number of curved block walls and exposed ceilings. This installation was carefully coordinated with other trades to prevent problems at time of installation.

Christine Faltz, Cyberschool executive director, should be congratulated for her tremendous vision, and for making this project a reality. We are proud to have been a team member in fulfilling her vision.



*Courtesy of American Design, Inc.*

#### PROJECT TEAM

##### Central City Cyberschool, Owner

Christine Faltz, PH. D., Executive Director

##### Johnson Controls, Inc.

Rick Schuster, Account Executive  
Ken Cascio, Sales Engineer  
Jim Bieser, Project Manager  
Phil Younk, Project Engineer

##### Aldrian Guskowski, Inc., Architect

Tracey Schnick, Project Architect

##### Stevens Construction, General Construction

Claus Reichmann, Project Manager  
Rick Reich, Field Superintendent

##### Staff Electric Company, Electrical Contractor

Rick Martiny, Project Manager  
Rob Tutkowski, Project Foreman

##### Milwaukee Department of City Development

Rocky Marcoux, Construction Manager

##### RJ Miller Associates, Inc., Mechanical Design

Randy Liechty, Vice President

##### Leedy & Petzold Associates, LLC, Electric Engineer

Daniel Piper, Project Manager

##### Grunau Company

Steve Ruder, Project Manager  
Dennis Laney, Site Superintendent  
George Bachman, Plumbing Superintendent  
Tom Greiner, Sheet Metal Superintendent  
Steve Johnson, Laborer Foreman  
Greg Herzog, Fire Protection Foreman  
Keith Pflughoeft, Steam Fitter Foreman  
Mike Rossa, Plumbing Foreman  
Kurt Reynolds, Sheet Metal Foreman

## WAUKESHA MEMORIAL HOSPITAL

**W**aukesha Memorial Hospital (WMH) is the leading provider of advanced healthcare services between Milwaukee and Dane counties. In response to the needs of healthcare in the community, WMH recently completed numerous additions and renovations.

Grunau Company provided the HVAC and temperature control services for several projects which began in November 1999, and completed in May 2000. The projects included HVAC and temperature controls for:

- Cardiac Program
- PACU/Day Surgery
- Center for Breast Care
- Ultrasound and Surgery Locker Remodeling
- 4th Floor Patient Floor

**Cardiac Program:** Remodel and addition of 19,000 sq.ft. for the staff lounge, I.C.U. waiting, laboratories, and heart surgery room. Grunau installed a new split system rooftop unit and extension of existing HVAC services. During construction, the existing cardiac services had to be functional, and for that reason the project was split up into several phases. Grunau personnel understood the requirements of customer operations. Mike Sommers, Grunau sheet metal foreman, in cooperation with C. G. Schmidt personnel, took a lead in



scheduling the work, with minimal disruption to the hospital's daily activities. At the completion of each phase, it was difficult but necessary to provide equipment startup and partial air balancing. Richard Wirt worked around the hospital schedule to achieve the satisfactory results.

**PACU/Day Surgery:** Remodeling of 14,000 sq.ft. to provide 11 patient recovery areas, 25 patient prep rooms, and nurses station. Grunau installed a complete air handling unit and a split rooftop unit. Limited space in the ceiling plenum set a challenge for routing the services, but Grunau personnel, with proper planning, achieved the desired results.

**Center for Breast Care:** Remodeling of 16,000 sq.ft. of existing space and expansion of the department. Existing HVAC services were extended to provide the necessary coverage for new areas. The existing induction units were replaced with a constant volume reheat system. To keep the existing departments operational, it was necessary to work during different hours of the day/week.

**Ultrasound/Lockers:** Remodeling included relocation of existing ducts and installation of new reheat zones.

**4th Floor Patient Rooms:** HVAC for new patient rooms and therapy area was upgraded by replacing the induction units with constant volume reheat systems. Two split system rooftop HVAC units were installed in the areas served with new ductwork, piping, and DDC controls. The installation of new rooftop HVAC units required use of a helicopter. A critical fly-in path for the helicopter was developed so that it did not interfere with the operation of hospital daily activities. All the rough-in services were completed to provide a two-hour window on a Saturday for use of helicopter services. The complete cooperation between hospital personnel, general contractor, and other subcontractors was necessary and the installation was completed on schedule.

## WAUKESHA MEMORIAL HOSPITAL (Cont'd)

Grunau Company also designed and installed the HVAC systems for surgery waiting, locker room remodeling, NICU, prostate care center and other miscellaneous projects.

Creating new environments in a working hospital is a difficult task, but thanks to the teamwork of WMH and construction personnel these projects were completed successfully without disruption of daily activities.



### PROJECT TEAM

#### Waukesha Memorial Hospital, Owner

Matt Wade, VP of Construction & Facilities  
Dennis McEvoy, Director of Plant Services/Safety  
Carsten Fehr, Plant Manager

#### Climatic Control Company, Control Contractor

Dan Tuttle, Project Engineer

#### Engberg Anderson Design Partnership, Inc.

Keith Anderson, Partner

#### Engineering Concepts, Inc., Consulting Engineer

Vincent Gorishan, Project Manager  
Roger Musolf, Project Engineer

#### C. G. Schmidt, Inc., General Contractor

Mike Huebner, Senior Project Manager  
Bryce Unger, Assistant Project Manager  
Jerry Wolf, Project Executive  
Scott Christenson, Assistant Superintendent

#### Grunau Company

Ken Bhatia, Project Manager  
Tom Owen, Project Manager  
Mark Berger, Sheet Metal Foreman  
Mike Sommers, Sheet Metal Foreman  
Tim Plaides, Steam Fitter Foreman  
Jerry Beiter, Piping Foreman  
Richard Wirt, Commissioning Superintendent  
Brad Shepherd, Temperature Controls Foreman  
Dale Poweleit, Temperature Controls Foreman



## MILWAUKEE MEDICAL CLINICS

### Port Washington and Wauwatosa, Wisconsin

This past year, the Grunau Company once again teamed up with Milwaukee Medical Clinic, C. G. Schmidt, and Welman Architects for expansion projects at Milwaukee Medical's Port Washington and Mayfair Facilities. Grunau Company performed the HVAC, plumbing, site utilities, and fire protection on a design/build basis at both clinics.



The **PORT WASHINGTON** facility consisted of a 6,000 sq.ft. addition to the existing 9,500 sq.ft. building, as well as remodeling of approximately one-quarter of the existing building. The HVAC system utilized five single zone rooftop units for heating and cooling. A variable volume option was analyzed, but proved to be too costly for such a small addition. In addition, as small rooftop units already serve the existing building, it was decided that we should remain consistent. Great care in zoning of these systems was taken to minimize the potential discomfort of the larger zones. In addition, some rezoning of the existing systems was undertaken.

Considerable site utility work was performed, as all of the building services were not adequately sized for the addition. As always, numerous exam and procedure sinks were installed.

Grunau Company's fire protection challenges grew part way through the project when state inspectors overruled an earlier local ruling that required fire protection in the attic spaces. This was not too difficult in the addition, but it was quite a challenge in the existing attic. Regardless, we were able to install this system in confined spaces with no disruption to the clinic operations.



The **MAYFAIR** expansion included a 15,000 sq.ft. addition, nearly doubling the size of the facility. Approximately one-quarter of the interior of the existing building was remodeled. A new "skin" on the exterior of the building was added to reinsulate and enhance the appearance of the nearly 40 year old structure.

The HVAC system included a 50-ton rooftop unit, two new high efficiency boilers, and thirty variable volume boxes providing zoned control throughout the addition. A new direct digital control (DDC) system provides state-of-the-art controls for all new equipment. In addition, the old multi-zone air-handling system was converted to the new control system. The new system allows MMC to monitor the building remotely.

The site utility work posed some challenges in that the main piping cut off the main entrance to the seven day-a-week clinic. The Grunau under-

ground crew was able to install this system without disrupting the clinic's operations.

Our fire protection group had another challenge in that the existing building was not protected by an automatic sprinkler system. They were able to design and install a new system for the old building, again without disruption to the clinic.

As both projects reached completion, this team proved that they are able to adapt to each new project, creating a superior environment for implementing design, construction, and turnover of the mechanical systems, as well as understanding of each other's abilities and expectations.

### PROJECT TEAM

#### Milwaukee Medical Clinic

Jim Heinz, Facilities Director  
Roy Funk, Manager of Plant Operations

#### C. G. Schmidt, Inc., Construction Manager

Terry Koth, Project Manager  
Nicole Barham, Project Manager  
Jerry Zweig, Superintendent

#### Welman Architects

Ron Wold, Architect

#### Grunau Company

Jeff Kuhnke, Project Manager  
Rachel Eggebrecht, HVAC Engineer  
Howie Laumer, Plumbing Engineer  
Eric Radke, Fire Protection Project Manager  
Jerry Burby, Fire Protection Engineer  
Bob Stich, Sheet Metal Foreman  
Tony Marciniak, Pipefitter Foreman  
Rick Herman, Plumbing Foreman  
Greg Herzog, Fire Protection Foreman  
Dick Wirt, Commissioning Superintendent  
Marge Mosey, Electrical/ATC Foreman  
Dennis Laney, Site Utilities Superintendent  
Joe Naylor, Site Utilities Foreman  
Steve Johnson, Site Utilities Foreman

# EMPLOYEE SERVICE AWARDS PRESENTED

**40  
Y  
E  
A  
R**



Don Mateicka, Sr., with Paul and Gary Grunau



(l to r) Ed Pendsich, Paul Hartwig, Howard Boettner, Ken Pruetz with Paul and Gary Grunau. Not pictured: Dwight Synowicz.

**35  
Y  
E  
A  
R**

**25  
Y  
E  
A  
R**



(l to r) Ken Bhatia, Larry Hendrickson with Paul and Gary Grunau.  
Not pictured: Peter Brzezinski.



(l to r) Tim Sadowske, Ron Oestrieher, Craig Niermann, JoAnn Bude with Paul and Gary Grunau. Not pictured: (Milwaukee) Darrell Gerritson, (Indianapolis) Bob Harlow and Greg Wittman.

**15  
Y  
E  
A  
R**

**10  
Y  
E  
A  
R**



(l to r) Amy Malnory, Larry Loomis, Ken Grochowski, Tom Gorak, Russ Ferris, Steve Johnson with Paul and Gary Grunau. Not pictured: (Milwaukee) Gretchen Henry, Steve Pitz, Roger Frycienski, Bill Arends, Joe Naylor, Mike Alexander, (Indianapolis) Billy Glassing, (Pittsburgh) Keith Thomas.

**30 YEAR**

Not Pictured: Mike Pastorek

<b>EDITOR:</b>	Christine Owens	<b>TECHNICAL CONTRIBUTIONS:</b>	Ken Bhatia
<b>PUBLISHED BY:</b>	Grunau Company, Inc.		Tom Gorak
	1100 W. Anderson Court		Jeff Kuhnke
	Oak Creek, WI 53154		Steve Ruder
	(414) 216-6900		
	FAX (414) 768-7950		
	www.grunau.com		



Grunau Company, Inc.  
P.O. Box 479  
Milwaukee, WI 53201

Return Service Requested

PRSR STD  
U.S. POSTAGE  
PAID  
Milwaukee, WI  
PERMIT NO. 2502