

GRUNAU GRAM



EXCELLENCE SINCE 1920

Mechanical and Fire Protection Contractors and Engineers

Summer/Fall 2002

The President's Corner

by Paul Grunau

The President's Corner

Recently I spent some time with a great friend of our company, and we had a lengthy discussion about business. He happens to be a very successful entrepreneur, and someone, I believe, who has a great understanding of the dynamics of business.

During the course of our discussion we talked about many characteristics that are shared by successful businesses; fundamentally sound strategy, disciplined execution of the strategy, innovation, long-term relationships, and shared values, to name a few. He then went on to say that, at the most basic level, a successful business must possess one thing; prosperous employees. Furthermore, the prosperity should not only include the financial, but also the emotional. For ultimately, no business can possess sound strategy, disciplined execution, or the ability to develop and maintain long-term relationships, unless the members of the team are prosperous. While simple and elegant, this insight has remarkably wide-ranging implications.

This issue of the GrunauGram highlights some very exciting projects with which we have been fortunate to be recently involved. None of them would have been successful had it not been for the dedication and commitment of the project managers, design engineers, and tradesmen whose names appear on these pages.

In addition, we again feature pictures of our service award recipients. Congratulations to each of them, and our deepest thanks for all they have done to help our team win over their many years of service.

It takes the whole team to win the game.

Orlando Fire Protection

The strength of any organization is built on the capabilities and commitment of its employees. The Orlando Fire Protection office has a select group of employees who have committed to work as a team, evidenced by completing the most difficult and challenging projects successfully, all the while practicing the core principles on which the Grunau Company, Inc., has built its reputation – by providing quality and customer satisfaction.

MGM ICON – Fire sprinkler protection within a hat?

Walt Disney World celebrated Walt's 100th birthday in a big way. To commemorate the event, PCL Construction built Mickey's Sorcerer Hat towering 104' high. This ICON structure sits atop a 3 kiosk gift shop. The fire sprinklers protect the entire structure including the fiberglass hand and the enormous tilted hat.

Unusual structures and unique obstacles required creative solutions from a cohesive team. WDI, PCL and Grunau teamed up to tackle this challenge successfully.

GAYLORD PALMS

The mere size and project completion schedule qualify the Gaylord Palm Hotel and Convention Center as a difficult and challenging project. The 1.8 million sq. ft. building required nearly 21,000 fire sprinklers fed from over 81 wet systems, 1 dry system, and 1 preaction system all supplied by a 2,000 gpm electric fire pump, 20 standpipes, and over 225,000 feet of fire protection piping.

Special consideration and placement of sprinklers were critical to theming at all ballrooms, meeting rooms and especially at the Orange



Blossom Ballroom Piano Bar, main and tour lobbies, gazebo, rotunda and pre-function areas.

The schedule was an aggressive 22 months for the mechanical systems. Portions of the structures were formed and poured prior to mechanical trades being contracted.

It took extraordinary amounts of effort and man-hours to design, coordinate, fabricate and install the systems. This was accomplished in part by staying on schedule and keeping up with the structural pours. All the while we were obtaining approvals for shop drawings through the engineer, insurance authority, and fire officials.

This feat was accomplished through sacrifice, cooperation and teamwork from Designers, Project Managers, Fabricators, Superintendents and the many Sprinkler Fitters whose finished work displays the quality for which we at Grunau can proudly say the "GRUNAU BUILDS BETTER".

www.grunaufire.com



ST. MARY'S HOSPITAL OZAUKEE

St. Mary's Hospital Ozaukee is a uniquely designed hospital facility which needed to be expanded to meet the growing needs of the community. The project will be completed in two phases with Phase 1 consisting of a 115,000 sq. ft. addition of a new Emergency Department, Day Patient Services, GI Procedure, Medical Imaging, Cardiac/Pulmonary Rehabilitation, and a Central Plant expansion. Phase 2 will consist of the renovation of approximately 44,000 sq. ft. of the existing hospital including Testing & Treatment, Medical Imaging, Surgery Renovation, Surgery Locker Rooms and ICU Support. The total construction cost of the project is \$28,000,000 with a completion date of December, 2002.



*St. Mary's Hospital Ozaukee
Mequon, Wisconsin*

Distribution piping was provided to new plumbing fixtures and owner-furnished hospital equipment throughout the building. Coordination and installation of the piping was critical to the construction schedule since testing and inspection were required before the construction process could continue with drywall and final finishes. This was accomplished by providing individual teams for in-wall medical gas and plumbing fixture services. The HVAC piping and duct systems started with coordination of the plumbing system and other mechanical, and electrical services.

The new central plant included a new chiller, cooling tower, pumps, boilers, and connections to the existing central plant systems. Oil system piping was provided from new tanks to existing ones for electrical generators and stand-by fuel to boilers.

The owner, architect, engineer, and its general contractor, Mortenson Company, utilized a process to select a mechanical contractor based not only on price but on experience in medical care facilities. The mechanical construction team needed to have experienced individuals capable of working with the engineering team of Ring & DuChateau to help solve critical design issues during construction in a timely and cost effective method.

The Grunau team was contracted to perform the plumbing and HVAC with St. Mary's Hospital Ozaukee, their support staff, and associated team members.



Chilled Water Pumps & Piping

Patient care is a 24-hour a day activity requiring operation of all plumbing and mechanical services during construction. St. Mary's, Mortenson, and contractors, had to schedule any and all shutdowns on a two week notice.

The plumbing work consisted of new medical gas, and plumbing services from the existing central plant, and relocation and reconnection of major oxygen systems at the power plant.



and at insulation where moisture may come in contact with these items. The Grunau Company intends to be very proactive in this planning process to provide protection of its services in all facilities.

The closeout and occupancy of the addition consisted of an intense commissioning procedure to meet code and agency requirements.



Grunau Fabricated Pipe Supports



Lobby Underfloor Heating

Team members will proceed with the remodeling work until completion in December 2002, and will provide continued excellent service to St. Mary's Hospital Ozaukee.

St. Mary's Hospital Ozaukee, Owner: Patricia Morrill, Project Director; Don Flierl, Building Services Director, and Jeff Eckstein, Manager of Architecture & Construction Services.

M.A. Mortenson, General Contractor: Cindy Finstad, Project Manager; Rod Rinzel, Project Engineer; and Scott Heberlein, Senior Project Engineer.

Ring & DuChateau, MEP Engineer: Paul Albrecht, Principal in Charge; Don Beres, Department Head/Plumbing; and Marty Herrick, Project Engineer.

Grunau Company: Ron Kwiatkowski, Vice President/Project Manager; Walter Kunde and Paul Lentz, Piping Foremen; Mark Berger and Mike Lagerman, Sheet Metal Foremen; Don Czajka, Dave Brown and Rob LaChapelle, Plumbing Foremen; Dick Wirt, Commissioning Superintendent; Bob Niedzwiecki and Bill Arends, Air Balancing Foremen.



Mechanical Room Sheet Metal/Ductwork

The main mechanical systems for the project included five new air handling units, all associated piping, and duct distribution. For humidification and sterilization purposes, a steam boiler was installed in the building. All operating rooms required, by code, the installation of specialized smoke evacuation systems.

A critical item of care in this type of facility and in construction in general, is the protection of all services from moisture which can lead to the growth of mold in both mechanical and general construction products. Ductwork, insulation, drywall, and any items which may absorb moisture must now be protected to maintain a safe environment in all facilities. Mechanical services were protected with plastic over duct openings

WISCONSIN STATE FAIR EXPO HALL

The Wisconsin State Fair Expo Hall recently opened its doors to the public at the Wisconsin State Fair. Over 894,500 fairgoers had their first sighting of the largest exhibit hall in Wisconsin.

Grunau Company provided the design/build plumbing, HVAC, and fire protection services on this project.

The hall consists of 200,000 sq. ft. of exhibit space, 24,000 sq. ft. of pre-function space, and 3,000 sq. ft. of meeting room space. The three main halls A, B, and C can be utilized for one large event or divided with accordion walls into three sections for multiple events.

SITWORK:

3,500 feet watermain
4,000 feet storm sewer
2,000 feet sanitary sewer

PLUMBING:

76 water closets
31 urinals
57 lavatories
22 drinking fountains

HVAC:

18 air handling units
4 hot water boilers
22 unit heaters
26 convection and cabinet heaters
20 exhaust fans
800' radiant ceiling panels



In an effort to save time, the air handling units were set via helicopter in an astonishing two hours. If a crane were used, it would have to be relocated to four different areas for separate lifts, which would have taken over a week to complete.

The lift began as a path was cleared between the helicopter staging area and the RTU location; then a 1/4 square mile area was evacuated of people and the lift began. A flight plan was filed with the U.S. Federal Aviation Administration two weeks prior and an FAA official was on site for the lift.



FIRE PROTECTION:

3,800 automatic sprinklers
140 hp 2000 GPM diesel fire pump
7,700 feet main piping
10,000 feet branch line piping

To ensure proper protection of the Expo Hall, Grunau designed, fabricated, installed, and hydrostatically tested eight automatic sprinkler systems.

GRUNAU METALS: Fabricate and install rooftop and condenser support frames.
Custom built 14 gauge galvanized gutters
Stainless steel flashings

We are particularly proud of this project as it highlights Grunau's capabilities with unique working conditions and time constraints. We would like to take this time to thank the many team members involved in this project.



STATE FAIR PARK – Owner
Joe Chmelich, CEO
Jeff Jacobson, Engineering Specialist
Tom Eide, Master Electrician

WISCONSIN STATE FAIR EXPOSITION CENTER, INC.
Bob Brandherm, Project Manager

STATE OF WISCONSIN, DEPARTMENT OF COMMERCE
Larry Weede, Commercial Building Inspector

J. H. FINDORFF & SONS – General Contractor
Dave Sheedy, Project Manager

EPPSTEIN-UHEN ARCHITECTS
Mark Lewandowski, Project Manager
Dave Kirk, Project Architect
Bob Cooper, Designer

RTKL ARCHITECTS
Keith Campbell, AIA, Vice President

STAFF ELECTRIC – Electrical Contractor
Mike Lochmann, President
Mike Surfus, Estimator
Larry Swick, Foreman

INSULATION INDUSTRIES – Insulation
Roger Peot, President

JOHNSON CONTROLS, INC. – Controls
Jason Gorak, Account Executive
Scott Ladwig, Project Manager
Chuck Barber, Project Engineer

ERICKSON AIR-CRANE – Helicopter Lifts
Dave Cox, Pilot

AUER STEEL
Gary Gruenke, Commercial Sales Engr.

GRUNAU COMPANY
Tom Gorak, Project Manager
Mark Gall, Manager – Grunau Metals
Tom Owen, Electrical Project Manager
Eric Radke, Fire Protection Project Mgr.
Dennis Laney, Site Utilities Superintendent

Howie Laumer, Plumbing Engineer
Jeff Kuhnke, Sr. HVAC Designer
Mike Guth, HVAC Engineer

1000 HOURS or MORE
Tim Sadowske, Laborer Foreman
Kevin Frederick, Operating Engineer
Fred Greb, Plumbing Foreman
Herb Dahm, Plumber
Craig Niermann, Steamfitter Foreman

750 HOURS or MORE
Chris Hartmann, Operating Engineer
John Preiser, Steamfitter
Mark Berger, Sheet Metal Foreman
Greg Urlakis, Sheet Metal

500 HOURS or MORE
Al Brinkman, Operating Engineer
Tim Gross, Steamfitter
Eric Duesing, Laborer
Paul Scherer, Sprinkler Fitter
Jeff Arkin, Electrical Foreman

JOHNSON BUILDING

The City of Racine, Wisconsin has recently joined the ranks of many cities throughout the United States in the renovation of their downtown, bringing business back to what it once was in the 1970's. June 17th marked the first day of work for several companies in the new \$22.5 million, seven story, 244,000 sq. ft. Johnson Building which stands on 1+ acres in downtown Racine.



Grunau Metals performed the fabrication and installation of the structural steel, canopies, stairs and miscellaneous metals on this two year project. The building houses four architectural class stair towers with over 3,000 linear feet of handrail, and incorporates over 120 tons of steel within its mechanical and elevator shafts. This project had an aggressive schedule so Grunau Metals needed to work closely with the architects and the construction management team to incorporate a large number of design changes even after fabrication was underway. We would like to acknowledge the following team members for bringing this project together.

M.A. Mortenson, General Contractor: Jeff Neumann, Project Manager; Dustin Loy, Project Engineer; and Ken Brink, Site Superintendent

William McDonough + Partners, Architect: William McDonough, Architect/Designer

Eppstein-Uhen Architects: Jerry Bruscato, Architect

Grunau Company: Rick Lando, Project Manager; Joel Matek and Brian Zwiebel, Detail Engineers; Gary Lando, Shop Foreman; and Bob Antczak, Ironworker Foreman



Photo by Ron Kuenstler © The Journal Times

EMPLOYEE SERVICE AWARDS PRESENTED

At the annual Grunau Company Family Picnic service awards are presented each year to recognize individuals for their continuous service to the Grunau TEAM and our customers. Congratulations!

**35
Y
E
A
R**



Dick Gall, Chris Neitzel, Bob Kaminski with Gary and Paul Grunau. Not pictured: (Milwaukee) Bob Niedzwiecki.



Ferd Peritz, Chris Marks, Paul Gauerke with Gary, Hank, Paul and Gus Grunau. Not pictured: (Milwaukee) Tom Greiner, Mike Krawczyk, (Indianapolis) Ron Gill.

**30
Y
E
A
R**

**25
Y
E
A
R**



Dennis Gerritson, Mike Lagerman, Earl Moder, Stuart Thurow, Diane Ramski, Steve Ruder, Jim Wilbert with Gary and Paul Grunau. Not pictured: (Milwaukee) Ted Angelo, (Indianapolis) Paul Davis.



John Wotruba with Gary and Paul Grunau. Not pictured: (Pittsburgh) Bob Muller.

**20
Y
E
A
R**

**15
Y
E
A
R**



Bob Stich, Randy Duemke, Mark Berger, Cindy Gerritson, Christine Owens, Mike Dominiak, Sam Mack with Gary and Paul Grunau. Not pictured: (Milwaukee) Greg Urlakis, (Orlando) Harold Botts, Carl Critchfield, (Pittsburgh) Charlie Johns.



Don Czajka, Jeff Hintze, Paul Lentz, Marje Mosey, Keith Redell with Paul Grunau. Not pictured: (Milwaukee) Russ Odwazny, Ralph Przybylski, Roy Torrence (Orlando) Russ Copeland.

**10
Y
E
A
R**

EDITOR:	Christine Owens	TECHNICAL CONTRIBUTIONS:	Tom Gorak
PUBLISHED BY:	Grunau Company, Inc.		Mark Gall
	1100 W. Anderson Court		Ron Kwiatkowski
	Oak Creek, WI 53154		Rick Lando
			Mark Peters
			Eric Radke
	(414) 216-6900		
	FAX (414) 768-7950		
	www.grunau.com		



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

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

Return Service Requested