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GRUNAU COMPANY TURNS HVAC UPSIDE DOWN WITH UNDERFLOOR SYSTEM AT NORTHWESTERN MUTUAL'S FRANKLIN CAMPUS

OAK CREEK, Wis. (June 29, 2004) —The Grunau Company recently completed the HVAC, plumbing and specialty metal work on the two-year \$125 million first phase project of Northwestern Mutual's Franklin campus.

The Grunau mechanical team installed an underfloor heating, ventilation and air conditioning (HVAC) system in the half-million square foot facility, making it one of only a handful of buildings in Southeastern Wisconsin to have such a system.

"We worked closely with Northwestern Mutual, the engineer and the general construction manager to ensure the highest quality of work and to maintain the sophistication and integrity of this building," said Paul Grunau, Grunau Company president.

Early on in the project planning, Northwestern Mutual identified the underfloor HVAC system as one part of its larger strategy to create a highly efficient and cost-effective facility.

The unique nature of the underfloor system prompted Grunau Company to research the system extensively to learn as much about it as possible prior to installation. "The underfloor system was one of the things for which Grunau Company felt particularly responsible," said Jeff Kuhnke, Grunau Company project manager. "We spent a lot of time learning how to best do our job. We took it upon ourselves to help coordinate the other trades' work with the system."

An underfloor system places the heating and cooling vents under a raised floor instead of above the ceiling. Most notably, this type of system allows individuals to control the climate at his or her work station with a personal vent. In addition, building layouts are more easily configurable and an underfloor system helps eliminate dust and draft problems, subsequently improving indoor air quality because the clean air is supplied closer to occupants than from above.

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- GRUNAU COMPANY COMPLETES NORTHWESTERN MUTUAL PROJECT – PG 2 -

It also reduces the amount of duct work required, potentially reducing floor-to-floor height, creating a shorter building and reducing hard construction material costs such as steel and glass. The system also has the potential to save energy costs in its mechanical systems. These potential savings can include warmer chilled water temperature, reduced fan energy and reduced reheat energy.

Grunau Metals' Ingenuity Enhances Quality of the Building

Grunau Metals, a division of Grunau Company, installed the stainless steel ornamental railings and galvanized grilles in the parking structure for the first building of the new Northwestern Mutual Franklin campus. The company fabricated the ornamental railings using an innovative fastening system with little or no visible welds. The metals team contributed to the architectural quality of the building with details such as the distinct linear polish on the stainless steel components to give the metal a high-end look, rather than the traditional polish around the metal's circumference. Grunau Metals also managed the contractors who installed the wood cap and glass infill for the railings.

"We looked to add the details that are important to Northwestern Mutual and their overall image in this architecturally noteworthy building," said Mark Gall, vice president, Grunau Metals division manager. "We strive to be innovative in our work to meet the needs of our clients."

The low-rise office building is located on West Drexel Avenue and 27th Street in Franklin, Wis., a suburb of Milwaukee. The new campus was developed to accommodate Northwestern Mutual's expanding needs over the next 10-20 years.

Northwestern Mutual helps clients protect against financial risk and achieve financial security. The company, its subsidiaries and affiliates offer insurance, investment products and advisory services that address client needs for financial protection, capital accumulation, estate preservation and asset distribution. Headquartered in Milwaukee, the mutual company has three million members and is the leading U.S. company in total individual life insurance dividends paid to policyowners.

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The Grunau Company's team of skilled professionals designs, installs and services mechanical systems, including HVAC, plumbing, fire protection and specialized electrical systems. Grunau Metals, a separate division of the company, offers specialty metal fabrication services. Grunau Company teams operate as customer advocates, pinpointing the best solutions to complex projects and embracing a strategic approach to identify and prevent problems. Grunau Company has offices in Wisconsin, Florida, Indiana, Ohio and Pennsylvania. Grunau Company, established in 1920, employs 500 people and is headquartered in Oak Creek, Wis.

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