

GRUNAU & GRAM



EXCELLENCE SINCE 1920

Mechanical and Fire Protection Contractors and Engineers

Summer/Fall 1999

Aurora Medical Center Kenosha, Wisconsin

The Grunau Mission

by Paul Grunau
President

In recent issues we have had the opportunity to share with you elements of our business philosophy focusing on our customers, work strategy, and the basis under which we operate as a TEAM. In this issue of the GrunauGram I would like to go further with the next two elements of our Mission Statement.

- Operate by plan in all aspects of our business.

As an avid reader, I enjoy reading about successful businesses. While there are many reasons why businesses are successful, one common thread that I see over and over again in successful businesses is strength in the details. The construction business is absolutely a business of details. Survey after survey of customers in the construction industry reinforce that the successful contractors are those that are strong when it comes to taking care of the details. The first 80 or 90 percent of a project can go beautifully, but it's the last 10 percent where most of the details need to be wrapped up, and if not handled properly, that's what the customer remembers.

While it is our objective to constantly look for new and varied ways to provide services to our customers, we strive at the same time to be very rigorous in how we execute our projects, and serve our customers. We start with our final objectives in mind; exceptional customer service in all aspects of our business. We arrive there by rigorous attention to detail, which is borne out of a commitment to execute each and every project according to a very specific plan.

- Invest in education and training at all levels to continually build our TEAM capabilities.

In recent years we have seen explosive growth in the requirements placed on contractors in the construction business. There was a time years ago when companies like ours derived the majority of their revenue from installation of mechanical systems. In today's marketplace, sophisticated customers are looking to contractors for much more than merely an installation. We are being called upon as a resource, as a member of a project team, to provide complete design and installation services, and most importantly, as an advocate and partner of our customers. These requirements mandate continuous investment in our TEAM to elevate our capabilities to deliver the services that are demanded by our customers in the marketplace. In recent years we have invested heavily in new technology as well as qualitative communication and leadership training for employees at all levels of our organization. Our objective in our training programs is to build an organization of people who are continually challenging themselves to grow and expand their capabilities. We believe that in order for us to be successful today and in the future, that we must do everything we possibly can to be a leader in the area of employee development. When customers look to us for services, they are trusting that we will be capable of providing our services as part of a larger TEAM. Investment in training and education is central to our business philosophy, and we believe it is central to our ability to provide the advice, technical expertise, and installation capabilities that our customers demand and deserve.

Aurora Health Care is Wisconsin's largest not-for-profit health care system, and largest private employer at its more than 200 locations. In February 1999, Aurora opened its doors to the 98,000 square foot expansion of the Aurora Medical Center, located at 10400 75th Street in Kenosha, Wisconsin. The addition includes 43 inpatient rooms, and a 24-hour emergency department. This hospital is the first new hospital ever constructed by Aurora, and it demonstrates their commitment to providing convenient, affordable, high-quality medical care in Kenosha County. The hospital emphasizes a patient-centered and family-focused design which includes:

- Private rooms with space for family members to stay overnight.
- Kitchenettes for patient and family member use.
- A library and family lounge on each floor.
- Lots of windows for natural light.
- Nurses' stations centrally located to encourage interaction between patients and staff.

The major challenge of the design and construction on this project was to convert an existing outpatient facility with medical offices to a certified hospital. Grunau was selected to perform the HVAC on this project based on budget pricing, project knowledge, fee, and the ability to provide a team to complete construction of the facility on a very aggressive schedule.

Before construction began, key design and delivery issues were identified and discussed with the engineer and construction team to make sure all schedules could be maintained. Key issues in this "design assist" process included designing the building hot water piping system to reduce installation time, as well as coordination between the air handling unit supplier and temperature control contractor to ensure factory-mounting of control components and the corresponding reduction in field installation time.

The main system components consist of a new air-cooled chiller, two hot water boilers, one steam boiler, five roof mounted air handling units, and distribution piping and ductwork for the new emergency departments, dining areas, labs, x-ray, nursery/c-section, and patient rooms.

During construction of the new facility our team also remodeled the existing clinic in order to obtain certification for hospital usage. This included modifications to the sterilization area, pharmacy, surgery air flow, and connection of new steam and hot water boilers to existing systems to provide complete system redundancy.

Teamwork on construction and decision-making was the key to the success of this project. Requirements for hospital usage by the state and department leaders required redesign of certain areas during construction without extending the schedule.

Working together to serve the Kenosha community on this project were:

Aurora Health Care, Owner

Hammes Company, Developer
Steve Kroening, Project Executive

M.A. Mortenson, General Contractor
Mike Baenen, Project Manager

Albert Kahn Architects
Ray Williams, Project Engineer

Grunau Company
Ron Kwiatkowski, Vice President/Project Manager
Mark Berger, Sheet Metal Foreman
Gerry Gelhaar, Pipe Fitter Foreman
Bob Niedzweicki, Air Balancer Foreman
Tom Owen, Electrical Manager
Dale Poweleit, Temperature Controls Foreman



Aurora Medical Center, Kenosha, Wisconsin

ALVERNO COLLEGE TEACHING, LEARNING, AND TECHNICAL CENTER

Alverno College recently added a new Teaching, Learning, and Technical Center (TLT Center). Alverno is a four-year liberal arts college for women located on a 46-acre park-like campus in a residential neighborhood on the southwest edge of Milwaukee. The school offers 64 programs of study in seven academic divisions: Integrated Arts and Humanities; Behavioral Sciences; Business and Management; Education, Information and Computer Studies; Natural Sciences and Technology; Fine Arts; and Nursing. The college offers weekday and weekend college with enrollment totaling over 2,000 women of all ages.

Grunau Company was responsible for the HVAC, above ground plumbing, and fabrication and installation of stairs and handrails for this new 73,000 sq. ft., two-story building.

Plumbing: The plumbing for the new laboratories and research areas is extensive. A vacuum system and compressed air system is piped to all lab workstations along with natural gas and domestic water. The chemical waste generated in the labs is disposed of through an acid resistant waste piping system and diluted prior to entering the sanitary sewer system. Emergency showers and eye washes are standard equipment in all labs.

HVAC: Two equipment rooms house the mechanical equipment for the new TLT Center. A total of three air handling units supply conditioned air to the spaces. Pneumatically controlled VAV boxes with reheat coils and perimeter radiation serve the general areas and classrooms. The hot water is produced with four 1,000,000 BTU sealed combustion boilers. The chilled water is via a roof mounted, 270-ton air-cooled chiller with a remote evaporator located in the north mechanical room.

In the laboratory facilities temperature control and ventilation is maintained via digital control integrated with a Phoenix Laboratory Control System to precisely regulate air flows and maintain safe working environments. The laboratory fume hood ventilation system uses a glycol heat reclaim system to capture heat that would otherwise be exhausted to the atmosphere.

Metal Fabrication: Grunau Metals was responsible for the fabrication and installation of stairs and handrails. The focal point of the job is the 360° Sister Joel Read rotunda. The second floor railing system is made of plate steel posts, rolled bar stock, and stainless steel spheres topped with a wood cap.

Thanks to the team members who contributed to the success of this project.

Alverno College, Owner

Sister Joel Read, President

Grunau Project Development, Construction Manager

David Waldhuetter, Project Manager

Dave Petrie, Superintendent

Antonio Estevez, Project Engineer

Eppstein Uhen Architects, Architect

Bob Cooper, Project Director

Gary Woodward, Project Manager

Engineering Concepts, Engineer

Vince Gorichan, Project Engineer

Steve Skattebo, Project Engineer

Insulation Industries, Insulator

Roger Peot, President

Johnson Controls, Controls

Jason Gorak, Project Manager

Tom Krier, Account Executive

Grunau Company

Tom Gorak, Project Manager

Tom Owen, Electrical Project Manager

Jay Schwanke, Metal Fab Project Manager

Mike Reynders, Steamfitter Superintendent

Tom Greiner, Sheet Metal Superintendent

Al Bachman, Plumbing Superintendent

Mike Sommers, Bob Stich, Chris Marks,

Sheet Metal Foremen

Marge Mosey, Electrical Foreman

George Bachman, Plumbing Foreman

Craig Niermann, Steamfitter Foreman

Dick Wirt, Paul Latus, Balancing and Commissioning

Gary Lando, Metal Fab Shop Manager

Bob Antczak, Metal Fab Foreman



Alverno College



Rotunda Railing



Mechanical Room



Lab Fume Hoods

THE NEW DOWNTOWN YMCA

Keeping in shape with the revitalization of downtown Milwaukee, the YMCA has expanded their facility to better serve the youth and families of the Milwaukee community. With its grand opening on January 1st of this year, the YMCA opened a state-of-the-art 40,000 square foot fitness center. Located on the 4th floor of the John Plankinton Building, above the Grand Avenue Mall, the building can be accessed from any of the city's sidewalks, or the Grand Avenue parking structure. While the first downtown YMCA originated 140 years ago, their philosophy from then to now is the same: to help people grow in spirit, mind, and body.

Demolition, retrofit, remodel, change use, coordinate, relocate; these terms became very familiar when converting office space in an old building into a health club, complete with a running track, whirlpool, and steam rooms.

The Grunau Company was part of a Design/Build Team to relocate and expand the Downtown YMCA. The plumbing and HVAC design were performed and coordinated during design stages by Grunau engineers, and by foremen during construction to maintain all schedules on this fast-track job.

The plumbing system provides for new locker, shower, and toilet facilities by extending and reusing existing services within the building. A new domestic water heating system was designed for the high usage associated with this type of facility.

The new HVAC system consists of a new 170-ton air-cooled chiller, a new metered hot water heating system, four fan systems for space cooling and ventilation, a specialized air handler to control humidity and temperature in the whirlpool, and several exhaust systems for the driers, lockers, toilet rooms, and specialized areas.

Since approximately 50% of the facility had no ceilings, construction coordination eliminated conflicts between lights, exercise equipment, piping, duct, and existing services. The facility includes space for exercise classes, rock climbing, a pool, and running track. Proper air distribution is critical, and it was a real challenge to coordinate everything.

We wish to thank the YMCA of Metropolitan Milwaukee and Trammell Crow for allowing us to be part of this exciting project.

YMCA of Metropolitan Milwaukee, Owner

Bob Yamachika, Senior Vice President

Trammell Crow, Contracting Agent

Joe Weirick, Executive Vice President

C.G. Schmidt, Inc., General Contractor

Dan Davis, Sr. Project Manager

Kim Fields, Project Manager

Zimmerman Design Group, Architect

Larry Schmidt, Project Architect

Grunau Company

Ron Kwiatkowski, Vice President/Project Manager

Ken Dottai, HVAC Design Engineer

Aaron Block, Plumbing Engineer

Jim Minesal, Plumbing Foreman

Paul Lentz, Piping Foreman

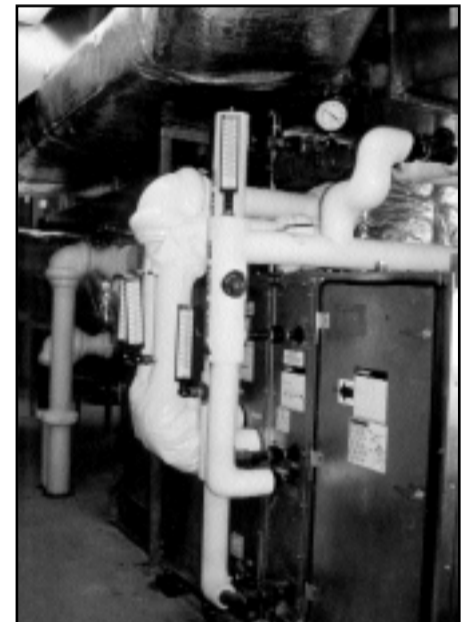
Mike Sommers, Sheet Metal Foreman

Dale Poweleit, Temperature Controls Foreman

Dick Wirt, Air Balancing and Commissioning



Mechanical Services at Track



AHU Pipe/Duct Connection

GRUNAU PARTICIPATES IN "CAREERS ON WHEELS" DAY

The School District of Cudahy, Franklin, Greendale, Greenfield, Oak Creek, St. Francis, South Milwaukee, and Whitnall, in conjunction with MATC South Campus, recently conducted an interactive day for third grade students with area companies. The goal was to expose children to various career opportunities through interaction with individuals who drive specific occupational vehicles.

Russ Ferris and our John Deere 410E Tractor Loader/Backhoe represented the Grunau Company. Students were given a description and demonstration of the vehicles, followed by a question and answer period. Important points being stressed were:

- The importance of perfect attendance is just as important at work as it is at school.
- Classroom skills are needed for successful employment. For example:
 - How do math skills relate to the workplace?
 - Where are writing skills used?
 - Are speaking/communication skills important?
 - Are following directions important to your job?
 - Why is teamwork important?

Approximately 1300 children participated along with 57 types of vehicles, including a semi cargo loader, hearse, wood chipper/shredder, ambulance, Wisconsin Electric van, Midwest Express plane deicer, and many more. This was the 4th year for "Careers on Wheels," and it is something that students look forward to participating in each year. We commend these school districts as they **"Put Children First!"**



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!

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Dennis Laney with Paul and Gary Grunau.



(l to r) Chuck Neumeyer, Ed Witzke, Dennis Bart, Chris Miller, John Schneider, Don Resch, Sr. with Gary and Paul Grunau.

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(l to r) Gerry Gelhaar, Don Mateicka, Jr., Dan Bolan, with Gary and Paul Grunau.



(l to r) Karen Dix, Ray Braun, Dave Machajewski, Steve Yapp with Gary and Paul Grunau. (Not pictured) Stan Fetzner, Jim Flook, Robert Schmitz (Pittsburgh), Tom Leaming (Orlando).

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(l to r) Jeff Kuhnke, Sue Wegner, Mike Stefaniak, Ingo Luther, Kevin Fredrick with Gary and Paul Grunau. (Not pictured) Lisa VanHoose (Youngstown), Vinnie Viglione (Pittsburgh), Rudolph Robinson (Orlando).



(l to r) Joe Piskur (15), Howie Laumer (25), Rick Lipka (10), Brian Wang (10) with Paul and Gary Grunau.

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