

# GRUNAU GRAM



EXCELLENCE SINCE 1920

Mechanical and Fire Protection Contractors and Engineers

Spring 2003

## The President's Corner

by Paul Grunau

I recently heard a presentation by an individual who is at the forefront in the study of leadership and personal development. During the course of his presentation he discussed a 10 year study that had been conducted by a consortium of graduate business schools, which focused on a wide variety of leadership issues.

Among the areas of study was the change in the perception as to what qualities are important for leadership. The researchers polled a large group of organizations, ranging from Fortune 500 to small closely held businesses, first in 1992, and again in 2002, asking a very simple question: What are the five most important qualities that an individual must possess in order to be a strong, effective leader?

In 1992, the answers were:

- Previous industry experience.
- Previous marketing experience (in the industry).
- Previous line experience (in the industry).
- Previous financial experience (in the industry).
- A record of accomplishment.

In 2002, the answers were:

- Strong strategic thinking skills, including the ability to execute at the tactical level.
- Strong articulation and communication skills.
- Strong attention to culture:
  - The ability to create an environment that promotes commitment.
- A strong sense of urgency and accountability.
- A results orientation.

There are many fascinating insights in the results of this research. One that jumps out at me is the change away from a resume-oriented definition of leadership toward a more personal, qualitative definition.

So what does this mean for our business? I believe that successful companies moving forward must have a record of accomplishment, and they must have high technical competence and attention to quality. Organizations will set themselves apart, however, based on the experience they provide their customers. Leadership in that experience comes from the passionate commitment of each team member to separate themselves from the pack. Members of the organization must feel a sense of urgency and accountability. At that point they can provide leadership in all areas to our customers, ultimately resulting in an exceptional experience, and meaningful long-term relationships.

This is our goal, and we will continue to pursue it vigorously.

## Marquette University School of Dentistry

**M**arquette University opened the doors to students at their new dental school on time for the 2002 fall semester. The 120,000 square foot facility is the newest and most technologically advanced dental school in the nation. Marquette is the only dental school in the State of Wisconsin, training some 70% of all Wisconsin dentists.

The importance of the new school to Marquette and to the State of Wisconsin cannot be overstated. Within the last two decades seven of the nation's dental schools have been forced to close due to the rising cost of providing this education. Realizing the importance of the project, the State of Wisconsin and the federal government contributed \$20 million dollars to make the project a reality.

Kahler Slater Architects oversaw the design of the building; Arnold and O'Sheridan took care of the mechanical and electrical design; and the Grunau Company was awarded the HVAC, medical gas systems, and plumbing contracts.

The construction schedule was tight. Unforeseen delays due to existing underground footing excavation and ground water infiltration helped to further condense the project schedule. The general contractor, Boldt Construction, utilized a "lean" construction scheduling process to keep things on track and get the project completed in time for the fall semester.



Marquette University School of Dentistry

### THE PROJECT TEAM

#### Marquette Univ. Dept. of Facilities Management

Ron Ripley, Director  
Tom Ganey, Assistant Director  
Bob Koster, Project Manager  
Kathy Kugi-Ton, Project Coordinator

#### Oscar J. Boldt Construction, General Contractor

Brian Lubnow, Sr. Project Manager  
Joe Yanasak, Project Superintendent

#### Staff Electric

Mike Lochmann, President  
Joe Bailen, Field Foreman

#### Kahler-Slater Architects, Inc.

Larry Schnuck, Sr. Principal  
Henry Szymanski, ASLC, Assoc./Landscape Architect  
Jim Williams, Associate/Construction Administrator

#### Arnold & O'Sheridan

Tom Boehnen, Director Mechanical Engineering  
Steve Hermening, Sr. Project Manager  
Irena Ragozin, Electrical Designer

#### Johnson Controls

Jeff Marks, Project Manager  
Mike Barrett, System Application Engineer

#### Grunau Company

Tom Gorak, Project Manager  
Tom Owen, Controls Project Manager  
Ken Dottai, HVAC Design Engineer  
Dick Wirt, Commissioning Superintendent  
Paul Latus, Test & Balance  
Bob Campo, Plumbing Foreman  
Mike Rossa, Plumbing Foreman  
Bob Stich, Sheet Metal Foreman  
Gerry Gelhaar, Piping Foreman  
Greg Frey, Piping Foreman



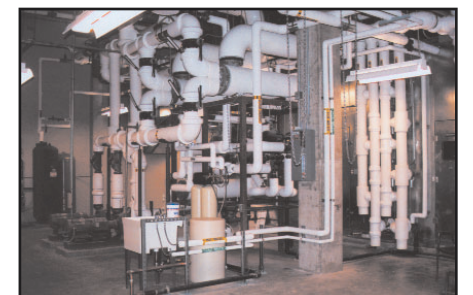
Simulation Lab



Medical Vacuum System



Medical Air System



Mechanical Equipment Room Piping



## SCHOOL SISTERS OF ST. FRANCIS

Of the many facilities that the School Sisters of St. Francis operate, the facility at the St. Joseph Center in Milwaukee has one of the most diverse building uses. The building was built in a number of phases and is made up of wood structure portions as well as concrete and block. These different building types along with numerous restricted crawl spaces under the facility created a challenge for Grunau in the design of a complete new heating and cooling system.

The campus had a central powerhouse that housed old abandoned steam boilers that fed steam through a maze of tunnels to heat the entire campus. The heating system was converted to hot water some time back with four new boilers but retained the old piping system and cast iron radiators.

The owner realized that the old piping system was failing and retained Grunau Company to provide design/build services for the installation of a new heating and cooling system for the 5 story St. Joseph Center and the main chapel. Our challenge was to provide a new system without a major building general remodel.

The old powerhouse was abandoned and Grunau opted to install five 2,000,000 Btu each hot water boilers in a basement room of the center that, at one time, was an old freezer. Adjacent to this room was an old vegetable cellar that was used years ago to store the produce grown by the Sisters and we were able to use for the new pump room. We installed primary – secondary pumping for the chilled water and hot water systems with frequency drives on the pumps. Above the pump room we located two 300-ton air-cooled chillers that provide cooling for the center.

One of the concerns of the project team was the possible noise created by the air-cooled chillers sitting so near the sleeping areas. A sound engineer was consulted and preliminary design of a sound enclosure was presented. Grunau Company included with the air-cooled chillers, sound baffle hoods on the chiller that greatly reduced the noise of the compressors and eliminated the need for a costly sound enclosure to the units.

The heating and cooling systems consists of 357 four-pipe fan coils, 102 convectors, 26 cabinet unit heaters, and 4 air-handling systems connected by over 20,000 feet of copper and steel



*School Sisters of St. Francis*

pipe. Grunau provided over 26,000 hours of labor and was accomplished with very little relocation of the occupants of the building. Our installation required us to work over offices and bedrooms that were, in most parts, still occupied and in daily use.

The design team provided a four-pipe system with two sets of risers and horizontal piping on each of the four floors. Our designers were faced with the elegantly ornate chapel that required a new air system to provide cooling and at the same time preserve the architecture of the space. The drilling and coring for the systems resulted in an enormous number of penetrations that required fire safing that was necessary to retain the fire rating of the building.



*Typical Tunnel Piping*

The Grunau electrical department was responsible for the installation of a complete DDC control system that connected to the integral DDC controls provided with the heating equipment. This system provided the owner with the ability to adjust and reset temperatures for all rooms within the St. Joseph Center area.



*Boiler Room*



*Main Pump Room*

The project was completed over an 11 month period, and we would like to take this opportunity to thank all team members.

### **School Sisters of St. Francis – Owner**

Sr. Charlita Foxhoven, Treasurer  
Sr. Joann Riesterer, Campus Coordinator  
Sr. Nedine Ferris, Facility Director  
Joe Grueneberg, Maintenance Director

### **Voss Jorgensen Schueler, Inc. – Construction Manager**

Rick Andritsch, Principal in Charge  
Bill Pennoyer, Project Manager  
Tim Bentley, Project Superintendent

### **Eppstein-Uhen Architects**

Patrick Prendergast, AIA, CDT, Principal

### **Staff Electric, Inc.**

Rick Martiny, Project Manager  
Rob Tukowski, Foreman

### **Grunau Company, Inc.**

Steve Ruder, Project Manager  
Jeff Kuhnke, Sr. HVAC Engineer  
Rachel Donnelly, HVAC Engineer  
Tom Owen, Controls Project Manager  
Marje Mosey, Controls Foreman  
Chad Baumeister, Steamfitter Foreman  
Paul Roseland, Sheet Metal Foreman

## PERMACEL

Permacel was founded in 1927 as a division of Johnson & Johnson to produce market masking tape. In 1988, Permacel was acquired by Nitto Denko Corporation for the sole purpose of manufacturing and selling various industrial tapes. In 2000, Nitto Americas, Inc. was established as the new holding company for Nitto Denko's manufacturing subsidiaries in the US: Graphic Technologies – Retail and Specialty Identification Labels; Hydranautics – Membrane Filtration Elements; Nitto Denko America – Specialty Electronics Materials; and Permacel – Specialty Pressure Sensitive Tapes and Coated Products.



*Permacel*

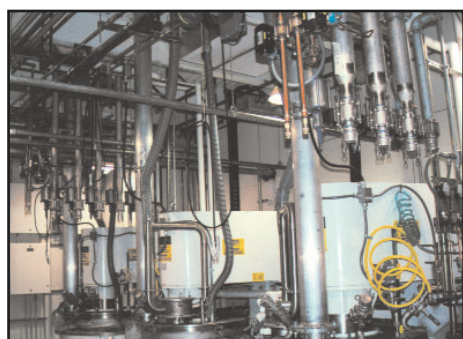
The events of long ago laid the foundation for the 2001 groundbreaking of a \$55 million Permacel tape facility in Lake View Corporate Park in Pleasant Prairie, Wisconsin. In the future (5 – 10 years), at the Pleasant Prairie campus, a warehouse, research and development lab, and corporate headquarters for Permacel's parent company, Nitto Americas, Inc. are planned.



## PERMACEL (Con't)



Kettle Mix Room



Mix Tank



Wash Down Room

The new facility has the capability to produce more than 60 standard tapes for industrial uses and can also fill custom orders. As a company, Permacel develops, manufactures and markets 350 tape products for the electrical, electronics, automobile, aerospace and graphic arts industries.

This project involved construction of a 216,000 sq.ft. plant and office, along with R&D and QC labs. For this project phase, the owner and designer selected a construction team with a final design/build collaborative effort, and scheduled milestones to coincide with the process equipment and process mechanical/electrical installation. The Grunau Company was selected as a team member to complete the final design and installation of the HVAC systems, and was later selected to complete the complex process piping project, which included process HVAC design and installation, process piping design coordination, elevated floors, stainless steel tank fabrication and installation, process equipment handling and installation, controls, insulation, and start-up assistance.

Grunau Metals fabricated the three 15,000-gal-type 304 stainless steel tanks. Each tank is 23'-4" long with a 10'-6" diameter, has a different number of compartments, one 8, one 5, and one 2, and all tanks carry UL listing approval.

They also designed and built elevated platforms for Kettle Mix Rooms 1 & 2. These platforms have a support structure of carbon steel with an aluminum checkered plate walking surface that is approximately 4'-0" off the floor. The mixer supports were also fabricated by Grunau Metals. This project proved challenging

because the platforms had to be designed around nine mix tanks and the walking surface needed to be flush with weigh scales.

Daily coordination and weekly joint meetings effectively pulled the project together with "for sale" products available in January 2003. We are proud of this completed project in that it again indicated the many capabilities of our team members. We would like to thank the complete project team.

#### Permacel, Owner

James J. Slovak, Project Manager  
Paresh Patel, Sr. Project Engineer

#### R+B Design

Ron Bennett, AIA, Owner's Architect

#### Partners in Design Architects

Werner Brisske, Vice President

#### Berghammer Corporation, General Contractor

Craig Eischen, Sr. Project Manager  
Jim Aiello, Field Superintendent  
Joe Krueger, Project Engineer  
Dan Nord, Job Superintendent

#### Roman Electric

Gabe Rose, Project Manager  
Len Sagan, Project Foreman

#### Grunau Company

Paul Schmidt, Vice President/Project Manager  
David Bartoshevich, Design Engineer Manager  
Kathy Mundt, Design Engineer  
Tom Owen, Controls Manager  
Mark Gall, Grunau Metals Manager  
Roger Frycienski, Sheet Metal Foreman  
Paul Lentz, Piping Superintendent  
Tony Marciniak, Piping Foreman  
Norm Boeke, Piping Foreman

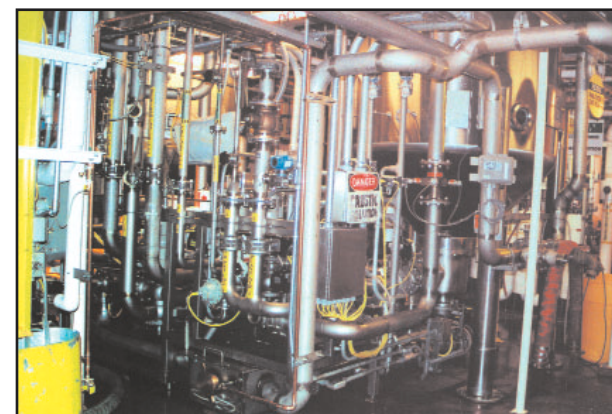


Tank Farm



## SAB/MILLER BREWING COMPANY #4 FILTER REPLACEMENT

Miller Brewing Company continues to upgrade its systems and methods. Over the past 36 years, the Grunau Company has been a significant contributor to the physical changes which have occurred in their Milwaukee facility. Many of these projects were fast-track construction including equipment placement, piping, electrical and controls, with demolition of replaced systems.



The construction schedule for Filter System #4 was March through May 2002. Grunau Company fabricated and installed a mezzanine, set all equipment and provided the complete process system, as well as the installation of the main control panel and all control pneumatics.

Work was coordinated at daily project meetings. All critical path items were tracked by the project manager for Miller Brewing Company. Fabrication of piping systems was completed at Grunau's fabrication facility in Oak Creek, Wisconsin.

The following individuals played a key role in the completion of this project:

#### Miller Brewing Company, Owner

Chuck Bohling, Project Manager  
Jack Meredith, Project Coordinator  
Lev Zilist, Project Management Team Leader

#### Terminal Andrae Electric

Warren Haut, Manager  
Bob Caearo, Site Supervisor

#### Grunau Company

Paul Schmidt, Vice President/Project Manager  
Jim Wilbert, Site Superintendent  
Chuck Stellmacher, Grunau Metals Project Manager  
Bob Schorack, Shop Superintendent



## GRUNAU – YOUR 24/7 SERVICE SOLUTION

Since the 1960's, the Grunau Milwaukee office has offered its customers a 24-hour full service, Service Department. By full service, we mean all types of mechanical systems: HVAC, Plumbing, Fire Protection, Fire Extinguisher, Kitchen Hood Fire Suppression, Special Hazard Fire Suppression, Electrical and Underground work.

Grunau handles periodic inspections of HVAC, Plumbing, and Fire Protection systems, and equipment, many of which are required by the state or the insurance industry. Once a contract is in place the work is scheduled and performed by our staff so the worry of the work being done is lifted from the facility owner(s).

It takes experience to service these calls efficiently and Grunau has endeavored to place at the disposal of its customers, not only experienced, factory trained technicians, but also all the current technology of each trade. With our 45 truck service fleet we pride ourselves on being able to handle most emergencies within hours rather than days.

Our Service Department operates on a 24/7 basis to enable customers to find help in emergencies. Calls placed before 8:00 am and after 5:00 pm are handled by our night operators who contact the technician needed for the work required. Grunau has HVAC, Plumbing and Fire Protection technicians on call at all times.

Most of our customers know we can handle their requests regarding the major types of work listed above, but we also can handle specialty work. The pictures below show one such situation.

This specific customer had an unsanitary situation in their food distribution area. Grunau's service technician was able to measure up a piece of polished stainless steel and cover the problem area and satisfy all parties concerned.

Our team is capable of handling any project from the smallest repair to a complete replacement. We're available for you 365 days a year and have been in business since 1920, so when

an emergency arises, please contact us at **1.800.365.1920** or **1.414.216.6900** regarding any problem you may have and the "Grunau Service Team" will do whatever it takes to resolve your problem.

Grunau's branch offices also offer 24/7 service for all your Fire Protection emergencies. They may be contacted at:

**GRUNAU – INDIANAPOLIS**  
**317.872.7360**

**GRUNAU – PITTSBURGH**  
**412.269.1950**

**GRUNAU – YOUNGSTOWN**  
**330.758.3500**

**GRUNAU – ORLANDO**  
**407.857.1800**



*Before*



*After*

**EDITOR:**

Christine Owens

**PUBLISHED BY:**

Grunau Company, Inc.  
1100 W. Anderson Court  
Oak Creek, WI 53154

(414) 216-6900  
FAX (414) 768-7950  
www.grunau.com

**TECHNICAL**

**CONTRIBUTIONS:**

Tom Gorak  
Chuck Neumeyer  
Steve Ruder  
Paul Schmidt

# GRUNAU GRAM

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

Return Service Requested

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