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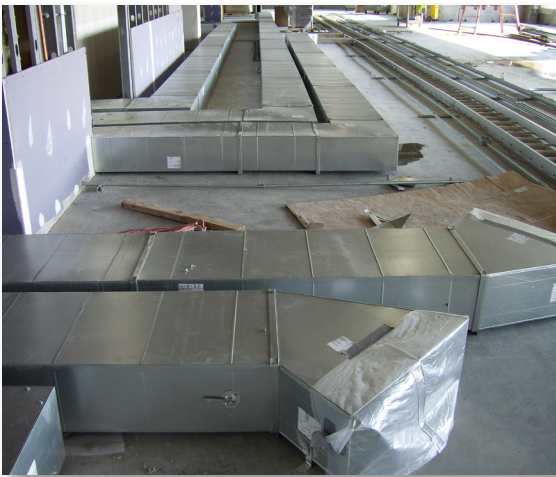
Case Study

Location: Franklin, WI

Industry: Commercial & Office

Scope: HVAC, Plumbing, Fire Protection,
Specialty Metals

Contract Amount: \$15 MN



Building SqFt: 400,000

Owner: Northwestern Mutual

Owner's Rep: Kim Gueraero

General Contractor: Opus Group

Architect: Eppstein Uhen

Engineer: Affiliated Engineers

Delivery Method: Design Assist

Contract Type: Guaranteed Maximum Price

Website: www.grunau.com

Northwestern Mutual Phase 2 Expansion

Grunau installed the mechanicals on the first phase of Northwestern Mutual's campus in Franklin which was a 5-story, half-million sq ft office and data center, plus a 900+ space parking garage. Four years later, the life insurance company expanded with an additional 6-story 400,000 sq ft office and training facility plus another parking garage for over 1600 vehicles on the 84-acre site.

In the Phase 2 building, Grunau continued its design of an energy efficient under-floor HVAC system which allows individuals to control the climate at their own work station with a personal vent. Ceiling HVAC work needed to be complete before installing the raised floor system for under-floor air so it required early design coordination and close coordination with other on-site contractors. Grunau fabricated the sheet metal ductwork in its shop and then installed the pre-fabricated parts at the job site. To provide air conditioning, Grunau installed a new chiller and six air handling units.

In addition to HVAC, Grunau installed a complete plumbing system including water softeners, heaters, chillers, purifiers, piping, and restroom fixtures. Much of the supporting mechanicals are located in a large basement mechanical room.

The fire protection system Grunau put in consisted of twelve wet systems with standpipes and one pre-action system in the office, plus eight dry systems in the parking structure.

Since the second phase attached to the original office structure, Grunau coordinated tie-ins to the standpipe system, steam and chilled water systems during overnight hours and weekends to minimize disruptions for Northwestern Mutual's staff. The systems were connected so the existing and new buildings would be served by equipment in one central location.

"The combination of Grunau's ability to provide design assistance and perform the mechanical and fire protection work at Northwestern Mutual was truly invaluable. They were able to design and implement solutions that saved both time and money."

Matt Bratzke, Sr Project Manager, Opus Group

