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P E R S P E C T I V E

PROJECT
SHOWCASE

The Kroc Center in Green Bay Tweet/Garot Mechanical

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PLUMBING MECHANICAL HYDRO HVAC

WisconsinPerspective.com

Photo: Kroc Center mechanical room

PROJECT SHOWCASE



THE KROC CENTER Tweet/Garot Mechanical

ABOVE: Bell & Gossett model 1510 base-mounted pumps and Tech 502 variable-speed system to optimize pumping efficiency.

With the opening of the Salvation Army Ray & Joan Kroc Corps Community Center last year, Green Bay gained a new civic landmark. The 102,000-square-foot multipurpose facility is a family support, education, recreation, and cultural arts center, made possible through the generosity of community donors and a substantial gift from Mrs. Joan Kroc, the widow of the founder of the McDonald's Corporation who passed away in 2003, leaving a legacy to The Salvation Army.

The new Green Bay community facility is also a showcase project for Tweet/Garot Mechanical, Inc., whose mechanical and plumbing teams helped bring the Kroc Center to life under the direction of general contractor Miron Construction.

"Our organization has been actively involved with the Salvation Army for some time," said Dave Carter, head of Tweet/Garot's HVAC department, in a recent interview with *Wisconsin Perspective*. "We were able to follow the project from the con-

ceptual design and construction through to the building's completion."

Green Bay's civic leaders celebrated the grand opening of the \$24 million facility on Aug. 20, 2011. "The impact of this facility will go far beyond a building," said Captain Ken Shiels, Brown County coordinator. "It will be a place for kids, families, and individuals to develop new interests and life-changing and life-affirming skills. The Kroc Center is an extension of our mission to serve people as our resources allow, raising people up and strengthening, encouraging, and enriching their lives."

The new Green Bay facility offers the latest in aquatic and athletic environments, as well as theater, arts, and community spaces. For example, the aquatic center includes recreational swimming, lap lanes, jet features, leisure river, play structure, slide, locker rooms, and private wet and dry cabanas. The

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154,000-cubic-gallon pool has an odorless smell thanks to its state-of-the-art filtering system.

The 9,700-square-foot multipurpose gymnasium features an NBA regulation-sized full court and two side courts. It has a center curtain for simultaneous programs on each side as well as drop-in volleyball net. Programs include youth and adult sports leagues, including basketball, volleyball, soccer, kick-ball, dodge ball, and flag football.

The center's 5,550-square-foot fitness center designed to accommodate everyone from beginners to experienced users. It has top-of-the-line circuit and cardio equipment with fully interactive video programming. In addition, there are separate free weight strength-training areas.

The Kroc Center's 6,200-square-foot auditorium hosts performing arts programming such as church services, special events, and performances. It has a state-of-the-art sound system and projector with large screens. There's also a 1,300-square-foot performing arts room that connects to the auditorium for youth music lessons.

A dental clinic at the Kroc Center provides services to young people and families, thanks in part to a \$200,000 grant by Delta Dental, a major dental benefits provider. The facility also includes a chapel with vaulted ceiling, a 1,000-square-foot commercial kitchen, three multipurpose rooms, a resource center with computer workstations, a game room for children and families, an art room for lessons and crafts and a child watch area for young children are also integral parts of the center. There's also a large well-landscaped outdoor area with soccer fields and a sand volleyball court.

A FOCUS ON ENERGY EFFICIENCY

Energy-saving features were included throughout the center's mechanical systems, and the Salvation Army has applied for LEED certification for the new center. "We put a strong emphasis on mechanical system efficiencies," said Carter. "For example, we looked at how to pair the building's central heating system to the domestic hot water and pool heating."

Nick Coe, HVAC project manager, said the building has five Camus, DynaForce boilers, including a high-efficiency 2.5 million Btu unit for the hot water and pool heat exchange. The other four are Camus DynaForce units that each generate 2.0 million Btu, for a total of 10.5 million Btus for the entire facility.

Coe notes that one of the well-designed features of the HVAC system was burying the PVC ductwork under the slab in

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Tweet/Garot

Handling Wisconsin's Biggest Projects

Since its formation from three separate companies in 1979, Tweet/Garot Mechanical, Inc. has handled some of Wisconsin's biggest commercial and industrial projects.

In 1985, Tweet/Garot successfully completed a major rebuild of the #1 Paper Machine at Badger Paper in Peshtigo, as the company focused on the pulp and paper industry, healthcare, and other complex projects. Six years later, Tweet/Garot completed a project for Consolidated Papers in Wisconsin Rapids.

Then, in 2001, Tweet-Garot handled its largest-ever plumbing and HVAC project, the Lambeau Field Redevelopment Project for the Green Bay Packers. The project was completed in 2003 and remains a source of great pride for the company's 350-plus employees

Other major projects include:

- The mechanical work (plumbing, sheet metal, piping, HVAC) for St. Clare's Hospital in Weston (2004)
- The HVAC and process ventilation systems for the Weston IV project for Wisconsin Public Service Corporation in Weston (2006)
- The mechanical work on the Froedtert Cancer Pavilion in Waukesha (2007)

Since then, Tweet/Garot Mechanical has installed a new underground heating system for the Minnesota Twins' Target Field in Minneapolis and the Green Bay Packers' Nitschke Field and all of the HVAC and plumbing work on the current Lambeau field south end zone expansion in Green Bay.

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the Kroc Center's chapel. "This way there was no ductwork on the vaulted ceiling to detract from the spiritual ambiance."

The Kroc Center has a 210-ton McQuay packaged air-cooled chiller with variable frequency drives. "It's one of the highest-efficiency chillers on the market," noted Coe. "The air-handling units also have premium-efficiency motors, along with MERV 8 and MERV 13 filters to remove tiny particulates from the indoor air."

A Johnson Controls direct digital system provides the "intelligence" for the facility's HVAC system. "Most areas have their own temperature controls and VAV boxes; this helps give individual control to different areas and occupants of the building."

To help circulate indoor air in an efficient manner, the facility uses commercial Big Ass Fans in the fitness areas. "These are large ceiling fans that move relatively slowly for how much air they move," said Coe. "By pushing the warm air down in the winter and by creating a gentle breeze in the summer, they contribute to making a more comfortable indoor environment."

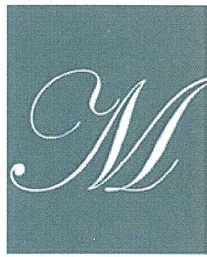
On the plumbing side, there were the usual challenges with a facility of this size, according to Tim Cayer, plumbing project manager. "This project included plumbing the commercial kitchen, multiple bathrooms, and a locker-room area with cabanas and separate shower areas," Cayer said.

In addition, Tweet/Garot installed water and dental gas systems for the facility's dental clinic, as well as an extensive roofing gutter and snow-melt system for the facility's metal pan roof.

Overall, the construction work on the Kroc Center flowed smoothly, thanks in part to the use of building information modeling technology. "That supported the preconstruction coordination and avoidance of on-site collisions between trades," he said. "It indicated spaces for the plumbing, ductwork, fire protection, and other interior features."

Coe says the entire Tweet/Garot team was proud to contribute to the new Green Bay family center. "It gives you a good feeling to be part of a facility that will have such a strong and lasting impact on our community." ●

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