

# PIPELINE

Spring 2017

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Building Comfort for Generations.



# Hanson Promoted to Regional Construction Manager

Ahern is pleased to announce the promotion of Michael Hanson to Northwest Region Construction Manager. Hanson has been with Ahern for 13 years. He started as a Designer, and made his way through the ranks to his most recent position as a Construction Sales/Project Manager. He holds an Associate Degree in Structural Engineering from Chippewa Falls Technical College.



Michael Hanson

"Mike's knowledge and experience in all aspects of fire protection, as well as his group leadership made this move possible," says David Leisses, Ahern's Northwest Region General Manager. "This change in status was driven by the continual growth on the fire protection side of our operation and the ability for me to focus on the ongoing growth of the mechanical side of the business and introduction of new product offerings such as Fire Alarms and HVAC control systems."

# Industrial Ventilation Capability Added

Ahern is pleased to announce that Glen and Neil Groeschel have joined the company as of May 1st. They come to Ahern from Groeschel Company, Inc. and bring with them over 20 years of experience.

Industrial ventilation is different from our current HVAC division in that it deals with a larger and heavier welded product, allows for plate and beam fabrication and installation, and has structural welded platforms and components. Common vertical markets include Foundry, Pollution Abatement, Dust Collection, Heavy Manufacturing, Material Handling and Conveying, and Industrial plants.

"The opportunity to add these industry veterans to our already solid commercial and industrial business will accelerate our growth potential and offer more value to our clients" said Bob Fischer, Executive Vice President for Ahern.

The new product capability includes investment in state-of-the-art industrial ventilation equipment to be housed in Ahern's new 145,000 square foot facility in Appleton. Neil and Glen will be based in Ahern's Fond du Lac corporate headquarters.



Building Comfort for Generations.

Ahern is a full-service mechanical, pipe fabrication, and fire protection contractor.

The Company's executive officers include:

**John E. Ahern** | Chairman

**John E. "Tripp" Ahern III** | President and CEO

**Anthony J. Ahern** | Executive Vice President  
*Fabrication and Operations*

**Krista J. Ebbens** | General Counsel and  
Corporate Secretary

**Robert J. Fischer** | Executive Vice President  
*Milwaukee Region*

**Jace T. Hiermeier** | Executive Vice President  
*Ahern Fire Protection*

**James R. Jarvis** | Executive Vice President  
*Northern Wisconsin & Madison Regions*

**Timothy M. Schneider** | Vice President  
*Northeast Region*

**Adam J. Wunderlin** | Chief Financial Officer

## PIPELINE

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### Ahern's Core Purpose:

To create and maintain systems that save lives, improve the environment, and ensure personal comfort and well-being.

### Equal Employment Opportunity/Affirmative Action

J. F. AHERN CO. is an equal opportunity employer. It is our policy not to discriminate on the basis of race, sex, age, color, religion, national origin, sexual orientation, disability or other basis prohibited by applicable local, state or federal fair employment laws. This policy applies to all personnel actions and activities, including recruiting, selection, hire, placement, training, transfer, promotion, layoff and recall, compensation, discipline, and termination.

J. F. AHERN CO. is also committed to a policy of affirmative action with regard to female, minority, handicapped, Vietnam era and disabled veteran employees and applicants for employment. Pursuant to that commitment, the Company has adopted policies and procedures to meet the requirements of Executive Order 11246, Section 503 of the Rehabilitation Act of 1973 and Section 402 of the Vietnam Era Veterans' Readjustment Act of 1974, as well as various state and local laws, including, but not limited to, sec. 16.765, Wis. Stats. (Contract Compliance Law) and the City of Madison Affirmative Action Ordinance, sec. 39.02.

Our EEO/AAP policies are a matter of continuing interest and importance to all our employees. For that reason, it is the policy of J. F. AHERN CO. that officers and management personnel periodically review and, as appropriate, revise such policies to better promote equal employment opportunities and affirmative action.

Our EEO/AAP policies are regularly communicated both internally and externally, including to all construction trade unions, referral agencies and sources, and subcontractors with whom we do business.

The responsibility for coordinating the implementation of our EEO/AAP policies has been assigned to Krista Ebbens, General Counsel. Ms. Ebbens shall serve as EEO/AAP Officer and shall report, with regard to such matters, directly to J. F. AHERN CO.'s Executive Management Team. If you have any questions regarding this policy, please contact Krista Ebbens, EEOC Officer and General Counsel, at (920) 907-5492 or kebbens@fahern.com.

# Experience and a Strong Relationship Helps Ahern Land Hospital Project

Currently underway is an expansion project at Waupun Memorial Hospital where Ahern is providing services on HVAC, Plumbing, and Fire Protection. When completed, the 52,775 square foot addition will feature medical/surgical patient rooms, an intensive care unit, and labor/delivery/recovery and postpartum rooms.



The expansion reflects Waupun Memorial Hospital's desire to offer patients and families a healing environment which also features the latest technologies. "This project is not only exciting for our community, but for our staff who is looking forward to providing care with new technology and additional space," says DeAnn Thurmer, Waupun Memorial Hospital chief operating officer. "We work today in a building that is kept up nicely, but in the end, it's still a 1952 building."

Ahern is installing multiple systems including: a new chilled water system, a new boiler plant, and a steam pressure reducing station. Domestic hot and cold water and medical gas systems have been extended over to the new space from the existing hospital. Sanitary and Storm systems will be connected to new laterals that have been brought onto the site by others. Two new sprinkler systems equaling to approximately 600 fire sprinklers have also been installed. The new systems are supplied from the existing fire pump. Expected project completion is set for late July 2017.

Zimmerman Architectural Studios, Inc. is serving as the architect for the project with C.D. Smith Construction as general contractor. Ahern's partnership with Agnesian, Zimmerman Architectural Studios, and C.D. Smith is quite unique. Agnesian allows Ahern the flexibility to work directly with the engineering firm Ring & DuChateau to provide a quality system at an affordable price. "By being involved throughout the design process, the owner sees very few change orders or surprises throughout the construction phases on any of their projects," says Jason Brenner, Project Manager for Ahern. "The team relationships we have built with Zimmerman, C.D. Smith, Shea Electric, Leasa Electric, and Express Insulation have all contributed to the success we have had with Agnesian."



## Certification Renewal

On February 13th and 14th, 2017, Ahern completed its 10th triennial ASME (American Society of Mechanical Engineers) PP, U, and National Board (NB) R stamp renewal audit. Team leaders with ASME, NB and HSB reviewed Ahern's Quality Systems Manual (QSM), policies, and procedures for implementation of the live demonstration. The demonstration consisted of the construction of a small air receiver. Each process step was audited from receiving materials to welding and inspections to the final data report. The audit was a success! Audit leaders found zero deficiencies with Ahern's QSM and procedures and Ahern was unanimously recommended for recertification of our ASME code stamps.

# Trusted Relationship

## Leads to Multi-Trade Project

*"Ahern's project team did a great job for Arrowhead and is a valuable teammate to have on any project."*

-BJ Galle of Ideal Builders

Solid performance and a track record of valuing clients' needs rewarded Ahern with repeat work for Ideal Builders. Based on a relationship lasting well over 15 years, previous experience, and our proposed long term solution for the customer's cooling needs, we were awarded the opportunity to showcase multiple areas of expertise. Ideal Builders selected Ahern to provide service for HVAC, Fire Protection, Controls, and Balancing at the 55,000 square foot Arrowhead Pharmaceuticals facility located in Madison, Wisconsin. Arrowhead is a biopharmaceutical company who develops medicines that treat intractable diseases by silencing the genes that cause them.

The goal of this project was to create a seamless transition from two existing facilities to the current facility. This would minimize the amount of down time for scientists and lab technicians while still allowing Arrowhead to continue research that is vital to the development of medicines and drugs that can treat diseases. This was a fast track design/build project containing a significant amount of duct work.



Crane setting roof top AHU

Ideal Builders was also instrumental in assisting with the presentation of Ahern's service Preventative Maintenance Agreement to Arrowhead's executive leadership. With their assistance, Ahern successfully acquired this work. Ahern exceeded not only quality and schedule expectations on this project, but maintained the budget.



Since the existing piping systems couldn't be rerouted, Ahern's team created a way to get exhaust air from one side of the building to another by splitting the duct work into two air streams

Ahern's installation and CAD teams were able to work around existing fire protection, plumbing, and piping systems to install the new systems which included:

- Over 80,000 pounds of galvanized stainless steel (SST) and PCD coated duct
- 2-240 ton aired cooled chillers
- 3-30,000 roof mounted air handling units (AHU's)
- 3-30,000 High plume exhaust fans
- 3-3.5MBH High Efficiency boilers
- 200 terminal units including fans, variable air volume boxes (VAV's), exhaust venturi valves
- 50 high efficiency bench mounted and walk in fume hoods
- 80 connections to Owner furnished equipment including snorkels, downdraft tables, and vacuum cabinets

# Control Capability Showcase

Building Controls have become vital in maximizing efficiency, sustainability, and profitability in today's buildings. These systems integrate HVAC controls with a building's lighting, security, and other features, essentially creating a "smart" building.

Ahern recently completed a controls and HVAC project at UW Eau-Claire's Phillips Hall. Ahern is one of four certified Distech system integrators in Wisconsin. Each has a limited territory, however, Ahern has the entire state for coverage. Despite a compressed schedule of 90 days and the project starting 1 1/2 months late, Ahern's team of experts completed the project on time and installed the following:

- 56 Laboratory Fume Hoods
  - Supply standard VAV (variable air volume) box with reheat
  - Exhaust Venturi (TSI)
  - Zone presence sensor at hood
  - Room Occ Sensor
  - Perimeter Radiation
  - Fume Hood Monitor (TSI)
- 8 Exhaust Fan Sets
  - Bleed Dampers for Capacity Control
  - Static Pressure Blow Out Dampers



A typical control panel that was installed in each laboratory

Ahern was not only challenged to complete the work within a tight project schedule, but to perform the work while the classrooms were occupied and functioning. Ahern also had to be careful of the hazardous chemicals in the fume hoods.

Numerous fume hoods were on a common fan. This meant that all of the fume hoods for each fan had to be done at the same time, as you can't shut down a fan if there are hazardous chemicals in any of the fume hoods. In the end, Ahern was able to exceed expectations and finish the project safely and on time.

Ahern utilizes the latest in open protocol and integrated solutions to maximize your building's efficiency. Whether you have an existing control system or would like to start from the ground up, Ahern has the expertise and resources you need to create the most effective controls systems possible.



Pictured are fume hood venturi exhaust valves with controls

# AFP-Omaha Delivers on Tractor Supply Fire Protection Installation

Completing its work both on time and on budget is common for Ahern. Our 2016 project costs were within 2.3% of our original estimates – a number that could only be achieved through effective planning and solid execution by a team of industry experts. Our Omaha office recently demonstrated their fire protection knowledge and capability with the installation of 1,650 in-rack fire sprinklers at a Tractor Supply located in Waverly, Nebraska. Led by Project Manager LaMonte Brummet, Ahern's team was able to complete its work on budget and on time.

The 19,768 square foot area would be used for storage of flammable liquids in racks. Working around the product that was currently stored there presented a bit of a challenge. Nevertheless, Ahern was up to the task and

worked with facility employees to create a safe working environment. By working with the employees of Tractor Supply, Ahern's project team was able to coordinate an installation schedule, re-locate stored materials, and workaround forklift traffic. The customer was really impressed by how quickly the install crew completed the work. By the end of the project, Ahern was able to provide Tractor Supply with a system that met the requirements set forth by the owner's insurance carrier.



The existing rack Ahern was working on replacing

# AFP-Quad Cities Protects Assisted Living Centers

About seven years ago, Ahern Fire Protection's Quad Cities office heard about a Unique Homes project in Washington, Illinois involving two different buildings that once completed would be assisted living centers. Calls were made to the customer and in the end Ahern was awarded the project. Ahern's team of fire protection experts was able to meet the scheduled deadline and drive the project to completion. During the course of the project, Ahern conducted lunch and learns with the customer to kindle a great relationship. That relationship has lasted seven years and within those seven years, Ahern has had the opportunity of working on several more projects with Unique Homes. These projects include Villas of Morton, Villas of Chatham, Villas of Pekin, Villas of Bloomington, and an addition to Villas of Washington. Also completed was a similar building in Jacksonville, Illinois.

In the past 18 months alone, AFP-Quad Cities has covered a total of 314,181 square feet for Unique Homes. Though the buildings are all of a standard type, each has a uniqueness that sets it apart from the others. Design and installation are never quite the same from building to building.

"Our relationship with the customer allowed us to resolve any issues in a timely and cost effective manner," said Doug Kitzman, retired Project Manager for Ahern. Ahern's team went out of the way to communicate with Josh Griffiths face to face to discuss any issues or changes. Josh appreciated the personal attention as opposed to email.

Kitzman retired at the end of March with the job of project manager being transitioned over to Johnathon Berg. "As we traveled to meet the Unique Homes staff in Charleston, Illinois, Doug filled me in on what he's learned about them, Josh Griffith in particular, over the years," says Johnathon. "I could tell that Doug genuinely cared about Josh and wanted to make sure he was comfortable with me as his new Ahern contact. Doug knew exactly what Josh needed to hear and I felt like we walked away with Josh's trust. I'm grateful Doug passed his insights along to me; being armed with his knowledge of Unique Homes will make the transition less stressful for both companies."

Over the years Ahern has visited with Unique Homes on many occasions to discuss building techniques to save on sprinkler costs. Additional lunch and learns have been done with them on NFPA 13D, NFPA 13R, and NFPA 13. Future projects with Unique Homes include new buildings in Morton, Illinois and two projects in St. Louis.



Our steel main down the corridor with CPVC branch lines that feed into the individual rooms



Pipe installation before the ceiling is dry walled in a connector link that cuts across the building



# National Women Build Week

Our Ahern team went out in the Fond du Lac community and got their hands dirty for Habitat for Humanity's National Women Build Week. The job duties for the day included framing interior walls, cutting out windows, building walls, and installing poly walls. The team accomplished a lot in one day! Thank you to the team that volunteered.



## “Top Project” Recognition

Ahern is proud to announce that the company contributed to six of the “Top Projects of 2016,” as chosen by industry publication *The Daily Reporter*.

*The Daily Reporter's* annual competition looks at construction projects across the state of Wisconsin and honors the general contractors, subcontractors, architects, engineers, and owners whose projects “met and exceeded expectations.” Ahern was a partner on the following six projects:

- 833 E. Michigan Street (HVAC and Plumbing)
- Children's Hospital of Wisconsin- Mequon Clinic (Fire Protection)
- Eleven25 at Pabst (Fire Protection and Plumbing)
- Uline Distribution Center W2 (Fire Protection and Plumbing)
- Wgetthta Renovation at WGEMA Campus (Fire Protection)
- Zurn Industries (HVAC, Plumbing, Fire Protection, and Controls)

Ahern would like to thank Mortenson Construction, C.D. Smith, CG Schmidt, HGA Architects, Groth Design Group, and Green Fire Management System for their nominations.