



FALL 2008

*"A Publication of Winkelman Building Corporation Bringing You News from the Construction Industry"*

## FIRST SILVER LEED SCHOOL IN CENTRAL MINNESOTA



The Kennedy Community School is a 138,000 s.f. PK-8 school built to meet Silver LEED standards. Created by local architect, GLTArchitects, to accommodate the needs of 750 students, this building incorporates a geothermal heating and cooling system; wind and solar electricity generators; light sensors and motion detectors; energy efficient lighting, pumps and motors; solar tubes for hall lighting; daylighting with light shelves; rain gardens; native prairie grasses; rain sensors; low volume plumbing fixtures; recycled materials and more. Designed to earn the Energy Star rating from the U. S.



Government, this building, which was constructed to operate using 49% less energy than a typical school building of the same size, was built under the guidance of WBC Senior Project Manager, Robbie Schultz, LEED AP and Construction Superintendent, Joel Marthaler. 

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# STATE-OF-THE-ART FACILITY OPENS IN BECKER

The Sherburne County Vehicle Maintenance Facility, designed by BWBR Architects, is a 72,317 square foot state-of-the-art public works facility incorporating in-floor radiant heat and a computerized heating and cooling system. Coordinated by Project Manager Dave Giacomino and Construction Superintendent Keith Johnson, this building features 41,800 square feet of warm equipment storage with a drive-thru wash bay; an 18,730 square foot maintenance shop with an overhead bridge crane, welding room and sign shop; 4,903 square feet of mezzanine storage and 8,000 square feet of office space. The exterior shell of the complex features precast architectural wall panels with a generous number of



side windows plus an EPDM roofing system with more than thirty skylights for natural day-lighting. In addition to the primary complex, the 20 acre site supports a fuel island, two cold storage buildings and two salt sheds. 🌱



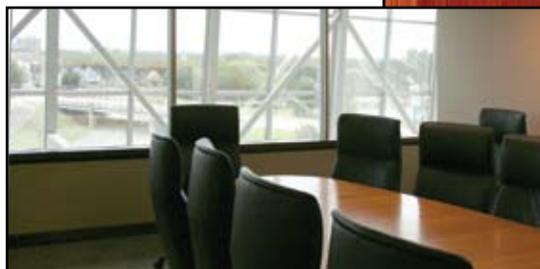
**Sherburne County Vehicle Maintenance Facility Becker, MN**

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# GPM LAW OFFICE REMODEL MEETS GROWTH DEMAND

Faced with the challenge of remodeling three floors of an occupied building in downtown St. Cloud, Project Manager Dan Becker and Superintendent John “Bart” Barthelemey faced it head-on with a tight schedule. The project started with a complete demolition of the fifth floor; creation of an internal stairwell to the sixth floor and cosmetic upgrades to the sixth and seventh floor as staff rearranged offices and occupied the new fifth floor.

The renovation created new conference rooms, reception area, several additional meeting rooms and offices for the law firm of Gray, Plant, Mooty. 🌱



**Gray, Plant, Mooty St. Cloud, MN**

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# CENTRAL MINNESOTA MACK RELOCATES AND CHANGES NAME TO MEET CHANGING TIMES



of the art lube pit and a wash bay and a special work bay designed to accommodate oversized heavy construction vehicles.



**Nuss Truck & Equipment St. Cloud, MN**

Nuss Truck & Equipment's St. Cloud large truck sales and service facility is a 27,877 square foot fully insulated pre-engineered building system that includes in-floor radiant heat systems for the service and parts areas which are fed by waste oil-fired burners. Designed by Outsource Architecture, and managed by Project Manager Gene Schultz and Construction Superintendent Kevin Hoffman, the service area of this truck facility covers 13,500 square feet containing 11 service bays, 5-ton and 10-ton overhead cranes, a state

The office, parts and display area covers over 14,000 square feet on two floors. By utilizing a portion of the 2nd level over the office area and adding a mezzanine in the parts area, more than 6,400 square feet of parts storage area is available to enhance customer service. Nuss also added Volvo construction equipment to their line of vehicles and equipment at this location. 🌱

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## BUSINESS SCHOOL EXPANDS AT RAPID PACE

On track to build four new business schools per year, Globe University/Minnesota School of Business, with the help of Mahler Architects, is constantly upgrading the design of their buildings. Over the past year, we have constructed campuses in Orem UT, Moorhead, MN, Eau Claire, WI and Sioux Falls, SD. We are just starting construction on campuses in Middleton, WI as well as Elk River, MN and soon in Onalaska, WI. Project managers Darren Fenster and Ralph Brown have coordinated all the construction on our previous nine campuses and will continue to do so with the future projects. Mike Goeden,

Kirk Tietz, Steve Wilmes, Chris Shanahan, Joel Marthaler and Jerry Kedrowski have served as on-site construction superintendents for the projects. 🌱



**Utah Career College Orem, Utah**

# NEW PROJECTS

## **Villages of Lonsdale (D/B)**

Lonsdale, MN  
56 unit senior housing campus

## **Globe University (D/B)**

Onalaska, WI  
30,000 sf business college

## **Globe University (D/B)**

Middleton, WI  
30,000 sf business college

## **Minnesota School of Business (D/B)**

Elk River, MN  
30,000 sf business college

## **Annandale Schools (CM)**

Annandale, MN  
New school

## **Snyder Drug Store (D/B)**

Chaska, MN  
New drug store

## **Brink's Market (D/B)**

Chisago City, MN  
Store remodel

## **Subway (D/B)**

St. Cloud, MN  
New location

## **Snyder Drug (D/B)**

Minneapolis, MN  
Remodel

## **Subway (D/B)**

St. Augusta, MN  
New location

## **Kelly's Bar and Grill (D/B)**

Chaska, MN  
Expansion

(CM) – Construction Management

(D/B) – Design/Build

(GC) – General Contractor

# RESIDENTIAL HOSPICE OPTION COMES TO ST. CLOUD AREA



**Quiet Oaks Hospice House St. Cloud, MN**

Designed by GLTArchitects, the construction management and site supervision for this unique eight-bed residential hospice house was provided by Gene Schultz and George Bauer of Winkelman Building Corp. The construction management, accounting and administrative functions were donated by WBC. Quiet Oaks Hospice House was created to provide a peaceful and private setting for persons in the final stages of life. This residentially designed home, situated on ten wooded acres, is fulfilling the wishes of persons seeking a non-institutional option for the care of their loved one. The building incorporates eight private rooms with bathrooms; a family lounge; screened-in porch; guest room and meeting spaces. It is attached to a 6,000 sf, four-bedroom house which serves as the family center, office and has additional guest quarters. This home could not have become a reality without the generosity of numerous providers and the donations of several area contractors and suppliers. 🌿

## WBC'S TRAVELING BILLBOARD



The proud operator of our "traveling billboard" vehicle is Dan Becker, our newest project manager. Living in Eden Prairie, Dan logs numerous miles on the highway, not just to the office, but all around the state for a variety of projects. Therefore, we acquired a 2008 Chevrolet HHR panel van and placed a mural on the side of the vehicle in addition to our usual logo identifier. 🌿

## EMPLOYEE PROFILES



**Robbie Schultz**  
Senior Project Manager

Robbie Schultz is a Senior Project Manager for Winkelman. In addition to fulfilling the role of managing construction projects, Robbie also oversees all of the other project managers and the site superintendents. He has been with WBC for five years, recently received his LEED accreditation and is a stockholder and owner in WBC. His most notable project-to-date is the recently completed Kennedy Community School in St. Joseph.

Robbie has a degree in Industrial Technology with an emphasis in Construction Management from Bemidji State University. Prior to joining WBC, Robbie spent more than six years managing school and university construction projects in North Dakota and Ohio for one of the nation's leading school builders.

Robbie and his wife Jacqi have a three year old son; Rylan. Robbie's outside interests include watching and playing hockey, hunting, fishing and an occasional round of golf. And for those of you wondering if Robbie is related to Winkelman president, Duane Schultz, – no, he is not.



**George Bauer**  
Construction Superintendent

George Bauer has spent the past 22 years with WBC. He started in the construction industry 35 years ago as a heavy equipment operator. Later, he graduated from the welding program at St. Cloud Vocational/Technical School and went on to use that talent for a number of years until he decided to go back to work as a heavy equipment operator. After a few years he became a carpenter and eventually progressed into his current position as a construction superintendent overseeing the building process. His well-rounded construction background provides him with the experience to know what to look for when supervising a project.

George has two grown sons and one granddaughter and is an avid hunter, fisherman and golfer.

## NEW SCHOOL IN JUST 12 WEEKS!

Demolish an old building, build a new addition, remodel portions of the existing building, replace the heating and cooling system and be open for school in 12 weeks. That was the challenge faced by Project Manager Jared Henriksen and Superintendent Josh Schwinghammer...and they did it. Faced with declining enrollments and high maintenance costs, the Lake Benton School District decided to convert the school district from a PK-12 district to a PK-6 and send the other grades to Elkton, SD. To do this they



removed a 1922 building, a dilapidated swimming pool and an old fuel oil powered boiler, all with high operating costs, and replaced them with new energy efficient classrooms and a new geothermal heating and cooling system. 🌱



**Lake Benton School District Lake Benton, MN**



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**DUANE SCHULTZ**  
President/CEO

## PRESIDENT'S PERSPECTIVE

Building Information Modeling (BIM) is one of the newest technologies – and buzzwords – entering the construction industry. We're proud to say that we are in the process of integrating it into our estimating software.

So, what is BIM? It is a 3-dimensional modeling system for the design and engineering of a building. All elements of a building appear as objects rather than lines. It layers the variety of elements of a project such as the architectural

drawings, structural drawings, mechanical drawings and electrical drawings creating a model thereby eliminating any clashing of elements. This then integrates with our detailed estimating and cost analysis process, creating quantities of each created object and coordinating it with the manufacturer's shop drawings. What this means to the client is more accurate design and pricing resulting in fewer change orders due to conflicting design elements. 



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