

The Commonwealth Quarterly

News from around the circuit.

Spring 2007



Commonwealth Electric Company
of the midwest

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The Iowa Clinic Phase II Expansion Nears Construction in West Des Moines

T. Michael Price – Vice President

Commonwealth Electric was selected by Ryan Construction, RDG Architects and the Iowa Clinic as the design build electrical contractor for the 85,000 square foot addition to the Iowa Clinic in West Des Moines. The expansion will increase the size of the Iowa Clinic to nearly 180,000 square feet. The three story addition to The Iowa Clinic will expand the facilities cardiology, urgent care, internal medicine and medical imaging services. In addition, the new structure will house services such as a sleep laboratory, urology and pulmonology services. The Iowa Clinic currently offers services in almost 20 specialties, ranging from a women's health center to an allergy clinic. Project design is underway with a construction start scheduled for May of this year and completion by summer of 2008.

The project is an electrical design build consisting of service equipment, power distribution, lighting, site lighting, emergency generator, fire alarm, smoke evacuation system, nurse call, energy management, phone and data cabling, fiber optic cabling, audio visual systems, security and CCTV systems.

Commonwealth Electric's team consists of Mark Ramsey, project manager, Eric Hoge, engineer of record, Dianna Merritt is performing estimating and project coordination and Nate Findlay is our general foreman.



The above rendering depicts the Iowa Clinic Facility after the Phase II expansion is completed.

"We are very excited to be working with Ryan Construction, The Iowa Clinic and the project team on this Expansion. We are looking forward to bringing all of our services and resources to bear on this project for The Iowa Clinic"

Michael Price –Vice President

The project design build team is made up of Ryan Construction, RDG Architects, The Baker Group and Commonwealth Electric Company.

The electrical design process has been intensive and construction promises to be even more challenging. However, we are looking forward to a successful project with the project team.

Lincoln Poultry – Moving Out

Bob Philipps – Project Manager

Lincoln Poultry realized a few years back that they were “Busting at the Seams” in their current location; in fact, because of their increased market share of food distribution in Lincoln and the surrounding area they had to resort to leasing 15,000 sq ft of cold storage space & 16,000 sq ft of dry storage from local companies for their inventory to go along with their 72,000 sq ft at their 20th & M current location.

Solution: Build a new building that will consolidate all of their inventory, their large support staff, build it large enough for future growth, and finally build it in a place for easy access from major highways to accommodate the many trucks needed for distribution. Easy? Not in Lincoln where huge impact fees along with a current local government that stifles economic growth. The costs for building such a facility made the pay back a very long term endeavor.

New Solution: Remodel an existing building near a major highway (I-80) that was used for cold storage by its previous tenant. Enter the old Nash Finch building located at 800 Cat Tail Rd in northwest Lincoln. This existing building had the size needed for Lincoln Poultry, a robust 200,000 sq ft of both cold storage and dry storage area along with 20,000 sq ft of office space on the second level. The cold storage system in place was an ammonia system that needed some work adjusting cooling units, sensors and controls. The lighting for the facility was a major concern as the existing lighting was 250 HPS fixtures that provided 6 to 8 foot candles of light. The President of Lincoln Poultry Richard Evnen wanted all of the facility well lighted due to the enormous amount of fork lift traffic in both the cold storage and dry storage areas. So with that in mind, CECM installed new 250 watt MH in the dock areas and 6 lamp T-8 F-Bay fixtures in the massive dry storage area. We provided a Wattstopper lighting control system to help provide an energy saving feature that will help with the lighting costs. There was also a new dock system installed along with a reconfiguration of -10 degree, 30 degree, 40 degree and dry storage areas. This work was being directed by Gleeson Construction from Sioux City, IA. Gleeson Construction who specializes in cold storage facilities needed to rip out walls, concrete and docks along with installing new wall systems and did so at a fast paced schedule so Lincoln Poultry could start moving inventory in as soon as possible.

Commonwealth Electric had been chasing this project for quite some time and in a true “Team Effort” negotiated this contract with Mr. Evnen direct. We have been doing service work at the current facility with CECM’s Les Lewis doing the bulk of it and with his relationship with the current facility manager Larry Stephens, allowed us to work directly with Lincoln Poultry. This “Handing off” process of the project from the service department to the project manage-



Jason Rieckman discussing the job



New dock area



New dock levelers



East dock

ment team and eventually back to the service department makes CECM very unique and progressive. This process gives the customer a hands on feeling and insures that their company’s goals and visions are being met. The crew on site is being lead by Jason Rieckman, with Kirk Cosaert, Greg Kallenbach, Troy Bear, Jeff DeWitt, Tim Trent and Chris Callahan providing the muscle. Larry Lahman provided technical & testing services on the existing main breaker to help insure a safe operation.

CECM is in the process of starting the remodel of the office space with Ayars & Ayars Construction Company. This will include re-lamping of fixtures, installation of additional electrical panels, outlets and reconfiguring the existing offices. This relationship with Lincoln Poultry has been a “win - win” situation for all parties involved and with how the current project is proceeding this will continue long into the future.

Safety Update

Ruben Bera – Corporate Safety Director

Another year has begun and another year of safety challenges awaits us. As we close out 2006 we look back at a successful year. Our commitment to safety keeps improving and the safety awareness is at an all time high. The commitment everyone has made to working safe is apparent at all levels. Some of the achievements made in 2006 were:

The Des Moines' branch recently received a certificate of achievement for being a finalist for outstanding safety achievement in the specialty contractor category by the Iowa Master Builders Association and Iowa OSHA. The award was given based upon the 2006 record. Although we finished in 2nd place, it is an indicator of the safety success that has been accomplished at the Des Moines' branch. Branch Manager Michael Price and his entire staff have set their sights on taking 1st place next year. Congratulations to the Des Moines' branch.

Some of the unseen safety heroes are our service technicians. These workers perform electrical work at a variety of places and work under many different

potential hazards. They work in hospitals and manufacturing plants. Sometimes their work requires working at night and sometimes they are called out for emergencies. These service workers are our ambassadors to our customers and many have a solid working relationship. They also happen to have an excellent safety record. The safety department works closely with all service managers to ensure these technicians have the safety equipment and training needed to complete their jobs safely.



Jennifer Harris



We begin 2007 with a new face to the safety department. Jennifer Harris joined us last November. She replaces Stacy Hastings who has returned to school and is enjoying being a full-time mother. As we wish Stacy well, we also welcome Jennifer to our team. Jennifer has a good safety background and has been very helpful in her short time here. She has a very good understanding of the importance to employee safety. She will be an asset to me and to all the employees. Please join me in welcoming Jennifer (Jen) to our family.

The Safety Department is here to provide all employees with the tools and knowledge to get the job done right, on time and safe.

MidAmerican Energy Coal Handling Automation

Josh Muench – Project Manager

During the fall outage at MidAmerican Energy Company in Council Bluffs, Iowa, Commonwealth Electric successfully modified the existing coal conveyor system to operate using PLC control logic. This project consisted of replacing the existing relay logic with PLC systems in four locations, along with installing a PLC in the newly constructed Unit 4 Marshalling panel.

The existing Coal Unloading Building control room was remodeled to accommodate the addition of two HMI's and several LCD flat panel monitors. These HMI's and PLC's were then tied into the existing Modicon PLC Network, completing the control loop, and mov-

ing control of the plant's Coal Handling System from the Unit 3 control room to the Coal Unloading control room. With this system in place, the coal conveyor



Dumper Control

system is now controlled from the same location that the train cars are dumped from.

This was a fast track project with the majority of the work taking place during the six week outage. Because of the time constraints, a great deal of the PLC install work was being done while revisions were still being issued. We were able to assist the electricians in the field by creating our own wiring drawings for each cabinet and making the revisions to these drawings as changes were issued. By the end of the outage, Commonwealth had completed all required work to make this system operate satisfactorily.

24th Street Water Treatment Plant Rehabilitation Project, Phoenix, AZ

Joe Graham – Branch Manager

Commonwealth was recently awarded the 24th Street Water Treatment Plant Rehabilitation Project. The general contractor is Mortenson. This project has a contract value of \$634,000. It is scheduled to complete in July 2007.

The 24th Street Water Treatment Plant is one of a number of water treatment plants along the Arizona Canal. The canal runs through a number of municipalities. Water in the canal system is derived from the Salt and Verde rivers. The canal system follows some of the routes of the original Hohokam Indian canals. The Hohokam Indians were a tribe native to the area 1200 years ago. The water treated at this and other facilities ultimately ends up at the tap in homes throughout the valley.

This project consists of an 874 square foot expansion to the Main Switch Gear building. This expansion will house two 4160 volt 400 horsepower VFD's. The VFD's will drive new pump motors that are to be installed at the existing pump station. The retrofit also requires the removal of existing 5KV feeders and the installation of new feeders. Existing

instrumentation and controls are to be removed and replaced along with the associated conductors.

We also have the copper sulfate building which is a new facility. This building is a 1748 square foot two level structure that will house the copper sulfate feed equipment. This facility has new 480 volt distribution equipment that will be fed from an existing switchboard. Instrumentation, control, and lighting will be installed along with the associated start up of the new feed equipment. A small fire alarm system will be installed and interface with the existing plant system. The existing 500KVA transformer that feeds this area is to be replaced with a new 750KVA unit. This transformer along with the new pumps will require scheduled plant shutdowns in order to remove existing feeders and controls prior to the installation of the new system.

The project superintendent will be Jason Turner. The project engineer is Jim Kohonen and the project manager is John Silvas.

Lincoln Public Schools – Cavett, Maxey & Roper

Paul Claus, Jr. – Project Manager

We were successful in getting three of the many schools that have been bid in Lincoln in the last few months. The Estimating Department has been very busy putting them together. Each school has had a different Engineer and Architect, so no two specifications have been the same. Tim Maschmeier, Melissa Brown, Nick Page, and of course Matt Firestone have been a great help before, after, during the bidding process, and then getting the project setup.

The schools we have were all built about the same time, I think in the early 90's. They are shaped like an X with the office as the center of the X and the classrooms go out from the center. They have put on additions at the end of each X for a total of four new class areas. It's almost like having four separate jobs at each site.

Doug Standage is the General Foreman at all three schools with Steve Layton giving words of encouragement.

With the cold and wet winter, this spring we have had a real challenge keeping up with the bricklayers that have a tendency to jump around a lot from job to job. We have a very short window of opportunity to get our work done in. The schools will not allow us to work in the school while it is in session, and all of the feeds have to come from just behind the Main Office. They also have a completion date of August the 1st for half of the classrooms to be done, so they can use



Roper Elementary School

them in the fall. So it will be a very busy summer as soon as school is out. We have worked during the school breaks and have made some headway getting our feeds out and started toward the classrooms. We also have to relocate the main transformer for the building in that short time.

It's still too early to tell how it will all pan out, but we have a good base plan and it always looks good on paper. We'll try to keep up to date on how we come out in the next newsletter.

Council Bluffs Energy Center Coal Conveyor Addition

Neil Davidson – Project Manager

Commonwealth Electric was selected by Dearborn Mid-West Conveyor Company for the electrical installation involved with the Council Bluffs Energy Center Coal Conveyor Addition. This project included the installation of two new conveyors, new reclaim pit, new dust collection system, and a new electrical room. Along with the electrical installation, Commonwealth also designed and furnished all the cable and conduit layout drawings for the project.

This project was a turnkey, engineer, procure, and construct fixed price project for Dearborn Mid-West Conveyor. Commonwealth Electric provided an electrical proposal based on a performance specification without any drawings. The drawings were later designed with input and assistance from Eric Hoge and Commonwealth's Engineering Department.

The construction of this project has been challenging due to the work being completed outside during winter condi-



Council Bluffs Energy Center

tions and difficult site conditions associated with the coal storage. The project is scheduled to be complete in April 2007.

Keeping Fit in Tucson

Jay Hoobler – Branch Manager

Tucson has consistently ranked in the top ten as one of the fittest cities in America. Soon residents of the Old Pueblo will have yet another option to exercise in their quest for better health and fitness.

In December of 2006 Commonwealth Electric began construction on the third LA Fitness facility in Tucson. With 160 locations across the country LA Fitness is recognized as a premier provider of health and fitness services.

The company's motto "Keeping fit is not just a fad - it's a way of life" fits in well within our community here in Tucson. Whether you want to slim down or tone up, have more energy for work or for your family, or just look and feel better, the new state of the art fitness facility has what you are looking for.

When complete, the 42,000 square foot facility located in central Tucson will provide the usual "fitness center" package of cardio and strength equipment, free weights and aerobics. In addition, the facility will offer a heated lap pool and spa, full court basketball, racquetball, indoor cycling, and various levels of personal training. And for those with child-care needs, there is even a "Kids Klub" where the young ones will be cared for and entertained while you work out.

Everything about the facility is first rate from the specially cushioned flooring in the aerobics area to the many large screen plasma monitors that are positioned for viewing while you work out. There are even league play opportunities in racquetball and basketball where local club champs compete against the champions from other facilities.

LA Fitness provides an open, energetic, and friendly environment where both members and guests will feel equally at



Entrance of LA Fitness

home. By providing as much variety, enjoyment and support as possible to your fitness experience, LA Fitness tries to take the "work" out of your workout experience.

We are working with Sepulveda Construction out of California who is the general contractor on this project. Sepulveda has completed several LA Fitness facilities prior to this project but this will be their first one in Tucson and also their first job with Commonwealth Electric.

Robert Ervin is managing this project on the field level with project management duties being performed by Clay Gideon.

This project is currently scheduled for completion in April.

Although it is only a small part, we can feel good about our efforts to help Tucson in keeping itself fit.