

**TIME  
WARNER  
CABLE  
NORTHERN  
WISCONSIN  
OPERATIONS  
FACILITY**

PROJECT  
**ESSENTIALS**

**Location:**  
Appleton

**Submitting companies:**  
Miron Construction Co. Inc.,  
Neenah

**Construction manager:**  
Miron Construction Co. Inc.

**Architect:**  
Performa Inc., De Pere

**Engineers:**  
August Winter & Sons Inc.,  
Appleton, heating, ventilating,  
air-conditioning and plumbing;  
J.F. Ahern Co., Appleton, fire  
protection; and McMahon Group  
Investments LLC, Neenah,  
structural; Vos Electric Inc.,  
Green Bay, electrical

**Owner:**  
Commercial Horizons Inc., Green  
Bay

**Project size:**  
two buildings for a total of  
135,000 square feet

**Project cost:**  
\$18 million

**Start date:**  
October 2007

**Completion date:**  
September 2008

# Above and beyond

## FAST-TRACK PROJECT REQUIRES FLEXIBILITY

**S**tarting construction before final designs are complete almost always requires some flexibility.

But fast tracking the Time Warner Cable Northern Wisconsin Operations Facility project in Appleton nearly stretched contractors to their limits.

The owner of the project decided to seek Leadership in Energy and Environmental Design certification after about 75 percent of the project had been designed and a portion of the construction completed.



PHOTOS BY PHIL WESTON OF WESTON IMAGING GROUP LLC





Foundations were in the ground, structural-steel fabrications were under way and the building envelope design was completed when the call was made, said Tim Andrew, senior project manager for construction manager Miron Construction Co. Inc., Neenah.

To meet LEED sustainability demands, the mechanical units used to regulate air quality increased in weight and size on the roof, which required structural modifications to the steel framing to carry the additional loads, Andrew said.

Also, prior to the decision to seek LEED certification, Time Warner Inc. wanted to allow for more daylight in the building. Time Warner officials requested workers remove a portion of the ceiling on the first and second floors to create a three-story atrium near a building entrance, which makes use of clerestory windows, Andrew said.

“They wanted better site lines and a more open feeling throughout the building,” he said.

“It was exciting to see the end result, knowing all the steps we took to get the project completed.”



The Time Warner project involved construction of two buildings with a combined 135,000 square feet of space. The buildings include a technical operations center, an expanded warehouse, a training facility, a full-service, state-of-the-art production studio, an exercise area, a cafeteria and meeting and conference rooms.

Andrew said the contractor decided to release multiple bid packages for the project.

“Nine bid packages were released on the project,” Andrew said. “Normally it’s three or four. It was complicated because we had two buildings and we weren’t

complete with the whole design at the start to bid it out as a complete package. In order to expedite the schedule, we had to bid the packages individually.”

Despite the changes during construction and the added bid packages, the fast-track process did result in a time and cost savings, said Brian Netzel, a licensed architect for Performa Inc., De Pere.

“By getting in the ground fast, it speeds up the project,” Netzel said. “When the contractor, owner and architect communicate and work well together, it saves time and money.”

— Maggie Rossiter Peterman