



BUILDING SERVICE INC.
Commercial & Industrial Construction

Building Solutions

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Quarterly construction tips & updates
from A.C.E. Building Service

Palmer Johnson's newly-expanded facility is a perfect fit

Palmer Johnson is recognized world-wide for its experience and excellence in the yacht building industry. From its humble beginnings constructing wooden fishing boats more than 80 years ago, they have emerged as one of the world's leading builders of luxury high performance yachts.

Based in Sturgeon Bay, the company has continued to grow through the years, and by 2006 they had outgrown their existing facility. They knew they needed to expand their physical space to increase their manufacturing capacity, and they turned to a commercial construction company who is also established within their own industry, plus who has experience in constructing manufacturing facilities – A.C.E. Building Service.

According to Tom Kuffel, Palmer Johnson vice president and chief financial officer, the partnership was a good fit. "I was already familiar with A.C.E.'s quality because I am a Manitowoc native. The fact that they knew what to look for in building manufacturing facilities was important; they were able to bring that knowledge to our project and make recommendations for our building."

A.C.E. constructed a 15,750-square-foot Butler metal building system that suited Palmer Johnson's needs perfectly. "The quality of the Butler system was a good fit for us, offering long-term low maintenance. Construction of the structure went very smoothly, like the pieces of a puzzle all fitting together," states Kuffel.

But the building was not just your ordinary structure. It was designed to support an overhead crane system with four bridge cranes, which could operate as a single lifting device when needed. A 40-foot-wide x 37-foot-high canopy door was installed to allow access for large boat hulls, while inside a steel catwalk runs along the full length of the building 20 feet above floor level. Additionally, A.C.E. installed an in-floor heating system that will keep the concrete floors warm year-round.

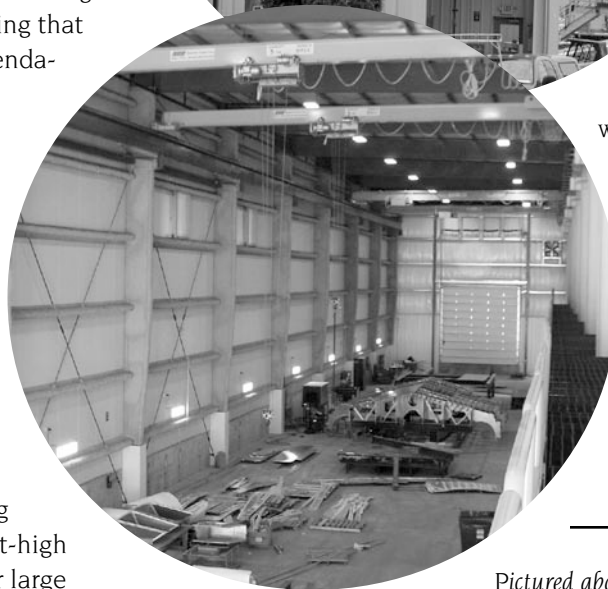
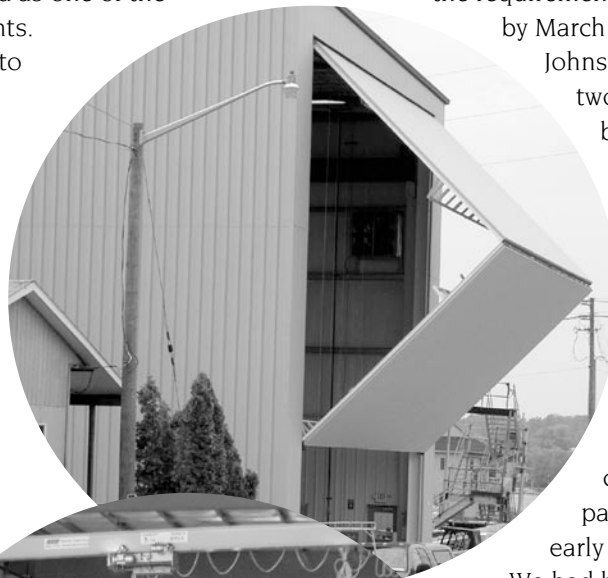
The construction project began in late November 2006, and one of the requirements was that

by March 2007 Palmer Johnson could occupy two-thirds of the building. ACE delivered on-time, working through a cold winter with winds whipping off the Bay. Says Kuffel: "The fact that we could get into part of the building early was important.

We had boats sold, and we needed a place to assemble them."

Kuffel adds he was also impressed with how smoothly the entire project went. "Everything worked just fine; in fact, I would say the A.C.E. project was error free.

(continued on back)



Pictured above, top: A 40-foot-wide x 37-foot-high canopy door allows access for large boat hulls. Bottom: An interior shot showing the overhead crane system and catwalk.

New commercial building codes are adopted by the state

The 2008 Wisconsin Commercial Building Code was formally adopted on March 1, 2008, with the state basically adopting the 2006 International Building Code (IBC). What does this mean for your next building projects? While most of the changes were minor, there were some noteworthy new provisions:

- For new restrictions on some assembly uses that will require fire sprinklers at lower thresholds: if you have a capacity of more than 100, you will be required to install fire sprinklers (previous capacity was 300).
- For upgrades to existing buildings: Wisconsin adopted IBC's code for determining what needs to be upgraded in an existing building that is being used for a different use or added on to. The new code can waive some of the previous stricter requirements for existing buildings, helping to make the process easier.

A.C.E. Building Service is committed to staying up-to-date on the Wisconsin Commercial Building Code, and we will ensure your building projects is always up to code. If you need help understanding the code or have any questions, feel free to contact us for more information.

Palmer Johnson (continued)

They were totally organized, and communicated to us at all times, at all levels. Overall the people were excellent to work with."

A.C.E.'s Ron Schwalbe agrees: "All the people we came in contact with during the Palmer Johnson project were just a pleasure to work with. They were very honest, precise, and always true to their word."

For more information on Palmer Johnson, visit their web site at www.palmerjohnson.com.



A.C.E. Building Service celebrates 45th anniversary!

We are proud to be celebrating our 45th corporate anniversary at A.C.E. Building Service Inc. In fact, our roots go back even further than that, to our humble beginnings in 1950, when **Allen C. Eberhardt** founded A.C.E. Building Service as an offshoot of A.C.E. Agricultural Supply Co. (notice the initials!).

Thanks to our loyal customers and dedicated employees, we have been able to grow and succeed throughout the years, and we are proud to be a commercial builder of choice for all of the Lakeshore! But we couldn't have done it without you. Thank you for being a valued customer of A.C.E. Building Service!

Start thinking fall!

With the 2008 building season well underway, it's time to start thinking about your upcoming building needs. Now is the time to get the ball rolling for your fall additions, remodeling or new buildings, so start thinking of:

- Assembling your design/build team
- Needs assessment
- Feasibility studies
- Land acquisition
- Preliminary design/budgeting
- Stormwater concerns
- Local and state approvals



A.C.E. Building Service can help.
Call us today at 682-6105!



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product ... since 1963.*