



Building Solutions

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

Building green can save you green!

Case studies of how to re-use your existing space

“Going green” is the buzz phrase these days, as more and more companies strive to become environmentally friendly. While there are various ways to achieve this, one way you can be green – and save some green at the same time – is to REUSE existing building space. Following are case studies of some A.C.E. Building Service clients who have done just:

The Chamber of Manitowoc County

It was several years ago when the Chamber first realized that something needed to be done about its current building. Not only were physical enhancements required, but key systems such as HVAC needed to be replaced. The group’s board of directors evaluated all the options available, from building new to enhancements, and decided that a renovation of its existing space would be financially prudent and environmentally responsible.



A.C.E. Building Service was selected as the general contractor, renovating the 3,200-square-foot facility into a modern, attractive, more functional and energy efficient space that not only better accommodates staff and work flow, but offers visitors a welcoming facade.

“A.C.E. possessed a commitment to quality workmanship and customer satisfaction that was apparent from start to finish,” states Chamber Executive Director Karen Szyman. “We were pleased with their work and that of the subcontractors, who labored seamlessly to deliver a finished building on time and UNDER BUDGET! I think the outcome of the building speaks for itself ... a beautiful facility that radiates professionalism, warmth and quality.”

Country Visions Cooperative, Reedsville

When Country Horizons and Valders Cooperative merged in 2008, they knew that eventually they would need new offices to efficiently accommodate their full staff. Fortunately, an existing building they owned in Reedsville that used to house Reedsville Furniture provided a perfect reuse opportunity that would help Country Visions keep its costs down yet meet their new space needs.

“We wanted to bring all of our office team together under one roof but in an efficient manner and with the least amount of construction. Reusing the Reedsville

(continued on back)

Solar light pipes help metal building owners “see the light”

A.C.E. Building Service has partnered with Orion Energy Systems to develop a precise process to install the Apollo® Light Pipe in metal buildings.

The Apollo Light Pipe harvests daylight and magnifies light into the work zonal cavity below, reducing the need for electric lights – and the energy they consume. It features a control system that will turn off the electric lights when the pipe has harvested enough natural light. This benefits companies by taking them off the grid when peak load demand – and rates – are the highest, resulting in energy and cost savings.

As an added benefit, building owners may qualify for a tax rebate that allows them to deduct up to 60 cents per qualifying square foot.

A.C.E. has already installed light pipes in their own facility, on 26th street in Manitowoc, as well as at Manitowoc Public Utilities and Superior Chemical Corporation in Sheboygan.

For more information on light pipes and your metal building, contact A.C.E. Building Service.

Re-use case studies (continued)

Furniture building worked out great," says cooperative general manager Bob Lowe. "We chose A.C.E. because of their good reputation, and they offered us a competitive renovation solution that fit our needs."

Staff just moved to its new "home" in early August, and Bob says everyone is pleased with the 7,200 square-foot renovation. "We love the space and flexibility it offers; we are very satisfied with A.C.E."

Bank First National, Manitowoc

Bank First National has used A.C.E. Building Service in the past, and senior vice president Elizabeth Phillips-Smith did not hesitate to turn to them again for a recent renovation project. To accommodate its growing staff needs in a cost-efficient manner, the bank decided to remodel its operations department, located on the second floor of the 8th Street office.

"Construction is not necessarily my forte, so I appreciated the fact that A.C.E. had all the details planned out, including how we could remain operational on a daily basis," says Phillips-Smith.

"They did a wonderful job of coordinating the project so our service was not impaired in any way. They were very flexible, from working after hours or simply keeping noise down so as not to disrupt our workflow." She stresses the fact that A.C.E. really

made it easy. "I had no concerns at all. I knew they would be thorough and do a good job. With A.C.E. Building Service, there are no surprises, and I appreciate that!"

Lakeshore CAP, Manitowoc

Lakeshore CAP was in desperate need of increased space. They had been searching for years for just the right building that would meet their growing requirements and finally, thanks to the vision of director Noel Ryder, saw the potential of the former Sacred Heart Church on State Street in Manitowoc.

Once they got the financing settled, the project was given a green light. A.C.E. was selected for the unique re-use project, which would increase Lakeshore CAP's space from 6,500 to 28,000 square feet and provide staff with much needed breathing room.

Noel said they selected A.C.E. because he "liked their approach to working with us ... plus they have some really fine people!" He adds: "It was important that we retained the character of the former building, and A.C.E. was very sensitive



TOP: Country Visions Cooperative.
BELOW: Lakeshore CAP



to that. We wanted to make sure that when people walked in here, they would remember what it used to be like when it was Sacred Heart."

Renovating an old church did offer a few challenges and some surprises, but A.C.E. worked through it all, creating a functional and attractive building that seamlessly blends the old and the new. It's a place where Lakeshore CAP staff can carry on their mission of promoting economic self-sufficiency and the well-being of low-income persons; while former parishioners can still stop by to reminisce about their old church.



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