



Hunzinger Construction University was developed to continually provide growth and learning opportunities for employees.

# Hunzinger's Green Focus

Hunzinger Construction Co. has not only sought to educate its employees about sustainable initiatives, but also its customers. In addition, its commitments have included safety.

BY ALAN DORICH

After 101 years, Hunzinger Construction Co. stays strong by keeping "abreast of current trends and developments in the project delivery process," President John Hunzinger says. "We are constantly trying to keep ourselves informed as to what those new evolutionary trends and opportunities [are] in the marketplace."

Based in Brookfield, Wis., the firm specializes in general contracting, construction management and design/build services. Brothers John, Frank, Fred and Charles Hunzinger started the company in Davenport, Iowa, in 1907 and initially constructed one-room schoolhouses

and homes. The company established its Milwaukee office in 1928.

"We've been here ever since," John Hunzinger says, noting that the company has been involved in many local projects in Milwaukee, including U.S. Cellular Arena, Milwaukee County Stadium and Miller Park.

Along with himself, Hunzinger says

that family members at the firm include his brother, Jim Hunzinger; and brother-in-law, Kevin O'Toole, who are partners. In addition, John Hunzinger's daughter, Sarah, works in office support services and O'Toole's son, Ryan, works in project management.

The family involvement has led to Hunzinger Construction being a "hands-on business," John Hunzinger says. "It's a very conducive atmosphere for the success of [a] construction business."

## Green Concentration

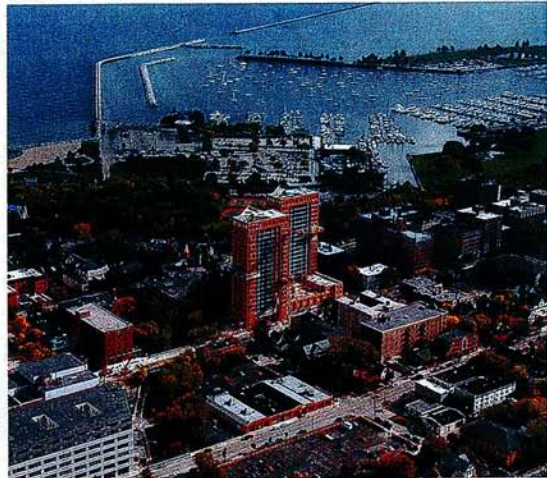
To stay informed of new trends and developments, Hunzinger Construction participates in a peer review group that is comprised of general contractors from across the nation, Hunzinger says. It was within this group that the company first became aware of sustainable construction practices.

"It was introduced to us by our Colorado and California general contractor members," Hunzinger recalls. "We decided it was something we needed to learn everything about and we needed to implement that in our company."

Hunzinger Construction Co.  
[www.hunzinger.com](http://www.hunzinger.com)  
 Proj. 2008 sales: \$150 million  
 Headquarters: Brookfield, Wis.  
 Employees: 200  
 Services: General contracting, construction management and design/build  
 John Hunzinger, president:  
 "[We stay] abreast of current trends and developments in the project delivery process."

The company's first step for going green, Hunzinger says, was to educate its own staff about what sustainability in construction meant. "Our next objective was to get as many people involved in product delivery to become LEED accredited professionals," he says.

Today, more than 30 of Hunzinger Construction's associates are LEED accredited. While the company has found an abundance of interest in sustainable construction from architects and clients, "There's also a lot of confusion in the marketplace in terms of what that means to them in the product delivery process," Hunzinger says.



Hunzinger Construction is serving as the construction manager at risk on Park Lafayette Condominiums in Milwaukee. The project is comprised of two 20-story towers that will feature 282 units.

To adjust, the company has created Sustainable Building Solutions, a division that acts as a consulting service to owners, designers and tenants in identifying and implementing sustainable strategies.

In addition, Hunzinger Construction's "Green Team" makes presentations at outside businesses and conferences about sustainability. "We've made 50-some presentations now [with] that Green Team," Hunzinger says.

### Building Green

Hunzinger Construction's current green projects include the expansion of Johnson Controls' headquarters in Glendale, Wis.

"It's targeted to be a LEED Platinum

project and it's incorporating many different initiatives to accomplish that," Hunzinger says.

The 33-acre project, which will integrate 272 geothermal wells and a 250,000-watt solar array, will feature 5 separate platinum buildings including a 94,700-square-foot power solutions headquarters and a 29,700-square-foot building that will include a cafeteria, meeting rooms and fitness center. Johnson Controls also is building a four-level parking structure for 400 vehicles.

The company is also serving as the construction manager at risk on Park Lafayette Condominiums, which is comprised of two

20-story towers in Milwaukee that will feature 282 units. Sustainable building methods are also being utilized on the project, Sustainable Building Solutions Director Phil Vetterkind says.

The project will incorporate a green roof, energy and water efficient lighting and fixtures, site erosion control, exemplary indoor air quality, and 80 percent of the construction waste is being recycled. "It's also a reclaimed urban site," he adds, noting that Hunzinger Construction is also remediating the site, which included removal of old gasoline fuel tanks from a former gas station.

Hunzinger Construction's LEED projects also include its own Hunzinger Construction University, located in Brookfield.

The continuing education and training facility was the first platinum LEED - Commercial Interiors project in the state of Wisconsin.

### Exciting Improvements

Hunzinger Construction's commitments have also included safety, Hunzinger says. While the company has pushed for sustainability in its own operations, "I'm always asking the same thing of our safety director," he asserts.

Hunzinger's stringent safety regiment included the creation of a site-specific safety plan for each of its projects, extensive field training and on-site safety inspec-

tions. Hunzinger was the first contractor in Wisconsin to partner at a 5-STAR level with OSHA's CHASE-WISCONSIN Program (Construction Health and Safety Excellence Agreement).

In addition, Hunzinger notes that the company will soon have its peer group come to its location and evaluate its own safety programs.

"As a company, you have to have a very secure psyche to participate in [this process]," he admits.

"[You have to] let people really take our company and dump the box on the floor and pick through everything."

He notes that Hunzinger Construction's employees have been willing to submit themselves to this kind of evaluation. ■