



**ROMAN  
ELECTRIC  
CO., INC.**

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**“COMMENT”**

*“The Kenilworth Building was constructed like a bomb shelter with some of the walls two feet thick. So it was sometimes challenging to work around the existing structures to install wiring. Some of the Peck building studios were designed to exclude sound transmission so we had to be especially careful to minimize or eliminate potential sound and vibration when running conduit through walls.”*



**Bob Czajka**  
Project Manager  
Peck School of the Arts

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## Night Games for UWM Soccer

UWM Panthers soccer teams have been playing home games since 1973 at Engelmann Field, 2000 E. Hartford Ave. This season, for the first time, they played

attendance-boosting night games at home thanks to a lighting system installed by Roman Electric.

Just in time for the start of the soccer season, Roman

*UWM Panthers home soccer games can now be played at night under the new lighting system installed by Roman Electric.*

completed the state-of-the-art four-pole Musco field lighting system. Compared to standard  
*Continued on page 3*

## Unique Renovation Brings New Life to Kenilworth Building

With the creative investment of \$68 million, the moribund Kenilworth Building has been transformed into UWM housing and art studios, revitalizing the area. The huge building, one of the largest on the east side, covers an entire city block from Prospect Ave. to Farwell Ave. at Kenilworth Place.

The original conjoined

buildings, constructed in 1914 and 1943, were rebuilt into two facilities, each with 250,000 sq. ft. of space. Kenilworth Square Apartments on Farwell Ave.

has 174 units for up to 374 UWM graduate and senior students. Peck School of the Arts on Prospect Ave. includes  
*Continued on page 2*

*With creative demolition, the Kenilworth building was converted into two buildings separated by a walkway, patio, green space and natural lighting.*



# Bayshore Undergoes Distinctive Mixed-Use Expansion

The huge new Bayshore Town Center in Glendale brings the first lifestyle shopping center to the Milwaukee area.

The \$360 million expansion of 52-year-old Bayshore Mall now combines a variety of stores, restaurants, apartments, entertainment, office space and parking on the 68 acre site.

Corna/Kokosing Construction Co. of Westerville, OH was general contractor for the project's massive centerpiece structure, "Building N." The developer was Steiner &

*Roman was the electrical contractor on Building N, the largest structure in the new Bayshore Town Center, a six-story, mixed-use facility combining retail, parking and apartments.*

Associates of Columbus, OH. Bayshore Town Center is the owner. Roman Electric was the electrical contractor for the shell, apartments and several retail tenants in the enormous Building N, largest in the Center.

## Six-Story Building

The mixed-use, six-story Building N measures 580' by 300'. It will have 25 retailers on the first floor, 2 1/2 levels of parking there and above, and three floors of apartments at



*Roman's exterior artistry helped give Building N its compelling nighttime beauty.*



the top. Many of the stores are open and the 113 apartments will be finished in May.

Andy Thompson, Corna/Kokosing project engineer, said, "Even though we were an out-of-town contractor, Roman Electric was very responsive and worked efficiently with us. They had a good crew and things went smoothly. They put in a lot of time in the last month to get us open in time. Roman did a great job."

data systems in both buildings, giving UWM expanded bandwidth for higher speed networks, and assuring them of extensive capacity for later expansion.

TechNet built 18 telecommunications closets with state-of-the-art laser optimized fiber optic cable that allows a 10 gigabyte bandwidth, again for future expansion. They installed 1800 data connection drops.

The security system includes 27 CCTV cameras inside and outside, a Code Blue emergency call system with 22 call stations, and bio-readers – three-dimensional hand scanners – controlling access to 67 secure doors and the elevators.

Cable networks were connected to both the city fiber and UWM systems so the buildings and campus can communicate with each other. Students can even go online to see which washers and dryers are available in the laundry room.

Roman TechNet project managers were Scott Archie and Jerry Trinkl.

## Efficient, Effective Outdoor Soccer Lighting for UWM Panthers

*Continued from page 1*

lighting, the new system cuts operating costs in half and



*Roman electrician Mike Gerhardt connects the lighting control cabinet to one of the four 100 ft. tall lighting poles after it had been precisely aligned to match the engineered lighting coordinates.*

significantly reduces the amount of light pollution spilling into nearby neighborhoods.

The 100 ft. tall steel, pre-wired light poles were affixed to bases positioned 28 ft. below ground and encased in concrete for maximum support. The poles were engineered with lighting coordinates to provide perfect alignment. During installation, Roman electricians used lasers

atop the poles to rotate each pole into position to precisely match the lighting coordinates. Each pole is equipped with thirteen 1500 watt metal halide lamps.

The \$200,000 design/build Roman job was directed by account manager Dick Sujecki and project manager Bob Czajka. Dave Broz was Roman foreman on the job.

*Roman electricians begin installing one of the four light poles.*



## Kenilworth Rebuilt and Re-energized

*Continued from page 1*

space for dance, music, film, theater and the visual arts. The buildings also have 26,500 sq. ft. of ground-floor retail space.

Splitting Kenilworth into two buildings gave each more natural light and created green space between them. They were given distinctive exterior looks and are connected by a 220 space parking garage below.

Weas Development Co. developed the complex project for the UW system and the Redevelopment Authority of the City of Milwaukee. RACM is the owner from whom UWM leases the buildings. KBS Construction was the general contractor. Roman Electric was the design/build electrical and voice/data/security cabling contractor.

### Unusual Job

Scott Weas, one of the developer's partners, said, "The job was unusual in many ways, both in the public/private development structure for the UW System, and the architectural solution implemented. We cut a huge monolithic building in half to construct two attractive buildings. And we did it all in a short time frame to make the housing available for UWM's fall semester. Our team certainly exceeded all of our expectations."

Weas was pleased with

*Peck School of the Arts on Prospect Ave. is a six-story building with space for dance, music, film, theater and the visual arts, and ground floor retail business.*



*The seven-story Kenilworth Square Apartments on Farwell Ave. has 174 units with housing for up to 374 UWM graduate and upper level students. It also has ground floor retail space.*

Roman's work. "Roman Electric did a fantastic job," he said. "We put a lot of trust into a contractor under a design/build model. We get married early and if they can't deliver we're kind of stuck. Roman performed from beginning design, early budgeting and preconstruction services through managing and designing the overall project.

"Too often what we hear from our partners is, we've got a problem, how are you going to solve it. Roman would say here's the problem, here are your available solutions, help us choose the best option. They did very well at meeting overall performance specs and quality standards." Roman project managers were Bob Czajka and Greg Blaney.

KBS Construction project manager Dave Rhoda said the project was a difficult job requiring structural demolition

to separate the existing building into two, then design and construct each to fit its respective function.

"Roman did an excellent job," he said. "The buildings were designed with unique exposed features including conduit, bus duct and cable trays. Roman did a great job working with the architect to



*Access to 67 secure doors and even the elevators is controlled with unique bio-readers providing three-dimensional hand scans.*

make all the exposed fixtures and infrastructure fit aesthetically. I can't say enough about the work of president Phil Rose and foremen Kevin Schlax and Dave Broz."

### High End Cabling Work

Roman TechNet, working on a \$750,000 design/build project - one of its largest, installed an elaborate and lengthy voice/data/security cabling system. The network included top-of-the-line Category 6 data cable for the voice and

*"If you're like us, you're always looking for new ideas, better methods and new business."*

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*is one way we can show you building developments, new power systems, information technologies, skilled techniques, useful ideas. We want you to remember Roman Electric when you're ready to build or repair electrical systems, computer networks, and voice/data installations."*

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## Extensive New Field Headquarters for City of Milwaukee DPW

The city of Milwaukee's Departments of Public Works and Water Works have impressive new 230,000 sq. ft. field headquarters on a 24 acre site at 3850 N. 35th St. The comprehensive new facility was built to replace several older plants. The city had been looking for a site to combine operations when Harley Davidson offered to buy the city's Menomonee Valley site for its museum. Harley's timing necessitated an aggressive construction schedule.

The extensive facility houses offices, and maintenance workshops for carpenters, electricians, fitters and sewer and water technicians. The huge garage includes parking for 170 cars and trucks, truck wash and fueling equipment, and electrical receptacles for 102 truck engine block heaters.

The city also has a heated asphalt storage silo at the site.

Briohn Builders Corp. was design/build general contractor for the project. Roman Electric

helped set the rapid pace. "Roman did an excellent job," Byrne said. "Their project foreman Tom Hall was especially great to work with. Roman CEO Gerv Rose served as senior project manager. I've worked with Gerv for many years and he's

*The city of Milwaukee's impressive new 230,000 sq. ft. DPW field headquarters facility was built on a 24 acre site at 3850 N. 35th St.*



had a \$1.3 million design/build contract for the electrical work.

Briohn vice president Michael Byrne said the job was a large project to be completed in just nine months and Roman

also exceptional to work with."

City of Milwaukee architect Michael Kraus was the project manager for the city. "We're very pleased with Roman's work," he said. "We've worked with them on a number of projects and they always perform well. Gerv Rose was an excellent person to work with on this job."

Roman TechNet installed cable systems for telephone, data and paging. Jerry Trinkl was project manager.



*The city's huge garage has parking for 170 cars and trucks, truck wash and fueling capability, and electrical receptacles for 102 truck engine block heaters.*

