

COLUMNS

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A Semiannual Publication of Davis Design

Baldwin Filters
Kearney, Nebraska

*Baldwin Filters is a Division of
CLARCOR Engine Mobile Group*

DAVIS
DESIGN

ARCHITECTURE ENGINEERING INTERIOR DESIGN

Baldwin Filters

New Distribution Center



In 1936, former Detroit autoworker J.A. Baldwin designed and began to produce auto oil filters in a small plant in Eau Claire, Wisconsin. By 1953, "Baldwin Filters" had grown to the point that he moved his operation to Kearney, Nebraska to take advantage of an empty WWII airbase with a 24,000 square foot hanger formerly used to house B-29 airplanes.

Today, Baldwin Filters is a highly successful division of CLARCOR Engine Mobile Group that produces high quality lube, air, fuel, coolant, hydraulics and transmission system filters for world-wide automotive, truck/bus and off-highway markets. Through the years, the firm has always updated and/or expanded their facilities as needed to keep pace with their continuous growth. The most recent project completed was the addition of a new 421,730 square foot distribution center to the existing 580,000 square foot plant and distribution center.



Ground was broken in May, 2013 and the new center opened in July, 2015. As large as eight football fields and containing two miles of conveyor belts, it handles product not just from Kearney but also from plants in Gothenburg, Nebraska; Yankton, South Dakota; and other manufacturing locations around the world.

The new facility was a long time in the making, according to Dan Schulte, VP of Strategic Operational Initiatives: "Planning began in 2005 but the 2007/2008 recession forced us to put the project on hold. When we decided to move forward in 2010 we realized that we now needed a larger facility. So Davis Design and the entire expansion project team went 'back to the drawing board' with some great value engineering concepts that helped us cut construction costs without cutting function." ➤



► Doug Hatfield, Director of Logistics, agrees and offers an example: "Our design team suggested lowering the ceiling in a section of the warehouse where heavier products, which can't be stacked as high as lighter ones, are stored. He continues: "Even before that, back in the very early planning stages, we became aware of a variety of complications due to our close proximity to the airport. Davis Design did a great job of working with the FAA to ensure that the height of our buildings, our lighting, our roads, etc., were all in compliance. They also helped us coordinate efforts with city and county officials to relocate a road so that the new building could be built adjacent to our existing facilities."

Schulte appreciated how the architectural/engineering team worked with the civil engineering firm to address soil and ground water issues: "They incorporated a foundation system of drilled piers filled with compacted rock that support the foundation to counter potential problems with wet soils. Not only is the stability of our building slab important to the integrity of our building, it's also vital to the operation of much of our equipment that needs a very flat, level surface to function properly."



Dan Schulte, VP of Strategic Operational Initiatives and Doug Hatfield, Director of Logistics (left to right)



"Another water issue we had to resolve," adds Hatfield, "is that we have literally acres of roof that create a lot of run-off in big rains like the ones we've had this year. But by increasing the size of our retention ponds and designing baffles underneath our parking lots to store excess water, our parking lots have not flooded. So this system is working very well for us."

The new structure sits 18 inches higher than the existing facility, with multiple inclined connector tunnels, so that the 50 new semi-trailer truck and two new UPS truck docks could be built at ground level to facilitate easier loading and unloading. A designated truck driver's entrance, providing drivers with their own check-in/reception area, lounge and restrooms, is conveniently located on the dock side of the distribution center.

Employees appreciate their own breakroom with kitchen, dining, computer services and a nearby locker room. A battery charging station, linked to the existing building, offers its own venting system and eye/body wash in a safe and convenient location to recharge the batteries of over 40 pieces of equipment. And, instead of an open mezzanine on the second floor that overheats in the summer, the decision was made to create an enclosed space that could be cooled and used to process less-than-full case customer orders. Throughout the rest of the facility, high ceilings and huge fans help maintain a comfortable work environment.

"Our new building functions as planned; all Baldwin Filters finished goods are now located in the new addition. And we have been able to increase our productivity and efficiency to meet our customers' delivery performance expectations of shipments to them within 24 hours. We can't say enough good things about Davis Design's expertise and responsiveness," concludes Schulte. ■

Memorial Hospital

New Outpatient Center, Expansions & Renovations



A growth in outpatient services motivated Seward's innovative healthcare provider, Memorial Hospital, to explore onsite expansion options on an already tight campus. They turned to Davis Design, designer of their original 1950 hospital facility and numerous subsequent projects, to brainstorm with them on the best way to create an outpatient services facility that would meet their community's current and anticipated outpatient needs.

The easiest and most economical option was to build the outpatient center on the back of the property. However, the hospital administration challenged this concept because of the need for a more visible "drive/walk by" presence as well as a location that would not require outpatients to navigate through the entire facility to receive services. They asked Davis Design if it was possible to design such a facility on their existing campus

and, per Roger Reamer, CEO, Davis Design met the challenge. "We asked them to do a little dreaming with us on how we could tie together Memorial Hospital, on one end of the campus, and the Seward Family Medical Center, on the other end of the campus, with a new outpatient facility that would not only link our facilities but also boasted its own, easily identifiable presence. The new Memorial Hospital Outpatient Center does just that." ►►

➤ The *first level* of the new 15,300 square foot facility is home to the Specialty Physicians Clinic whose visiting specialty physicians provide Memorial Health Care Service's patients with a continuum of care in a variety of specialty fields including cardiology, orthopedics, ear/nose/throat, general surgery, obstetrics/gynecology, ophthalmology, pain management, podiatry, urology, pulmonology, urology and vascular medicine. A new Doppler/echocardiogram room, chemotherapy infusion room, laboratory space and several waiting areas can also be found on this floor. The *second level* features a cardio/pulmonary rehab gym, nuclear medicine lab, stress test lab and also staff offices and patient education spaces for patients with diabetes, cardiac and pulmonary issues. The *lower level* is home to the hospital's first therapy pool and also provides direct passage to the existing physical therapy department.



Expansions and renovations in other areas of the campus were also a part of this project. A 2,000 square foot addition to the radiology department allowed the hospital to relocate their mammography and CT rooms to this area; add a bone density scanner; and relocate a dock to accommodate mobile MRI services and easy internal access. The emergency department underwent significant changes that included the construction of a second drive-up entrance for emergency medical services, a third trauma room in the former CT scan room, and a new



Roger J. Reamer, CEO

waiting room, just for emergency room visitors, in the former mammography room. Additionally, the sleep lab, which was previously conducted in a variety of available inpatient rooms, now has a permanent home in repurposed outpatient specialty clinic space and a new retail pharmacy is a much-welcomed convenience just footsteps from the new outpatient center's main entrance.



Reamer is pleased with the project outcome and feels that his healthcare organization is now truly positioned for the future: "We knew that in order to continue our quest to always provide the very best in healthcare services to Seward and the surrounding community that we would need to adapt our facilities to meet our patients' needs now and well into the future. With Davis Design's help, we have done just that." ■



Works-in-Progress

Ambulatory Surgery Center / Medical Office Building

Bryan Medical Center East Campus - Lincoln, Nebraska

Currently under construction, this new 105,000 square foot facility, a joint venture of Bryan Medical Center and more than 60 area physicians, is designed to provide outpatient surgery and office space for a variety of medical fields. It is being built on a two-square-block area in the northeast corner of the medical campus.

Scheduled to open in early 2018, the surgery center will offer six surgical suites, with room for future expansion, on the first floor of this four-story facility. The second, third and fourth floors will

be dedicated to physician offices. Once the new outpatient center opens, the medical center's existing surgical rooms can be freed up for more complex surgeries requiring hospitalization. They will also all be renovated and expanded to better accommodate future healthcare technology. Although there are other outpatient surgical centers in Lincoln, Bryan's will be unique in that it will offer a wide variety of specialties and the convenience to physicians of being just a skywalk away from a major medical center. ■



Oxbow Animal Health

Papillion, Nebraska

The existing Oxbow Animal Science facilities are being relocated from their original site in Murdock, Nebraska to an entirely new, complete campus in Papillion, Nebraska. The approximately 240,000 square feet of new facilities will include the following: 100,000 square feet of warehouse/distribution; 70,000 square feet of production; 20,000 square feet of raw product storage; and 50,000 square feet of offices, cafeteria and support areas.

Davis Design recently finalized the design and construction documents for this worldwide supplier of premium hay, life-staged foods and supportive care products for small exotic pets. Ground was broken in the spring; construction is expected to be completed by the summer of 2017. ■





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South Street Temple

Home of Congregation B'Nai Jeshurun



1923 Rendering

Lincoln's first Jewish settlers arrived in 1923 just twelve years after the city was founded. They created Congregation B'nai Jeshurun (The Children of Israel) and opened the doors of Lincoln's first temple, at 12th and D Streets, in 1893. It was built on property donated by the state through a program that offered religious institutions free land in turn for building a permanent house of worship. Unfortunately, in 1922 a fire damaged the building to the extent that the congregation decided to move and start over, this time on the corner of 20th and South Streets. Within a year, ground was broken and a new temple was completed in 1924 at a cost of \$75,000, including \$7,500 for a new pipe organ that is still in use today.

tendency known as Eclecticism, featuring Byzantine and Moorish design elements, similar to other Jewish Reform synagogues built in the same era. It is constructed of brick that features a cornice of arched brick corbelling, diamond-shaped motifs, brick dentilling and terra cotta trim. Access to the vestibule is provided through three separate double door entries surrounded by elaborate carved stone archways and columns. The east facade's large rose window displays the Star of David. The gable peak is adorned with two "Tablets of the Law", worked in terra cotta. The square-shaped building plan with pavilions on the north and south facades includes a central, octagonally-shaped dome designed by a congregant, Professor Meyer G. Gaba, who worked in association with Davis and Wilson to create an "acoustically perfect" sanctuary for

Designed by Davis and Wilson, the temple was built in the stylistic

tendency known as Eclecticism, featuring Byzantine and Moorish design elements, similar to other Jewish Reform



Temple Today

up to 240 worshippers. The focal point of the sanctuary is the carved walnut Holy Ark, which holds the Torah scrolls, and also the pulpit built in front of it. This was one of the first commissions of the famous Lincoln woodworker Keats W. Lorenz, who later gained fame as the creator of the mahogany doors of the Nebraska State Capitol's east legislative chamber.



Sanctuary Today

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