

SAVING STEPS

With the six-month-early completion of bathroom and laundry tower additions in Heidelberg's Patrick Henry Village in mid December, more than 240 families are saving thousands of laundry hauling steps.

The \$6 million BLIC Phase II project added stacking washers and dryers to two-bedroom unit kitchens, and tower addition bathrooms and laundries to three- and four-bedroom apartments in 13 buildings.

Bettina Reinhard, project engineer from the U.S. Army Corps of Engineers Europe District, said residents are pleased with the results — especially once the three-week-long intrusion into their apartments while towers were joined to the building was over. "They are all happy about it because they don't get disturbed anymore," she quipped. Reinhard said that residents are due a lot of credit for cooperating with the inconvenience during construction.

Reinhard said the half-year early completion of the project is due to close cooperation between the contractor, D&B Bau GmbH, and the 411th Base Support Battalion Housing Division. D&B Bau Supervisor Manfred Schroeder devised a compressed schedule for delivery of the stackable modular bathroom and



From left: Dave Freeman of the 411th BSB housing division; Manfred Schroeder, D&B Bau GmbH; Bettina Reinhard, U.S. Army Corps of Engineers; and Georg Volz, architectural engineering firm AAg, discuss exterior work Dec. 12 for tower additions in Patrick Henry Village.

laundry tower units that kept his workers on site full time.

In order to make the schedule work, Dave Freeman, engineer technician with the 411th BSB Housing Division, coordinated between the contractor and families in the affected units to start a new building every other week.

Freeman met with residents of each building and showed them an example finished unit before work on their apartment was to begin. "We tried to show them the horror scenario, which was the dust wall in their master bedroom ... so that they knew what we would be doing to them for about three weeks," Freeman said. "Of course when the dust wall came down, they could walk into their tower with their additional bathroom."

Residents are pleased with the quality of the new additions, Reinhard said, another plus from the

modular design presented by Georg Volz, engineer with the Architect Engineering firm AAg. Both Volz and Schroeder had previous experience with the standard masonry design of BLIC Phase I and made improvements for BLIC Phase II.

The prefabricated modular design presented several advantages, Reinhard said. "There are time savings because they can produce ahead of time, and deliver in a day for one building," Reinhard said. "There is also less weather impact, because it is produced indoors and you don't have to do interior work on site. And it is of consistent quality."

Reinhard said site preparation for construction of the tower bases started in November 2001. "Our original completion date was June 2003, and now we are finished in December 2002," she said.

Europe District Project Manager was Robert Grumberg.