



## **ThermTech of Waukesha Building Expansion**

### **Scope**

ThermTech is seeking to add an approximate 13,000 square feet of production and shipping space to our facility at 301 Travis Lane. The space will be utilized to house a new furnace line that has already been purchased and is currently available for installation. Also, the shipping space will be used to improve organization in our dock area.

### **Background**

ThermTech has been in business in the current location (301 and 305 Travis Lane) since 1982. ThermTech is owned and operated by Steven Wiberg, President, and Mary Wiberg Springer, Vice President. The company was founded by Mr. Charles E. Wiberg in 1982. Mr. Charles Wiberg has since retired. ThermTech is a commercial heat treating business. Heat treating is part of the manufacturing process for most products made of steel and non-ferrous metals. ThermTech serves over 500 manufacturers within 150 miles of our Waukesha locations. We are nationally recognized experts in the heat treatment of forgings for the oil and gas industry. We are also ITAR certified for defense contracting, certified for the American Petroleum Institute (API), and AS9100 (Aerospace) approved.

ThermTech employs 125 people, most from the Waukesha area. Jobs provided pay and average of \$18.50/hour with full benefits including an on-site medical clinic, chiropractor, and massage therapist. ThermTech also provides tuition assistance for employees wishing to further their education. We have many employees with over 5 years service and a core of 50 people with 10 years plus.

ThermTech leads the region in heat treat sales and innovation. Our goal is to improve our operation with technology and talent so that we are THE recognized national leader in our trade. We are investing in top of the line equipment that is efficient and allows for less labor. Our long-term strategy is to continue our growth in Waukesha. This will mean some additional jobs, but also a heightened use of robotics and handling systems. For more information on our company, please see our website at [www.thermttech.net](http://www.thermttech.net)

### **Current Project**

This current expansion is predicated on the company taking advantage of an opportunity to purchase a very large furnace line at a great price reduction due to a business in Indiana closing. We had to make a quick decision on the purchase. We are incredibly

busy, and need the capacity. That said, we also realized that the equipment would not fit in any of our current locations. We re-visited a plan that we had created in late 2010 to expand our 301 facility. This expansion was approved by the Plan Commission at the time. We had intended to use the space for a corporate office center. Those plans were abandoned during the economic downturn that occurred in 2011.

The new plan is using the same footprint as the 2010 plan. During the Plan Commission meeting back then, the main concern of the members was potential lack of adequate parking. At that time, we had 170 employees, all at the 301/305 campus, AND we were adding OFFICE, not production space. This meant even more people would need to park at the 301 facility. Since 2011, we have purchased the building at 1511 Pearl street, and 30 of our employees now work out of that facility. We have also further downsized our operation in terms of numbers of employees with better equipment, more output, currently we have 125 employees. Sales are also growing. Additionally, we lease office space across the street at 402 Travis, 304 Travis, and we lease the building next to us at 211 Travis.

We have a total of 54 spaces on the 301/305 campus, this number does not include parking space at any of our additional locations. Since we operate 3 shifts, at our peak each day we need 30 parking spaces. We will lose 12 spaces with the proposed expansion. However, 12 of our daytime employees are moving to space leased at 402 and 304 Travis (across the street). Therefore, only 18 spots will be required on the 301/305 campus. We will have 42 spots available.

ThermTech is committed to making our campus attractive and green. This year we replaced roofs at our Travis and Pearl facilities. We are engaged in a tuck pointing and painting program to get the masonry on our buildings in good shape. We just completed repairing and striping our parking lots and will be repaving our shipping approach. Also, we just erected a large flagpole in front of our building at 301. We are in good stead with Waukesha Water, the DNR and the EPA. On the safety front, we are working on an effort to qualify for the OSHA SHARP Program.

ThermTech maintains a good community presence through our support of WCAP (Waukesha Community Arts Program), Bluesfest, local food pantries, baseball, football and soccer team sponsorships, and many other charities with the funds directed by our employees.

ThermTech is committed to remaining a vital business in the Waukesha community. We have a very established base of business here and have no intention to relocate the facility.

We welcome the commissions' questions and thoughts about our plans,

**301 Travis Lane      \*      Waukesha WI 53189      \*      262-549-1878**