



STORY LINE

STORY CONSTRUCTION NEWS & VIEWS | SPRING 2019

PRESIDENT'S PERSPECTIVE

TWO THINGS YOU NEED TO KNOW



In February my wife and I took a trip to Nashville. It was a quick trip that included as many of the *must stop* places we could fit into our schedule: lunch at Biscuit Love, a concert at the Ryman Auditorium, a visit to a recording studio, and many other cool experiences. However, our most valuable stop was at the Bluebird Café, a spot known for its "heroes behind the hits" type of singer/songwriter listings.

Three songwriters were sharing their music while talking about their lives and their careers. It was magical to be in that moment -- in addition to the great stories and tunes, they were dropping pearls of wisdom. I took note of many, but this one really hit me: "There are two things you need to know when you write a song: when you are done and when you are *not* done."

What a powerful statement that applies to a lot of the creative and subjective pursuits in our industry and our lives:

- Schematic design concepts explored, evaluated and iterated, not forever caught in perfecting.
- Estimating to a point of thorough understanding, not just applying rules of thumb and adding it up to get the answer.
- Preparing to execute work by planning to the point of detailed understanding and a game plan, not just starting work because it's available.
- Timely decision-making with the necessary information in-hand, without needing every minute detail to make the call.
- Writing a StoryLine column to the point of *making* a point, yet not over complicating it.

As leaders, we set the tone for the standards in our organizations about when we are done and when we are not done. What a great and important conversation to have. Every circumstance is really evaluated by the artist in the middle of the work with the help of the supporting cast around them. When are you done and when are you not done? Thanks Nashville. (I'm done.)

Mike

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STORY LENDS A HAND TO TORNADO STRICKEN RACOM CORPORATION

July 19, 2018 brought disaster to central Iowa, with tornadoes ripping through Marshalltown, Pella, Bondurant and surrounding towns. Among the damaged buildings left in the path of these tornadoes was RACOM Corporation in Marshalltown.

RACOM designs, sells, installs and maintains all technologies used in what they call “the second half of the 911 response equation.” That is, they specialize in phone systems, radios, pagers, voice recorders, warning lights/sirens, dispatch console furniture and equipment. They operate in 15 states, and over 300 public safety agencies rely on their services for daily radio communications.



In Iowa, seven of the state’s eight largest counties and four of its five largest cities rely on RACOM to make sure their communications are uninterrupted. Though they have 13 locations total, they’re headquartered at their facility in Marshalltown.

The tornado that plowed through Marshalltown took with it the south and west walls of RACOM’s fourth level (left) and much of the overall exterior.

RACOM’s employees in the building took cover at the time of the tornado, and fortunately there was no loss of life or serious injury. Redundancies in RACOM’s communications systems kept all critical functions up and running the entire time.

“I can’t remember a time in my life feeling so sick to my stomach,” said RACOM President and CEO Mike Miller. “I thought, ‘Someone may have died,’ and secondly, ‘My business is gone.’ Fortunately none of that was true.”



It was clear that RACOM needed immediate help from experienced contractors who could seal up the building to make it weatherproof. Miller says one of his first calls was to Story President Mike Espeset.

“The Story guys were in Marshalltown by 6:30 the next morning,” Miller said. “My long-term relationship with Mike and the guys at Story gave me faith they were going to make stuff happen. There wasn’t a doubt in my mind we were hiring Story to help rebuild.”

Story deployed to the site to begin wrapping the exterior of the building in plastic wrap (bottom left) to protect the inside from the elements before exterior sheathing could be installed. In the following weeks and months, Story helped to fully secure the building using a weatherproof DensElement Barrier System until a permanent exterior is applied this spring.

Story has signed on to be the design-builder for the renovations to the building. The project includes five floors totaling 25,000 sq. ft.

“We want this building to be a point of pride for the overall recovery of Marshalltown,” said Miller.

Keep your eyes open for more updates about the RACOM project throughout 2019.



CLIENT

RACOM Corporation

DELIVERY METHOD

Design-Build

ARCHITECT

Story Design

PROJECT MANAGER

Mike Welter

PROJECT SUPERINTENDENT

Cory Shepard

PROJECT ENGINEER

Richard Van

BATHROOM RENOVATIONS COMPLETED AT RICHARDSON COURT RESIDENCE HALLS

The second of two phases for the Richardson Court Residence Halls renovation was completed in August 2018 just before Iowa State students moved in for the fall semester.

The first phase of the project took place over the summer of 2017 and included the renovation of restrooms in Barton and Freeman halls in Richardson Court. This required demolition of existing restrooms and some adjacent residence rooms to make room for larger bathroom spaces. The result was eight bathroom locations with about 30 individual toilet rooms and 30 individual shower rooms.

The second phase of the project involving Birch, Lyon, Roberts and Welch halls took place over the summer of 2018. Similar renovations were done to the bathrooms in those residence halls, resulting in 19 bathroom locations total with about 80 individual toilet rooms and 80 individual shower rooms.

With such a tight and non-negotiable time frame to complete each phase, Construction Production 2.0 - Story's project management system - was integral in ensuring the project stayed on schedule. After all, each of the residence halls needed to be finished in time for students to move in.



"Story's management of this process was a large reason for its success," said Darrell Reeves, a construction manager with Facilities Planning & Management at Iowa State. "Scott and Steve are true professionals, and I really look forward to working with them in the future."

Story has performed similar work at other residence halls on ISU's campus, Drake University, and other higher education institutions across Iowa.

CLIENT

Iowa State University

DELIVERY METHOD

Construction Manager

ARCHITECT

HAILA Architecture | Structure | Planning

PROJECT MANAGER

Scott Kutchen

PROJECT SUPERINTENDENT

Steve Massa

PROJECT ENGINEER

Jon Hand & Dennis Platt

PROJECT SIZE

140,000 sq. ft.

DATE COMPLETED

August 2018

OWNER

KOK Vermont, LLC

DELIVERY METHOD

General Contractor

ARCHITECT

Slingshot Architecture

PROJECT MANAGER

Jamie Rochleau

PROJECT SUPERINTENDENT

Rob Greenwood & Steve Massa

PROJECT ENGINEER

Shawn Corey

PROJECT SIZE

62,016 sq. ft.

DATE COMPLETED

December 2018

STOREY KENWORTHY COMPANY ADDS NEW WAREHOUSE SPACE IN DES MOINES

Storey Kenworthy, Iowa's largest family owned and operated office supply and furnishings company, sought to improve its inventory storage in the Des Moines area. Directly to the east of their office in Des Moines was to be an empty lot owned by KOK Vermont, LLC, and the two came to a lease agreement that would produce a large warehouse space.

"We were really looking to get all of our warehouse space under one owner," said Jim Mueller, COO at Storey Kenworthy. "We had our inventory spread out among numerous rented locations, so bringing it all to one central location was a priority for us."

This warehouse project included the development of the site between Storey Kenworthy's office and the Des Moines River just north of University Avenue. Tenants for the new warehouse include Storey Kenworthy and Forman Ford, a glazing and facade contractor which also occupies the neighboring office space to Storey Kenworthy.

"I enjoyed the exposure I had to Story's CP 2.0 system," added Mueller. "It improved communication among team members in a summer of pretty difficult construction."

