



# STORY LINE

STORY CONSTRUCTION NEWS & VIEWS

SUMMER 2012



Mike Espeset

## PRESIDENT'S PERSPECTIVE

### What do you expect?

My oldest son, Jack, is heading off to Luther College this fall to extend his competitive running career and get an education while doing so. As he eagerly approaches this next season of life, my wife and I are discussing the expectations we have regarding this experience.

So far, we've talked about things like financial contribution toward expenses, academic performance, part-time employment, internships, extracurricular activities and how we can best help our son navigate his way toward a future that will bring him joy and challenge. But there are plenty of unanswered questions.

We're wondering what will motivate Jack throughout his college experience and whether he'll continue to be as ambitious in his pursuits as he has always been. We're not sure how pushing and encouraging a child look different at this stage of life, or how much we can plan for and how much we need to simply take as it comes. Yet, even as Ann and I work through these concerns, we're aware a key component has been missing from our conversation: Jack. Although he has been the object of our discussion, Jack has been awkwardly absent.

To fix that and make sure we all have a clear and common set of expectations, we'll be having a family meeting soon. We know what we expect of Jack will likely be different than what we'll expect of his siblings in a few years when they approach college; after all, they're different people who deserve a similar type of discussion with the likelihood of different outcomes. Similarly, we understand that what Jack needs and expects of us as parents will be different than what his sister and brother will expect.

On a professional level, I can easily apply this line of thinking to Story's interactions with subcontractors, suppliers, architects, engineers and clients. In order to understand what someone expects from our company as a business partner and ensure they know what we expect of them, it's necessary to develop a common set of expectations we can use to assess whether we're winning or losing in our relationships. The same is true with our employees. We have annual reviews that identify performance expectations, but do we revisit them often enough? Are they as useful as we need for them to be to really make progress on our common goals? And who should be the one leading the discussion – the supervisor or the supervisee?

In these situations, I believe it's always best to play offense. Regardless of where you stand in the relationship, it's important to initiate the discussion to create a common set of expectations that are unique to the situation, supported by the people involved and communicated properly. Waiting for someone else to do it or just assuming that everyone knows what to expect will not likely lead to the most productive outcome.

So, we're going to play offense with Jack. He deserves it and we do, too.

Mike Espeset, President

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StoryLine is published quarterly for the clients, partners and employees of Story Construction.

Editor: Erin Kurth, Marketing Coordinator



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## PROJECT FOCUS

# Office addition more than doubles space for farming company in Alden

Summit Farms, LLC – a diversified farming operation based in Alden, Iowa – had quickly outgrown its original 6,644-square-foot office building due to increasing international demand for environmentally sustainable agricultural practices. Looking to expand, the company, which is currently involved in row crop, pork and beef production, as well as purebred Charolais cattle and draft horse operations, selected Story as the design-build contractor to add an extra 6,720 square feet to its existing, single-story building.

The project started in October 2011 and was completed five months later in March 2012. In addition to adding more space for offices, cubicles, storage rooms and a copy center, the job also included remodeling 3,100 square feet of the existing office building and updating the mechanical, electrical and sprinkler systems.

Owner: Summit Farms

Delivery Method: Design+Build

Project Manager: Larry Dix

Project Superintendent: Tom Clausen

Architect: Story Design, Ltd. – John Snyder, AIA, DBIA

Project Size: 6,720 square feet

Completed: March 2012

## EMPLOYEE SPOTLIGHT:

### Pete Lonergan, Warehouse Manager

**HOMETOWN** Born and raised in Boone, Iowa

**FAMILY** Wife: Nancy  
Children: Daughter Carly and son-in-law Brian Koehlmoos of Sioux Falls, SD; daughter Mallory of Boone

**EMPLOYMENT** After graduating from Boone High School, Pete worked construction on grain elevators for a couple of years and then spent 13 years working for a company that bought and sold railroad equipment. In 1991, when he was in the market for a new job, Pete contacted Dick Johnson at Story Construction, where he and Larry Sperlich were looking for help with the warehouse operation. Today, 21 short years later, Pete supervises five employees, coordinates trucking and hauling of material and equipment to job sites, orders supplies, researches equipment to purchase, coordinates the maintenance on all of Story equipment and vehicles and shares his knowledge of products, supplies, tools and equipment with superintendents among job sites.

**HOBBIES** Pete enjoys taking vacations and motorcycle trips with his wife, deer hunting and fishing in northwest Ontario. If he could do anything else in life, Pete says he would own and run a Canadian fishing lodge and camp.

**ACHIEVEMENTS** Seeing his two daughters graduate from college and turn into beautiful young ladies is among Pete's most notable achievements, along with beating cancer nearly 11 years ago. Pete also was fortunate enough to meet J.C. "Pappy" Hoel, founder of the Jackpine Gypsies Motorcycle Club that started the Sturgis motorcycle rally. Pete's family used to vacation in Sturgis every year when he was young and Pete made his first solo trip to the Sturgis rally with a buddy when he was 16.



## PROJECT FOCUS

# Second phase of ISU Vet Med project benefits companion animals, wildlife

Working in partnership with JE Dunn, Story served as the local construction management agent to oversee this three-year project that resulted in enhanced capabilities and services for Iowa State University's College of Veterinary Medicine Small Animal Hospital.

In 2006, Iowa State University's College of Veterinary Medicine implemented a six-year Vision in Action Expansion Plan to enhance services, comply with federal regulations, update technology and recruit and retain talented faculty and students. Phase I, completed in 2008, included building additional office facilities and medical imaging suites, constructing an equine and large animal addition and renovating the Veterinary Diagnostic Lab. JE Dunn of Kansas City, Mo., served as the construction management agent on the job and contracted with Story Construction to act as the local construction manager overseeing day-to-day activities.

Phase II of the project began in 2009, with JE Dunn once again selecting Story Construction as a local construction management partner. Aimed at enhancing the Lloyd Veterinary Medical Center Small Animal Hospital, which works with companion animals and wildlife, Phase II included completely demolishing and reconstructing some 90,000 square feet of existing facilities that had housed large animals prior to the completion of Phase I. After installing temporary MEP systems to maintain the Small Animal Hospital's functionality, Story oversaw the renovation to create new exam and treatment rooms, species-specific waiting rooms, intensive and emergency care rooms, laboratories, rehabilitation units, a pharmacy, and imaging and surgery suites.

The project also included constructing a 16,000-square-foot, two-story addition and tying it in to the existing Small Animal Hospital to house offices and conference rooms. A 9,650-square-foot, stand-alone pre-engineered building was also constructed to provide nine garage stalls for hospital vehicles and more than 4,300 square feet of space for offices, lab rooms and rounds rooms. Site modifications for the project included demolishing an access drive and parking areas, relocating and adding new site utilities, paving the entrance and parking lots, adding a new public entrance road and landscaping.



Owner: Iowa State University College of Veterinary Medicine

Delivery Method: Construction Management

Project Manager: Pat Geary

Project Superintendent: Brian Haessig

Architect: InVision Architecture

Project Size: 117,400 square feet

Completed: May 2012



Phase II included adding and renovating space for state-of-the-art exam and treatment rooms.



Art depicting companion animals and wildlife like the Small Animal Hospital treats is spread across campus.



Species-specific waiting rooms like the Exotic Animal Waiting Area above are comfortable and spacious.

PROJECT FOCUS

## Story design-builds new auto service facility for central Iowa dealership



On May 1, Story Construction joined the owners and employees of Moffitt Ford Lincoln Mercury in Boone, Iowa, and members of the Boone Chamber of Commerce for a ribbon-cutting ceremony launching the dealership's new Quick Lane Tire & Auto Center.

Story designed and built a 3,900-square-foot addition onto the existing dealership to create space for the oil and tire changing facility. The space includes five bays for vehicles on the service floor, a reception and waiting area and new storage rooms. The structure consists of trench grade beams, conventional steel framing and metal stud walls, with the exterior featuring multiple types of metal wall panels with aluminum storefront.

Work also included some site preparation and new paving and sidewalks. The project began in October 2011 and was completed less than four months later in late February 2012. A Moffitt spokesperson said the new Quick Lane will be able to service more than 40 vehicles each day.

Owner: Moffitt Ford Lincoln Mercury

Delivery Method: Design+Build

Project Manager: Mike Welter

Project Superintendent: John Judge

Architect: Story Design, Ltd. – John Snyder, AIA, DBIA

Project Size: 3,900 square feet

Completed: February 2012



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