



# STORY LINE

STORY CONSTRUCTION NEWS & VIEWS

FALL 2012



Mike Espeset

## PRESIDENT'S PERSPECTIVE

### Transitions

Transitions are all around us; it seems we are always in some state of change in our personal, family or professional lives. Our son, Jack, recently went from being a high school student living at home to a college student attending Luther, and while he is doing well, our home is now in a state of transition as we begin to experience life without his daily presence. Transitions, it seems, are unavoidable, but they are often filled with opportunity.

The three projects featured in this issue of *StoryLine* are reflective of transitions. Last year, after Immanuel Lutheran Church in Waterloo voted to close its elementary school, Valley Lutheran School in Cedar Falls decided to transform itself into a K-12 school and welcome some of those displaced students and other grade-school children seeking high-quality Christian education. The transition meant changing the school's identity, building out space to add classrooms and facilities and adding staff and resources to accommodate a much larger student body. As a result of this expansion, Valley Lutheran has positioned itself for continuous growth in the future – a move that will greatly benefit the children and families it serves.

In a similar manner, Green Hills Retirement Community's resident-owners and leaders recently decided to expand the services and amenities it offers in an effort to enhance the quality of life for those who call Green Hills home. By adding more assisted living apartments, additional skilled nursing beds and a state-of-the-art wellness center to its campus, the community embraced the changes the new century has brought to senior living and, as a result, will likely maintain its competitive edge and attract new residents.

Finally, Huxley-based Kreg Tool is a very successful family business that is in the midst of transitioning company leadership while simultaneously growing to meet increased product demand in the United States and around the globe. To accommodate these changes, Kreg Tool has expanded its warehouse and distribution facilities and will likely continue to grow as it greets new prospects in the future.

As I reflect on these stories, I focus on the opportunities created by the transitions each of these organizations is experiencing. While change never comes without stress and risk, Valley Lutheran, Green Hills and Kreg Tool have all chosen to concentrate their efforts on making the most of their respective transitions in order to benefit in the future. They are acting, not waiting.

While, at times, it is natural to focus on what is lost in a transition, it's also important to look at these moments as opportunities for new possibilities. There's no avoiding it; change is going to continue to occur all around us, in every aspect of our lives. The question is, are we going to resist it or embrace the potential it holds?

Mike Espeset, President

## Inside this Issue:

Project Focus

**Valley Lutheran School Build-Out**

2

Event Recap

**Story's 2012 Industry Appreciation Event**

Project Focus

3

**Green Hills Retirement Community Health & Wellness Project**

Project Focus

4

**Kreg Tool Distribution Warehouse**



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## PROJECT FOCUS

# Build-out turns Valley Lutheran into a K-12 school in time for fall classes

When Story Construction partnered with Building God's Way in 2003 to build Valley Lutheran High School in Cedar Falls, Iowa, leaders from the school's seven supporting churches had the foresight to build a 67,000-square-foot facility and leave a portion unfinished to meet future needs. That turned out to be a wise move; the school expanded to include grades six through eight in 2006, and last year the decision was made to finish some of the remaining space to accommodate K-5 students after Immanuel Lutheran Church in nearby Waterloo closed its elementary school.

Story was selected to build out more than 14,000 square feet on the facility's main floor, adding five new classrooms and two sets of restrooms. Work also included adding two walls to enclose the gymnasium and two HVAC units. Interior finishes, including carpet, tile and acoustical ceilings, were designed to match those of the existing facility.

Work started in June and was completed in time for classes this fall. On Aug. 16, Valley Lutheran School opened for the 2012-13 school year and welcomed approximately 70 kindergarteners through fifth graders – nearly doubling the size of its existing student body.



Owner: Valley Lutheran School

Delivery Method: Design+Build

Project Manager: Mike Welter

Project Superintendent: Brian Boekholder

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

Project Size: 14,400 square feet

Completed: August 2012

## EVENT RECAP:

### Story's 2012 Industry Appreciation Event

On Thursday, July 19, Story Construction hosted nearly 200 attendees at its annual Industry Appreciation Event at Coldwater Golf Links in Ames. The event, which featured a barbecued chicken-and-ribs dinner, celebrated the relationships Story maintains with subcontractors and suppliers and the tremendous value these partners bring to each and every one of Story's projects.

To honor outstanding performance and teamwork, Story recognizes two firms each year with its Subcontractor and Supplier of the Year Awards. Nominees are selected by Story employees based on factors ranging from quality and reliability to cost effectiveness and creativity, and winners are selected by Story's Board of Directors.

This year, Katelman Steel Fabrication, Inc. (top right) was named Supplier of the Year for its work with Story on the AIB Activities Center and WebFilings projects, and Gator Excavating (bottom right) was named Subcontractor of the Year for its work with Story on projects for the Norwalk and Ankeny Community School Districts. Congratulations to both award winners and to all the firms that were nominated. We feel extremely fortunate to work with you and can't wait to see you at next year's event!



## PROJECT FOCUS

# Health & Wellness Expansion improves quality of life for Green Hills residents

Situated on a 30-acre campus near Iowa State University in Ames, Iowa, Green Hills is a “resident-owned” retirement community offering a complete continuum of senior living services, from independent and assisted living to skilled nursing with future memory care. Since opening in 1986, Green Hills has prided itself on its ability to anticipate and address the changing needs of central Iowa’s aging population, understanding that quality of life is deeply impacted by the environment in which one lives. As a result, Green Hills has continuously dedicated time and resources to improving its campus and amenities over the years.

Green Hills originally opened as a senior living community with independent living apartments in an eight-story high rise building surrounded by townhomes. Story Construction served as the general contractor on the project, which included building the cast-in-place concrete and brick-faced apartment structure; 32 townhouse units with brick veneer and cedar trim; a pre-cast, underground parking garage with grade-level parking; and an 8,500-square-foot, 18-bed health care center. Over time, the campus gradually expanded to include 80 townhouse units and a total of 57 apartments.

In February 2010, the 40-bed Green Hills Health Care Center became a Medicare-certified skilled nursing facility, encouraging the residents to further expand services. That October, a measure was overwhelmingly approved by resident-owners to begin an extensive renovation and expansion project to increase the continuum of care at Green Hills. The project was designed to add 16 assisted living apartments, renovate the skilled nursing facility to add a new neighborhood and create more private rooms, designate space for a memory care neighborhood and build a new wellness center with a warm-water therapy pool.

After initial attempts stalled when the resident-owners and architects could not agree on an affordable vision, Green Hills decided to consult with Story Construction about using the design-build construction delivery method, which welcomes owner participation while enabling the design-builder to contribute ideas and provide architectural and construction oversight throughout the process. Thanks to the collaborative nature of the system, the entire design and construction of the project was completed in just over a year and Green Hills residents are now enjoying their new living spaces and wellness center.



Owner: Green Hills Retirement Community

Delivery Method: Design+Build

Project Manager: Mike Welter

Project Superintendent: Jim Voss

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

Project Size: 45,310 square feet

Completed: May 2012



Spacious common areas throughout the additions were designed to foster a sense of community.



The warm-water pool in the new wellness center is a venue for a variety of aquatic therapy classes.



Multi-purpose rooms in the wellness center are used for fitness classes and nutritional counseling.

PROJECT FOCUS

# Woodworking tool company's success leads to larger warehouse

In early 2011, Kreg Tool engaged Story Construction to help them create a master plan for their business campus to include a neighboring building they purchased in Huxley, Iowa.

Just four months later, Kreg Tool asked Story to serve as the design-builder for its new distribution warehouse, which consisted of attaching a 51,000-square-foot, pre-engineered steel Butler building to the existing building to create a continuous structure featuring an office, IT room, break room, restrooms, five loading docks and two drive-in overhead doors.

The foundations are a mix of trenched and spread footing with walls at the loading dock, and the interior rooms are defined by metal studs and 10-foot drywall. The entire space needed to be heated and cooled, which meant completely replacing the electrical system. Work was completed in just under six months.



Owner: Kreg Tool Company

Delivery Method: Design+Build

Project Manager: Mike Welter

Project Superintendent: John Rogers

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

Project Size: 51,000 square feet

Completed: April 2012



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