



STORYLINE

STORY CONSTRUCTION NEWS & VIEWS

SPRING 2013



Mike Espeset

PRESIDENT'S PERSPECTIVE

Words of Wisdom: For Work and Life

Opportunity is perishable.

I can't take credit for this statement. It came from a school board member from the Nevada, Iowa, school district who uttered these words out loud 18 months ago when I was speaking with him about his role as a school board member related to district matters. I have not forgotten it and, in fact, remember it often in many aspects of life.

The construction industry is not for the timid. Every day, some opportunities present themselves while others expire. Some of the expiration relates to hard-and-fast dates and yet others die for lack of second or for changes in the markets they serve. It is really critical that we place energy and effort into the opportunities that are available while they are on the table. We have no idea when and why they may cease to exist. It is important to play offense with the opportunities that are present. All of the projects in this *StoryLine* have taken advantage of a window of opportunity.

This statement is also true for communities. I have seen many projects or initiatives have a prolonged process through civic, school or non-profit boards and committees that run out of runway to end up in the category of perished opportunity. The time it took to make something happen in the name of good process and due diligence ended up pushing the opportunity past the open window. Time can be the foe of opportunity. Protracted time can also wear people out in the process which may just be enough to close the window, too.

Finally, this statement is true in my personal life, as well. As I engage with my children, they only grow up once and my wife and I need to be attentive the windows of opportunity to help them find their way in life to grow and mature. Also, as my parents continue to enjoy their retirement, it is important that we make it a priority to make memories with them and learn from them while there is health and circumstances to do so.

I keep good quotes on my white board for a while. The great ones make their way into my permanent vocabulary. This is a great one. Thanks, Marty, for the observation. I am now working and living every day to make sure we don't let great opportunities perish.

Mike Espeset, President

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PROJECT FOCUS

United Suppliers office expansion accommodates company's growth

Despite recent economic troubles, one sector of the U.S. economy – agriculture – has managed to enjoy prosperity in recent years. As a result, companies that cater to the farming community have also experienced record growth, which explains why United Suppliers, a wholesale agricultural distributor, recently asked Story to design and build an addition to expand its corporate office in Ames, Iowa.

Story built the original United Suppliers office building in 2007, which simplified the process of building another, slightly larger structure that resembled the existing facility externally and offered a similar layout and finishes internally. The new building's shell is comprised of a concrete slab-on-grade, structural steel joists and deck, precast concrete wall panels, EPDM roofing and aluminum entrances and windows. Finishes include drywall, acoustical ceilings, flooring, casework, doors, frames and hardware as well as mechanical and electrical systems. The two buildings are connected by a 30-foot glass corridor that overlooks a courtyard. Work was completed in just over five months.



Owner: United Suppliers

Delivery Method: Design+Build

Project Manager: Darrell Reeves

Project Superintendent: Adam Papesh

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

Project Size: 12,844 square feet

Completed: January 2013

EMPLOYEE SPOTLIGHT:

Darrell Reeves, Project Manager

HOMETOWN: Winfield, Kansas

FAMILY: Wife, Ann; three sons; four granddaughters

EXPERIENCE: Darrell has more than 30 years of experience in the construction industry, having worked as a superintendent, project engineer, project manager and vice president of Operations at other firms before joining Story in 2011 as a project manager. He currently is overseeing Story's work with United Suppliers and the Sauer-Danfoss Application Development Facility, and enjoys the constant change of pace and locations that working within the construction industry offers. When asked about his favorite project, Darrell says he most enjoyed working on the Waukee YMCA – a \$14 million, 73,000-square-foot facility that was completed in 2009.

A PERSONAL NOTE: According to Darrell, if he could do anything else in life, he'd work for a philanthropic organization that serves impoverished children. Darrell says turning 50 has changed his daily perspective and tempered his global view of life. He enjoys camping, canoeing and spending time outdoors, but feels that his most notable achievements are caring about the people he interacts with on a daily basis and having a social conscience. To give back, Darrell proudly supports the United Way and does all he can to be a good neighbor.



PROJECT FOCUS

Story acts as owner's rep for Mason City Community School District

After beginning a \$30 million project in 2010 to remodel outdated facilities at its secondary campus, the Mason City Community School District hired Story Construction in 2010 to serve as its owner's representative to oversee and coordinate work among members of the project team – which ended up consisting of a design team of five firms as well as six general contractors and more than 100 subcontractors.

Work on John Adams Middle School and Mason City High School was divided into seven phases over a three-year period in order to minimize disruption and the displacement of students and faculty. Project highlights included a complete electrical system upgrade, a physical plant renovation and mechanical equipment upgrade, a major kitchen renovation and expansion, a dining area remodel that included the addition of a connecting link between the middle school and high school, a \$9.3 million renovation of the entire middle school building with an elevator addition, a 20,000-square-foot FEMA safe room/multi-purpose room addition and an \$8.3 million renovation of the high school's two-story north wing.

To help the district manage such a complex project, Story provided a number of services as owner's representative, including helping to determine a reasonable project package and schedule; coordinating communication among the district, design teams, general contractors and subcontractors; managing logistics of students, faculty and construction crews; monitoring phase deadlines and milestones; supporting the district's moving, abatement and demolition process; tracking the project budget; and assisting with the submission of grants to federal agencies.

Work is expected to be completed this summer, which is welcome news to the community of Mason City. As a result of the project, the students and faculty of the district's secondary campus will enjoy modern middle and high school facilities that include energy-efficient buildings, a tornado safe room and additional classroom space.



Owner: Mason City Community School District

Delivery Method: Owner's Representative

Project Manager: Scott Kutchen

Project Superintendent: Dan Drefke



Phase 2 of the project included a \$2.4 million mechanical equipment upgrade and a new Physical Plant.



A \$9.3 million renovation of the entire John Adams Middle School building improved educational space.



A FEMA grant provided the district with about 60 percent of the funds needed to build a tornado safe room.

PROJECT FOCUS

WesleyLife Adult Day Center addition doubles facility's capacity

As the only facility of its kind in Des Moines to offer daily supervised care for seniors with memory loss and mobility and self-care limitations, the WesleyLife Adult Day Center serves more than 800 families per year and enables older adults to live at home or with their loved ones instead of having to relocate to institutional settings for care. Over the years, demand for services has grown steadily, which resulted in WesleyLife's decision to select Story Construction as its design-builder to construct an addition and remodel connecting space in its existing facility.

The project to effectively double the existing Adult Day Center's capacity included building a 4,850-square-foot, single-story masonry addition and remodeling 1,360 square feet of connected space, as well as extensive site changes. Inside, the center now offers a living room, art studio, fitness room, library with computer workstations, a residential-style kitchen and dining areas, multi-purpose rooms and office space. Outside, the addition features a green roof to increase aesthetic appeal and provide environmental benefits. Work was completed in six months.



Owner: WesleyLife of Iowa

Delivery Method: Design+Build

Project Manager: Larry Dix

Project Superintendent: Tom Clausen

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

Project Size: 6,210 square feet

Completed: January 2013



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SAVE THE DATE!

Story Construction's Annual Industry Appreciation Event

WHEN? Thursday, July 18, 2013
5-8 p.m.

WHERE? The Pavilion at Coldwater Golf Links
615 South 16th Street
Ames, Iowa 50010

WHY? Each year, Story Construction celebrates its relationships with subcontractors and suppliers by hosting an Industry Appreciation Event. We provide dinner and drinks and recognize firms with our Subcontractor and Supplier of the Year Awards.

Look for your invitation to arrive via mail or e-mail in June.
We hope to see you there!

