



STORYLINE

STORY CONSTRUCTION NEWS & VIEWS

SUMMER 2014

PRESIDENT'S PERSPECTIVE

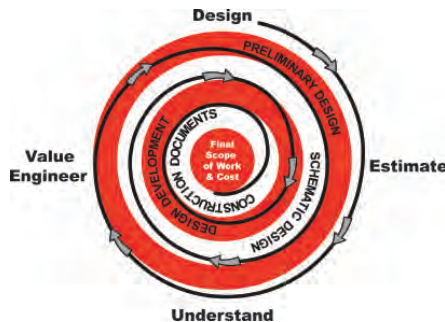
First Draft, Worst Draft



I heard the phrase "first draft, worst draft" from a high school senior speaker, Cole Andersen, at Ames High's 2014 commencement. He had me at hello. What a powerful statement. The essence of the speech was: it is important to start somewhere and improve upon it. Being a student at Ames High is the first draft. Graduating from high school provides the opportunity to build on and improve the first draft. Not discard it – improve it. Not start over – keep the good parts and build on them. First draft, worst draft.

While listening to Cole, I immediately thought about the work we do on projects. This work includes the spectrum – from prior to design to construction and afterward. We need to start somewhere. The first draft. Whether it means the ideas we conceive in our head or on a napkin, or a schematic design, or an operational plan to execute work on a project, the first draft is rarely as good as we can make it. Don't despair, it's a natural process. Keep what is good and improve upon it.

We see the value engineering process in this way. Using the quality circle metaphor of **Plan-Do-Check-Act**, those steps applied to the design and construction process are **Design-Estimate-Understand-Value Engineer**. Keep working to improve; to make the focus of the work better.



The message Cole delivered to his high school classmates was one of encouragement. Keep what is good and continue to improve the rest. Always remember where you started (high school) but don't get stuck there. First draft, worst draft.



I liked the message. I liked it enough to share it here. Insights and wisdom like this can come from many places, even high school students. My daughter, a graduating senior, reminds me of this often.

Mike Espeset, President
Story Construction

Inside this Issue:

FEATURE PROJECT
BIVI, Sioux Center

2 EMPLOYEE FEATURE
**Clint Jensen,
Project Manager**

3 PROJECT FOCUS
**Green Hills Memory Care
Flint Hills Resources**

4 PHOTO RECAP
Business After Hours

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FEATURE PROJECT

BIVI Continues Expansion in Sioux Center

As a global leader in animal health products for companion animals and livestock, Boehringer Ingelheim Vetmedica, Inc. (BIVI) continues to expand its facility in Sioux Center, Iowa, to meet the increasing global animal health needs of livestock producers and veterinarians.

Story Construction previously constructed a two-building expansion and most recently, as part of its overall master plan, BIVI worked with Story on the erection of a third building in Sioux Center. This expansion will allow BIVI to continue its research into major global livestock disease challenges, their treatment and prevention worldwide.

The third building is approximately 9,750 sq. ft. with concrete foundations, walls and floors; wood framed exterior walls and wood roof trusses. Finishes include painted drywall; laminated fiberglass reinforced plastic

(FRP) and polyvinyl chloride (PVC) wall and ceiling panels; epoxy coated concrete walls; and sealed concrete floors. Doors are fiberglass or steel with insulated steel overhead doors. The exterior wall finish is metal siding and the roof is also metal.

While the project moved smoothly, the main challenge faced in its construction was the Iowa weather. "We knew we needed to be enclosed by winter," said Clint Jensen, Story's Project Manager, "so, we scheduled the work accordingly. We mobilized in September, began construction in October and were then able to work inside to complete the building by the target date of April 2014."

Jensen appreciates the continued partnership between Story and BIVI. "Through our continued relationship with BIVI, we're proud of our contribution to this important research aspect of livestock farming. We're also pleased to solidify our work with the subcontractors and suppliers in the Sioux Center area and will hopefully have the chance to partner with many of them again."

EMPLOYEE SPOTLIGHT

Clint Jensen, Project Manager

HOMETOWN: Newton, Iowa; current resident of Bondurant, Iowa

FAMILY: Wife, Amy, and four-year-old twin daughters, Taya and Haylen

EXPERIENCE: Clint worked as a framing carpenter and crew foreman in high school and college. After graduating from UNI in 2002 with a BS in Construction Management, he has advanced from engineer to superintendent to project manager. He joined Story in 2013 as a PM.

INTERESTS: Clint has enjoyed each project he's worked on at Story (see BIVI & Green Hills). He takes special pride in his involvement at the Bondurant-Farrar athletic facility because of its location in his community. He has served as a Co-Chair of Blank Children's Hospital Festival of Trees Committee and is also involved with March of Dimes. Away from work, Clint enjoys golfing when he has time and coaching his daughters in their new sport of softball. He also likes to spend time relaxing/skiing at his favorite place – Table Rock Lake, where during vacation time with his wife and other family members, he can unwind on the boat. When asked his favorite meal, Clint goes straight for the comfort food – his mom's beef and noodles with mashed potatoes and Iowa sweet corn.



PROJECT FOCUS

Addition to Green Hills Memory Care Neighborhood Meets Growing Need

Since serving as the general contractor on the construction of Green Hills' original senior living community in 1987, Story Construction has continued to partner with the community on expansions and remodels, helping to answer the increasing need for senior living in Ames.

For this project, Story served as the design-builder for a 3,965 sq. ft. remodel and addition to the Green Hills Memory Care Unit. Working amongst current residents, the Story crew added five rooms (for a total of 11). The work also included a dining and activities area, nurses' desk, serving kitchen and storage. The project began in November 2013 and was completed in April 2014.

"We truly value our partnership with Story," said Rod Copple, Executive Director of Green Hills. "Over the past 27 years, the Story team has worked to meet the budget and timeline of each project in which they've been involved. Beyond that, they have served as an advisor on the best approach to each project and helped us reach our ongoing goal of providing the best senior living care possible."



Delivery Method: Design+Build

Project Manager: Clint Jensen

Superintendent: Tom Clausen

Design: John A. Snyder, AIA, DBIA;
Story Design, Ltd.

Project Size: 3,965 sq. ft.

Completed: April 2014

PROJECT FOCUS

Q. & A. with Flint Hills Resources

Story Construction recently completed an office space remodel for Flint Hills Resources. The *StoryLine* spoke with Todd Svihovec, Director of Operations at Flint Hills Resources in Ames, who shared some insight into the 13,450 sq. ft. project located in the Aspen Business Park.

Q. *What was Flint Hill's need in pursuing this office remodel?*

A. Flint Hills Resources' Ames office supports the company's renewables business, which includes six ethanol plants as well as biodiesel operations. As our business has grown, our need for additional office space to accommodate new personnel has increased.

Q. *How did Story help you solve your need?*

A. Plans for the new office in the Aspen Business Park were designed in house, and we worked with Howard and Helmer Architects in Wichita, Kansas, where our company is headquartered, to create construction documents. We awarded the construction contract to Story after a competitive bidding process. The office can accommodate up to 75 employees; the space is welcoming to our employees, meets our needs and positions us for future growth.

Q. *What features did you seek in the space?*

A. In addition to more office space for employees, we also required expanded meeting space with state-of-the-art technology, such as the dedicated training room, to accommodate our growing business needs.

"We were very pleased with the work of Story Construction in completing our new office space," Svihovec said. "The company came highly recommended, was easy to work with, thorough, detail oriented and willing to go the extra mile to accommodate our needs."



Delivery Method: General Contractor

Project Manager: Jamie Rochleau

Superintendent: Harold Harken

Design: Howard+Helmer Architecture

Project Size: 13,450 sq. ft.

Completed: April 2014

PHOTO RECAP

Story Hosts Business After Hours to Celebrate 80 Years

On June 24, 2014, Story welcomed friends in the Ames and surrounding business communities to our corporate office to celebrate the company's 80th year in business. Thank you to all who came to help Story mark this milestone in the company's history!



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