



# STORY LINE

STORY CONSTRUCTION NEWS & VIEWS | FALL 2015

## PRESIDENT'S PERSPECTIVE

### MANAGING EXPECTATIONS



Mike Espeset  
President

I have a friend who uses this phrase routinely. I always appreciate when he says it because it reminds me that this simple, yet wise, statement is a large part of leadership.

When working with clients on projects, it is important for us to articulate reality in timing, cost, scope, choices, response time, milestones, activity, behavior, etc. We will always strive to make it better, whatever "it" is, but we must deal in reality. This approach may not be popular, but it is necessary. I believe our clients hire us, in part, to protect them from themselves. Managing expectations is a big part of this effort.

Likewise, when working with teams of design professionals, sub-contractors, suppliers and other partners, we need to be as clear as possible when setting and managing expectations which can

vary from one project to the next based on circumstances. Construction Production 2.0 – Story's standard process for effectively running construction projects – provides us a means of managing expectations on our projects during construction. We constantly need to work on the process with our partners during preconstruction.

Also, with our team members at Story, whether we are addressing career paths, advancement opportunities, next assignments, travel, work/life balance, and what it means to keep a company vibrant for over 80 years, there are many discussions about managing expectations.

Lastly, managing expectations with my family and loved ones is part of leading and loving a family. This stuff is everywhere in our lives.

Setting and managing expectations are not the same thing, however. I once heard it said that you make plans, then life happens. The fluidity of life requires the constant reinforcement of the starting point and the calibration – and recalibration – of expectations through time. It's where art and science collide.

Another observation...Managing expectations is a discipline, not an event or activity. I can see the wisdom in this statement. It is a great reminder for leadership in both work and personal lives.

Managing expectations is a discipline, not an event or activity.

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## ON WITH LIFE OUTPATIENT THERAPY ADDITION AND RENOVATION



Located in Ankeny, Iowa, On With Life is a non-profit organization that was started in 1991 by family members of brain injury survivors. These families were seeking a place for post-hospital therapy to help loved ones relearn necessary life skills; to literally help them “get on with life.” Over the past 24 years, On With Life has grown to become a Midwest leader in brain injury rehabilitation and has served thousands of survivors of brain injury as a result of trauma, stroke, tumor, aneurysm or other events.

On With Life serves both inpatient and outpatient clients. The outpatient therapy wing was the focus of this addition and remodel for which Story served as the contractor and Story Design, Ltd. the architect. The addition includes a therapy gym, therapy training rooms, wellness center and new administration space. There is also a new therapy pool complete with lifts and underwater treadmill. The pool is especially helpful in regaining mobility as buoyancy in the water helps those recovering move with less effort and more confidence.

With a focus on helping clients relearn skills and regain independence, part of this project was the construction of a practice apartment. The apartment includes a bedroom, bathroom, living room and kitchen area. Here, persons served can learn to live on their own again and exercise their self-sufficiency in caring for themselves and their space.

Another unique addition to the facility is the therapy car. Placed in the therapy room, the car helps patients relearn getting in and out of whatever vehicle they’re used to, whether it’s an auto, pickup or SUV. The vehicle sits atop hydraulics allowing for simulation of the normal bumps and jostling riding in a vehicle entails, to help persons served get used to this motion.

The OWL project also included renovation of existing space. The facility’s kitchen finishes were upgraded and the layout revamped. The existing dining room was converted to a coffee shop while existing therapy rooms were converted to a new, larger dining room. A new Speech Therapy area was constructed along with a remodeled Maintenance Department.

Enhancements to the exterior include a new patio area on the south side and the addition of 15 parking spaces. An outdoor therapy garden which includes a multi-surface walking path, water feature, bridge, gazebo and landscaping is being planned for the future.

“I enjoyed this project very much,” says Story project manager Randy Johnson. “Working in a functioning therapy center with clients and families on site meant we had to try to minimize the typical impacts of construction – like noise and vibration – as much as we could. Through close coordination between the Story and On With Life teams, I think we accomplished the goals of the project with minimal disruption to the people OWL serves.”



### CLIENT

On With Life

### DELIVERY METHOD

Design+Build

### ARCHITECT

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

### PROJECT MANAGER

Randy Johnson

### PROJECT SUPERINTENDENT

Dan Bryce

### PROJECT ENGINEER

Alex Grandgeorge

### PROJECT SIZE

18,000 SF

### PROJECT COST

\$4.4 million

### YEAR COMPLETED

September 2015



## DELTA TAU DELTA FRATERNITY WELCOMES ISU STUDENTS FOR FALL

As is the case with many sororities and fraternities on today's college campuses, the Delta Tau Delta Fraternity house on Iowa State University's campus had reached a state of disrepair and general inadequacies in available space and amenities. The fraternity was constructed over 60 years ago in the 1950s. So, in 2014, the fraternity's alumni decided it was time to upgrade the facility. Working with RDG Planning & Design, Story Construction was the contractor for this design-build project.

"The first thing we noticed when we looked at the existing fraternity was the tight space," says Story project manager Clint Jensen. "With another fraternity on one side and a church on the other, there was only 15 feet of yard on each side of the house."

In addition, with a 13-14 foot elevation change from the front to back, the fraternity presented a large, sloping grade. So, with design and construction planned to accommodate both the tight space and the slope, the existing house was demolished in August 2014 and construction on the new fraternity began in its place.

The new 30,000 sq. ft. fraternity house is two stories atop a basement. In its unique configuration, the first floor has a walkout space facing south and a second floor walkout facing north. Both provide welcoming outdoor space for the residents and guests. Its larger footprint is able to house 64 members – and is currently at full capacity. The members take advantage of a large state-of-the-art kitchen, and professional cook, as well as study carols, study/meeting rooms, a large common area in the lower level and a formal space on the main level. The house mother also now occupies a new "apartment-style" space within the house. Part of the old fraternity house did make it to this new home; the Delta Tau Delta letters were salvaged and set in the north-facing brick, carrying on the legacy of the old fraternity to current residents and visiting alumni alike.

### CLIENT

Gamma Pi of Delta Tau Delta Fraternity

### DELIVERY METHOD

General Contractor

### ARCHITECT

RDG Planning & Design

### PROJECT MANAGER

Clint Jensen

### PROJECT SUPERINTENDENT

Rick Timm

### PROJECT ENGINEER

Tim Gregg

### PROJECT SIZE

30,000 SF

### PROJECT COST

\$6.5 million

### YEAR COMPLETED

August 2015



# DRAKE UNIVERSITY'S THETA CHI FRATERNITY BUILDS NEW FRATERNITY

The Gamma Tau Chapter of Theta Chi Fraternity has a long history on the Drake University campus. According to Joe Aiello, a Theta Chi alumnus, the original house was built nearly 125 years ago, around 1892. Around 1964, the structure had a wing of bedrooms and bathrooms added. Once owned by Alpha Xi Delta Sorority, the house was sold to Theta Chi in 1976.

In 2014, finding the house had deteriorated, alumni wrestled with the decision of renovation vs. new construction. Considerations like technological demands of today's college students, plus the age and condition of the structure led to the decision to build. Dedicated alumni contributed to the fundraising effort and \$1.8 million was raised to build the new structure.

Jeff Bodin, AIA, LEED AP from Story Design, Ltd., was the lead architect on the design of the new fraternity. "We met with Theta Chi alumni to design a house that would meet the needs of the members who currently call the fraternity home," says Bodin. "It was also important to honor the tradition of the fraternity and make returning alumni feel welcome when they visit."

Demolition of the existing house in August 2014 made way for construction of the fraternity's updated, larger home on the same location. The new chapter house features 11,000 sq. ft. on two floors and a walkout basement which opens to patio space for socializing and entertaining. The house allows for occupancy for 30 members and features full food service as well as living quarters and office space for a house parent or

*Continued on back*

## CLIENT

Gamma Tau Chapter of Theta Chi Fraternity; Drake University

## DELIVERY METHOD

Design+Build

## ARCHITECT

Jeff Bodin, AIA, LEED AP;  
Story Design, Ltd.

## PROJECT MANAGER

Randy Cummings

## PROJECT SUPERINTENDENT

Joey Christensen

## PROJECT SIZE

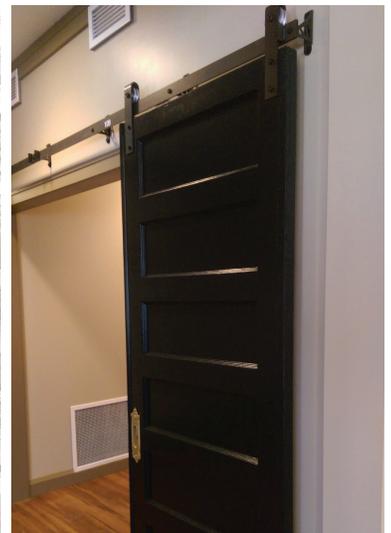
11,000 SF

## PROJECT COST

\$1.8 million

## YEAR COMPLETED

September 2015



## EMPLOYEE FOCUS **JOE HEWITT** SAFETY COORDINATOR



Joe Hewitt

Joe Hewitt joined Story earlier this year bringing with him decades of industry experience. Before joining Story, Joe was employed at Martin Marietta for 30 years, most recently serving as the HR/Safety Manager in a five state area. Joe has been working hard transferring those skills to Story projects by visiting jobsites to train crews and reinforce Story's safety regulations.

*Continued from previous page*

graduate assistant. Once the design received approval from the fraternity and construction was cleared to proceed by the City of Des Moines, the building was framed and enclosed by early December 2014 so that work could continue on the interior.

To uphold the heritage of the fraternity, wood pocket doors and the fireplace mantel, original to the old house, were salvaged from the fraternity house prior to demolition. The doors were sanded and painted and now stand proudly at the entrance to the Alumni Room. Left in the condition in which it was found, the original house's fireplace mantel was installed in the Alumni Room as a highlight to additional fraternity memorabilia.

While excited about the memorabilia, Aiello cites other positive aspects of the project that he attributes directly to the Story Construction team. "Jeff Bodin, Randy Cummings and Joey Christensen, through many, many hours of meetings and discussions with us, were able to coalesce our visions and comments (disparate and wide-ranging as they were), and then design and build a structure that gives our undergraduate brothers open spaces for socializing, eating together, entertaining over Homecoming and Parent's Weekend, as well as private spaces for study and sleeping, accomplishing every objective we set forth in our meetings. Not only do we have a beautiful new home, but it fosters the brotherhood aspect of our fraternity in a very tangible and positive way," said Aiello.

"Story was fantastic to work with...from initial design consultation to the final walk through, the Story team was attentive, creative, responsive and just fun to work with," continues Aiello. "Story was mindful of our budget constraints, and was able to offer cost-effective solutions to accomplish every goal we set forth. We have, and will continue to, recommend Story Construction for design-build projects."

Story was fantastic to work with...from initial design consultation to the final walk through, the Story team was attentive, creative, responsive and just fun to work with.

—Joe Aiello, Theta Chi alumnus

### HERE'S A LITTLE MORE ABOUT JOE

#### **FAMILY**

Wife Debbie, four kids and six grandchildren. Also, a 3 lb. Yorkie, 65 lb. black Lab, a yellow kitty, and a green checked Conure (parrot).

#### **HOBBIES**

Joe says, "We ride our recumbent trikes, play with and clean up after the pets and enjoy as much grandkid time as possible."

#### **FAVORITE FOOD**

Eggs and hash browns

#### **FAVORITE VACATION SPOT**

Perdido Key, Florida

#### **DREAM JOB AS A KID**

Pilot

# CONGRATS 2015-16 STORY SCHOLARSHIP RECIPIENTS

Established in 1992, the Story Construction Scholarship Program assists children of Story employees in furthering their education at colleges, universities and trade schools. Awarded scholarship money can be used for school-

related expenses like tuition, books, lab fees and other costs. Congratulations to the following recipients of 2015-2016 Story Scholarship funds. Story is happy to assist you as you pursue your educational and career goals.



**ALEX BODIN**  
ISU Supply Chain  
Management  
*son of  
Jeff Bodin*



**BRITTANY JOHNSON**  
Gonzaga University  
Civil Engineering  
*daughter of  
Randy Johnson*



**DILLON WOOD**  
UNI Construction  
Management  
*son of  
Dan Wood*



**HANNAH KUTCHEN**  
U of I Marketing/  
Management,  
Pre-Dental  
*daughter of  
Mark Kutchen*



**MADISON CAMP**  
DMACC Culinary  
Arts Program  
*daughter of  
Lisa Camp*



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