



# STORY LINE

STORY CONSTRUCTION NEWS & VIEWS | SPRING 2016

## INSIDE THIS ISSUE

# 2-3

### FEATURES

Mayflower  
Community's  
Watertown Square

Boehringer Ingelheim  
Vetmedica's North  
American Animal  
Health Research and  
Development Center

# 4

### LEAN MEETS CONSTRUCTION

Story's Construction  
Production 2.0

## PRESIDENT'S PERSPECTIVE PLANFUL



Mike Espeset  
President

**Y**ep, we made up a word. As indicated, spell check routinely flags it. But, look for Webster to adopt it at some point in the future, once we give it some legs. For us, Planful is more than a word. It is one of Story's Core Values. Hence, the anointing to word status for us. Being Planful in our work and our interactions is part of who we are. It is also a significant way we add value to the projects we do and the teams we do them with.

I can provide many examples... When bidding work, we produce detailed scopes of work to clarify the scope we expect bidders to include. Also, it requires a high degree of Planfulness for us to begin with the end in mind and identify that out of the chute. It creates pressure for us, our owners and designers, and relieves it for subcontractors and suppliers. Everyone is rewarded when we do this well; this Planful thing.

Construction Production 2.0, our production system for work, is the embodiment of a Planful effort executed by a guided team. A team not only committed to a successful outcome, but a successful process of coordination and engagement with one another. I see examples daily on sites where none of us is as smart as all of us. This, too, can create pressure on upstream decision-making and prerequisite work to keep pace. If we provide the crews on the sites with what they need, when they need it, they will execute great work. If we don't equip them with decisions, information or other resources, they suffer and, ultimately, we all suffer. Planful matters.

In our efforts, we are focused on the finish, not the start. This mindset is a Planful one. What do we need to do to finish something and how do we organize, plan and resource it? As opposed to what do we have to be able to start something without a game plan to finish it?

Being Planful is not synonymous with being perfect. Beginning with the end in mind and living Planfully is part of who we are. We are not perfect, as is evidenced by the red squiggle under our new word. We are, however, Planful. Someday we expect it may receive Webster's nod, if we keep working at it.

## STORY'S CORE VALUES

Honest, Fair, Integrity, Hardworking, Helpful, Planful



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



## MAYFLOWER COMMUNITY WELCOMES RESIDENTS TO NEW WATERTOWER SQUARE

Mayflower Community has been a part of the Grinnell, Iowa, community since the early 1950s. The Mayflower campus in this central Iowa town includes Independent Living Apartments, Patio Homes (duplexes and triplexes), Assisted Living Apartments, and Health Center and Memory Support.

Story Construction and Mayflower Community have a long partnership, have worked together since 1991 when Story constructed the Health Center and Skywalk. That project won the Marvin M. Black Excellence in Partnering Award from The Associated General Contractors (AGC) of America; the award recognizes projects that best exemplify the principles of partnering. Interestingly, Kenny Lendt, project superintendent on the recent Watertower Square construction, served as a carpenter on the 1991 project.

Watertower Square (named for its location under the watertower) is a new independent living facility featuring three one-bedroom and 23 two- and two-bedroom-plus apartments for people 55 and older. Story was the general contractor on this three-story wood-framed structure with brick and siding exterior. The units range from 915 to 2,100 sq. ft. Residents of the 26 units have access to common areas as well as climate-controlled underground parking. There is also an underground tunnel from Watertower Square allowing convenient, covered access to Mayflower's entire campus.

Several units of the Watertower Square Residences were purchased before ground was broken and once the groundbreaking took place on August 6, 2014, excitement about the new facility continued to grow. Potential residents were drawn to the fact that they could completely customize their individual units. Working with an interior designer, purchasers could choose standard finishes, or they could fully customize their living space. From paint color, countertops and cabinets to floor coverings, appliances, doors, even the placement of walls, future residents could make the unit totally fit their needs and wants.

"Story Construction and Mayflower Community have a relationship that goes back 22 years with the building of our Health Center, through a remodel of our Assisted Living to the construction of our latest Independent Living apartments," says Jack Morrison, Director of Facilities Management at Mayflower Community. "Our Watertower Square apartment building project has been challenging from the start to the end. The end product is a beautifully unique building of 26 highly customized apartments that emphasize the personal preferences of each resident. I have appreciated working with and getting to know the professional staff at Story and am proud of our combined accomplishment."

### CLIENT

Mayflower Homes Inc.

### DELIVERY METHOD

General Contractor

### ARCHITECT

Connect Architecture & Design

### PROJECT MANAGER

Adam Papesh

### PROJECT SUPERINTENDENTS

Doug Dowie & Kenny Lendt

### PROJECT ENGINEER

Deb Thurmond

### YEAR COMPLETED

February 2016



# STORY & ISURP PARTNERSHIP CONTINUES WITH CONSTRUCTION OF BOEHRINGER INGELHEIM VETMEDICA FACILITY

Boehringer Ingelheim Vetmedica was the first animal health firm at the Iowa State University Research Park and reportedly chose the location because of its proximity to Iowa State University, the National Animal Disease Center and the National Veterinary Services Laboratories, all in Ames.

So, in the fall of 2014, when BIVI set out to expand their research and development operations, it made sense for them to remain at the Park. In addition, Story Construction has been a partner to ISURP since the Park's inception and has been involved in several construction projects in addition to this one, including Workiva Phase I and II, and NewLink Genetics as well as the current construction of the Economic Development Core Facility (scheduled for completion this summer).

This Boehringer Ingelheim Vetmedica North American Animal Health Research and Development Center project included construction of a 52,100 sq. ft. two-story building that houses laboratories, private offices, open work spaces and conference rooms. Though laboratory casing delays and inclement weather initially threatened to stall the project, it was completed in 14 months as planned. Working with BIVI on the optimal move-in date, Story completed work on the cutting edge facility in late January 2016, allowing BIVI employees to begin the transition to their new space shortly thereafter.

Commenting on both the results and the process, Mike Roof, PhD, Executive Director of Bio R&D/Global Segment Head, says, "The facility delivers 100% of what we wanted and need to be world-class in our efforts. [The Story] team did a simply amazing job of communication, planning and allowing the integration of our user group into the process. Managing the BI requirements, the ISU interface and the multiple contractors was well done."



## CLIENT

ISU Research Park, Owner  
Boehringer Ingelheim, Tenant

## DELIVERY METHOD

General Contractor

## ARCHITECT

OPN Architects Inc.

## PROJECT MANAGER

Shane Geiselhart, Valarie Meyer

## PROJECT SUPERINTENDENT

Rob Greenwood

## PROJECT ENGINEERS

Dennis Platt, Dave Hunting & Erin North

## YEAR COMPLETED

January 2016

"The facility delivers 100% of what we wanted and need to be world-class in our efforts."

– Michael Roof, PhD, Executive Director;  
Bio R&D/Global Segment Head

# LEAN MEETS CONSTRUCTION



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 CONTACT: [mespeset@storycon.com](mailto:mespeset@storycon.com) or 515-817-2605



## LEAN @ STORY CONSTRUCTION PRODUCTION 2.0

For the past two years, Story has been using its Construction Production 2.0 system to run projects, and seeing positive results from its implementation. The process of focusing on end dates and involving each crew in the day-to-day planning and execution of construction steps has helped to increase efficiency, communication, quality of work and safety for all crews.

**Production Vision: Every crew on every Story project continuously executes its assigned work flawlessly to meet its daily production target without incident or defect.**

Learn more about how CP2.0 is positively impacting Story's construction projects across all industries. Visit [www.storycon.com/category/white-papers](http://www.storycon.com/category/white-papers) to download the Construction Production 2.0 White Paper. Then, contact us for an on-site demonstration.



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