



# STORYLINE

STORY CONSTRUCTION NEWS & VIEWS | SUMMER 2016

## PRESIDENT'S PERSPECTIVE

# TRUST BANK

Confession: I am not an Ohio State Buckeye football fan. Not a hater, just not a fan. But, admittedly, their coach Urban Meyer has had a career of success wherever he's been. A good friend gave me the book *Above the Line – Lessons in Leadership and Life from a Championship Season* by Urban Meyer with Wayne Coffey.

As a guy who likes sports and metaphors, I really enjoyed it. I was surprised at how hard many of the lessons hit me. Several times I put the book down to soak in what I'd read before I could move on. The following commentary on trust is one of them.

A re-creation of the book's trust graphic is shown here. As an engineer, I, of course, need to add some structure and meaning to it by contemplating the true "amount" of trust in a relationship - the area of the triangle I call the "Trust Bank."

I think about trust a lot. I've only considered character and competence in passing. Are you good at the task? Will you do what needs to be done? These were my only trust barometers. Connection is my X factor. Do you care? How do I know by your actions? The measuring stick becomes the triangle and the area within it, the amount of trust in the Trust Bank.

I believe we often give the trust we get. So when trust falters on one side of the relationship, it is reciprocated on the other. Therefore, a relationship can erode quite quickly when one party loses trust. And, it can only be restored with willingness, effort and intentionality of both parties. Particularly on the connection axis.



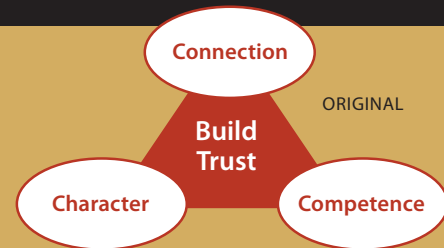
Mike Espeset  
President

I have been in a few relationships over the last 12 months that have not had enough trust to overcome their turbulence. We have clearly not developed enough area in the triangle. Any "benefit of the doubt" trust at the beginning of these relationships could not be sustained through time and the relationship suffered for it.

I have also experienced many relationships that have grown because of the amount of trust in them. I love when that happens. There is very little we cannot accomplish together when character, competence and connection are not in question, and our collective energy can be focused on the task at hand.

As I reflect on differences in these relationship scenarios, very often competence is the trust axis called into question. The next axis evaluated is character. Can they – and will they – work hard enough to make it okay? Finally, and most importantly for me, is the connection axis. Do they care enough about the relationship to earn trust back? It seems like once connection is lost, the other axes of trust cannot be restored to a sustainable level.

Still not an Ohio State fan (Go Cyclones!). But, I'm glad I had the chance to read Coach Urban's book. It made me think, and I'm always a fan of that.



## TRUST BANK

**Connection** is a **personal trust**

It is built through repeated experience of you caring, listening, and fully engaging with people on the team.

**Character** is **ethical trust**

It is built through repeated experience of doing what you say you will do.

**Competence** is **technical trust**

It is built through repeated experience of doing our job and making the team better.



## STORY'S SMALL PROJECTS GROUP HANGER MEDICAL CLINIC

When Hanger Medical Clinic moved locations from East Lincoln Way to a more convenient site on Duff Avenue, close to McFarland Clinic and the Mary Greeley Medical Center, they came to Story Construction to lead the necessary renovations of their new location. The building had previously been used as an office and now needed to accommodate clinical care for patients with prosthetic and orthotic devices. Story's Small Projects Group (SPG) totally gutted the interior space, moving walls and rebuilding the space into exam and therapy rooms, a new reception area, a fabrication lab, storage space and kitchenette. In the midst of the initial work, the owner decided to flip the interior space and move the established West entrance to the East side of the building so patients could enter directly from the existing parking lot. The SPG team stepped up, completing the project in less than three months. Finishes include carpet, vinyl plank flooring, new cabinets, new ceilings and fresh paint throughout.

### SMALL PROJECTS TEAM

#### PROJECT MANAGER

Randy Cummings

#### SUPERINTENDENT

Ron North

#### FOREMEN

Matt McBeth & Wyatt Randolph

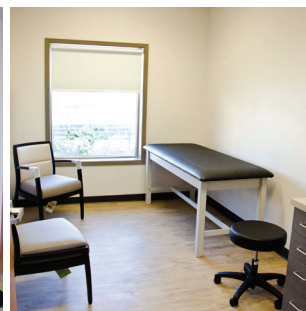
#### PROJECT ENGINEER

Dan Haddock

#### PROJECT ASSISTANT

Mickey Danis

Randy Cummings, project manager for Small Projects Group, says "As with all of our projects, this one was enjoyable because we got to work closely with the owner to make the space not only attractive but also functional for their specific needs. It is always rewarding when the finished product serves the needs of those who use it day-to-day."



## STORY'S SMALL PROJECTS GROUP CHILDSERVE CHILDCARE CENTER

Story Construction was pleased to serve as the general contractor on ChildServe's new construction in 2000. Today, the ChildServe remains at the original East Ames location. The center continues to serve the needs of children with or without disabilities and their families, providing daycare, respite care, medical/clinical services and more.

Over time, the staff of ChildServe knew they needed some improvements to the facility; specifically, the entrance. Working with the owner and Big Creek Design, Story's Small Projects Group helped separate the reception desk from the waiting area, creating a new play area for kids and families waiting to be seen. The separate play area was enclosed with a glass storefront wall allowing a view into and out of the space while blocking noise from the busy reception area. On the other side of the wall, the reception area underwent renovation to accommodate three receptionists. A new bulkhead was created above the reception desk, a wall was moved and new entrance created for direct access to the building's back area. Floors were leveled and topped with new vinyl plank flooring. The chosen finishes help keep both areas bright and inviting with new lights, bright paint and acrylic panel accents.



## PARTNERSHIP + COLLABORATION

# AMES MUNICIPAL AIRPORT HANGAR

The Ames Municipal Airport was established in its current south Ames location in the 1940s where, at the time, planes took off and landed via two turf runways. For the past seven decades, the airport has been a busy hub for charter flights, business travel and personal pleasure flights. Recognizing the importance of the airport to Ames and Iowa State University, the business community and university joined forces for the hangar recently completed by Story Construction. Designed and built to house planes from visiting business leaders, college dignitaries and opposing teams, the hangar is large enough to hold sizable planes awaiting their passengers' return flights.

The hangar is an 11,400 sq. ft. pre-engineered Sukup building erected on a concrete slab. Jeff Bodin, Story Design, Ltd.'s principal architect for the new hangar, describes the thought behind its design. "The design is based on an existing hangar Sukup was involved in. The arc is meant to be reminiscent of an airplane's wing," says Bodin, "and the windows high in the arc were designed to let in natural light from above."

The project started in December 2015 with grading and laying of foundations. Steel and building erection were completed afterward. The building's interior walls and ceiling are insulated to protect planes, pilots and passengers from Iowa's extremes in summer heat and winter cold. The hangar's interior is accessed by planes from the runway by a 26' x 80' power-operated bi-fold door.

The Ames Hangar project's success comes as a result of collaboration and commitment from Ames city leaders, area businesses and Iowa State University. Dan Culhane, President & CEO, Ames Chamber of Commerce & Ames Economic Development Commission, comments on Story's involvement in the project. "Story Construction has been an exceptional partner to us in the development of the new hangar with timely counsel and service throughout the process. Their personnel along with their sophisticated construction timeline made it easy for us to keep our board of directors apprised on something that was a unique opportunity for our organization," says Culhane. "This is a key component to the public/private partnership to modernize the Ames Municipal Airport and the finished product will make a strong statement to visitors to the communities of Ames, Iowa State University and Story County. We look forward to cutting the ribbon on this beautiful facility."

### CLIENT

Ames Chamber of Commerce

### DELIVERY METHOD

Design+Build

### ARCHITECT

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

### PROJECT MANAGER

Marc Champoux

### PROJECT SUPERINTENDENT

Mike Kline & Grant Olson

### PROJECT SIZE

11,400 SF

### YEAR COMPLETED

July 2016

"Story Construction has been an exceptional partner to us in the development of the new hangar with timely counsel and service throughout the process."

— Dan Culhane, President & CEO, Ames Chamber of Commerce and Ames Economic Development Commission







Jeff Weigel, Jerry Long, John Rogers and Dusty Bessman take a tour of Tyson Headquarters.



Recognizing Story as Tyson Fresh Meats' Contractor of the Year.



Larry Sperlich, Jeff Weigel, Dusty Bessman, John Rogers, Jerry Long and Pat Geary.



Certificate and award on display at Story.

## TYSON FRESH MEATS NAMES STORY CONTRACTOR OF THE YEAR

On the morning of April 19, 2016, the Story team who worked on Tyson Fresh Meats' building addition in Waterloo boarded a plane and headed to Springdale, Arkansas, for an awards luncheon at Tyson's World Headquarters. Pat Geary, Story COO, accompanied Project Manager Jerry Long, Superintendent John Rogers, Foreman Dusty Bessman and Heavy Equipment Operator Jeff Weigel for the day of recognition. Once back on Iowa soil that afternoon, the team was surprised by their Story co-workers at a celebration in their honor. Larry Sperlich, Project Manager and a member of the Tyson team, joined the festivities.

"To put this award in perspective," says Geary, "Story was one of only eight firms recognized from the 30,000 suppliers and vendors who work with Tyson." Congratulations on this well-deserved award!

Read the full press release at [www.storycon.com/news-updates](http://www.storycon.com/news-updates).



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