



# STORY LINE

STORY CONSTRUCTION NEWS & VIEWS | FALL 2016

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## PRESIDENT'S PERSPECTIVE

# "THE TIMES THEY ARE A-CHANGIN'"



Mike Espeset  
President

For three years now, we have been on the journey to change the way we deliver our projects. If you have been on a Story project during this time, you have seen Construction Production 2.0. We are changing the way we interact as a team to harness the wisdom within the team to deliver our projects. It is interactive. It is at the site. It values communication and accountability. It uses Post-it notes and Sharpies as its technology. It is powerful.

Someone recently asked me, "So, what does Construction Production 1.0 look like?" which made me think. "CP1.0" would be the name of the process driven by a singularly smart/informed project superintendent who is directing everyone on the site as to what to do and when to do it. CP1.0 depends on this person being on his/her game all of the time and working out front of the rest of the project players to lay out the work in a coordinated way. As team members come and go on the project, this person plugs them in.

As an industry and a company, we have enjoyed many great superintendents who could do things successfully. But, the 1.0 model is increasingly difficult because many of these experienced people are retiring and being replaced with younger folks; not only the superintendents from the general contractors, but also the specialty contractors on our projects. 1.0 is harder than ever; hence, the transition for us to 2.0.

In the past three years, we have worked with hundreds of subcontractors and suppliers in this effort. We conduct project-specific training for participants in Story projects. And, on October 7, 2016, Story held our first-ever Construction Production 2.0 Seminar. We invited our project partners to come for a two-hour presentation and Q&A session on the philosophy behind this new way to deliver work.

We had 53 attendees come for our inaugural event. The feedback was very positive, so we plan to host a seminar every 4-6 months for others who are interested.

Story is changing the way we do things. We believe it is necessary to do so. As recent Nobel Prize winner Bob Dylan so aptly said, "The Times They Are A-Changin'," and we are leading this change.



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## NEVADA UNVEILS NEW ATHLETIC FACILITY AT FIRST HOME FOOTBALL GAME

Nevada Community School District's old football stadium had stood since 1963. It had undergone several repairs over the past 50+ years until about two years ago when it became obvious to the athletic department and school board that a new facility was in order. Tours of other facilities took place over the past two years and this past spring designs were shown to the football team to help build excitement for what would become the new home of the Cubs.

This phase of the project included new Home and Away bleachers to increase fan seating capacity and enhance the view of the field. Other features include a new press box, restrooms, and storage. The new concession stand and spirit store – The Cub Hub – have already become fan favorites.

The project, for which Story was the Construction Manager, was completed on schedule and budget. Clint Jensen, Story's project manager, complimented the efforts of the school board and all those involved in the planning and execution of the project, "The project was very well managed and thought out," says Jensen.

On a perfect "Football Friday" night on September 16, the Nevada varsity football team took the field of their newly renovated stadium to be the first varsity squad to play in the new stadium. Festivities leading up to game time included tours of the new facility, recognition of the winning football team of 1976, and the 9th grade game. Many Nevada fans were on hand, adding to the excitement of the evening. And, the varsity team chalked up a win, making the home opening celebration a complete success.



### CLIENT

Nevada Community School District

### DELIVERY METHOD

Construction Manager

### ARCHITECT

StruXture Architects

### PROJECT MANAGER

Clint Jensen

### PROJECT SUPERINTENDENT

Donny Paris

### PROJECT ENGINEER

Deb Thurmond

### YEAR COMPLETED

September 2016



## SHANE GEISELHART PROJECT MANAGER

Shane began his construction career in 1994, the summer after his first year in college, and eventually went to work full-time at Cresco Building Service in his hometown of Cresco, Iowa. He returned to college at the University of Northern Iowa and graduated in 2000 with a Construction Management degree. After graduation, Shane worked for JE Dunn, first in Kansas City and then in Des Moines. Between 2007 and 2011, JE Dunn and Story worked on a joint venture project – Phase 1 & 2 of the ISU Veterinary Medicine facility where Shane got to know Story and several staff members. In February 2015, he joined Story as a project manager.

Shane considers himself fortunate to have helped on some high profile commercial projects, including the \$300M IRS building in Kansas City, and in Des Moines the Wells Fargo Jordan Creek Campus, Principal's 801 Grand Streetscape, and the KPMG Ruan Center office remodel. He is currently Story's PM on East Penn Manufacturing's large manufacturing and distribution center in Oelwein, Iowa, and the Greater Iowa Credit Union Administration Building in Ames. Asked what he enjoys most about his position, Shane says, "I enjoy the people and the ability to celebrate a tangible result when a project is complete. At Story specifically, I appreciate the focus on actually constructing a project and not just creating reports and pushing paper."

Shane's family includes his wife Kari, daughter Kate (9), and son Rowan (6), plus their Golden Retriever Grace (1).

# OPEN HOUSE MARKS COMPLETION OF ANKENY NORTHVIEW MIDDLE SCHOOL

On September 11, the Ankeny community and members of the Ankeny Northview Middle School family gathered to celebrate the completion of renovations to their school. The dedication was a day for students, teachers, staff, parents, and the community to celebrate the August 2016 completion and thank everyone who made the project possible. Renovations to Northview took place over the course of three summers and two school years; the length of the project meant a lot of careful coordination between school personnel and Story staff. Jamie Rochleau, former project manager, and Chad Criss, former superintendent, got the project started, then handed the reins over to Scott Kutchen and Stevan Massa.

## Upgrades & Amenities

In the growing community of Ankeny, Northview Middle School now has the capacity to serve 1,200 students in grades 8 & 9. This project's upgrades included:

- Redesign of the front drive and drop-off area
- Addition of classrooms (from previously wasted space)
- Renovation of ADA-compliant restrooms and addition of elevators
- Improvement of media center's second floor space
- Expansion of commons area (decreasing lunch periods as enrollment grows)
- Addition of natural light
- Replacement of mechanical, electrical, and low-voltage system
- Installation of fire sprinkler projection

The renovation helped Northview address the issue of the school's small, crowded classrooms. Larger, brighter classrooms are now, literally, the standard at Northview and across the Ankeny district. During Northview's renovation, a "standard classroom" was developed for the entire district. This standard helps assure that teachers and students will have classrooms that meet their needs, and maintains equity and affordability for other schools in the district.

## Energy Efficiency Targeted to Save \$74,000/Year

Many of the upgrades focused on increasing the school's overall efficiency; early estimations forecast that these improvements will net the district \$74,000 per year in savings. The heating/cooling system was improved and energy recovery units and variable speed fans and pumps were installed. Just some of the additional improvements include temperature controls for night setback, room occupancy sensors and time-based controls, high-efficiency water heaters (some tankless), increased insulation levels, and low-flow toilets.



Story has been involved in the construction and renovation of many Ankeny schools, developing a great working partnership with the district to help answer the needs for this growing community of students, parents, teachers, and support staff. Northview Principal Bev Kuehn provided the following feedback on this project's superintendent, "Stevan Massa was much appreciated as the lead on the Northview Middle School renovation project. He was professional, timely, and trustworthy." Kudos to Stevan and the entire team for their work!



### CLIENT

Ankeny Community School District

### DELIVERY METHOD

Construction Manager

### ARCHITECT

SVPA Architects

### PROJECT MANAGER

Scott Kutchen

### PROJECT SUPERINTENDENT

Stevan Massa

### PROJECT ENGINEER

Shawn Corey

### PROJECT SIZE

270,000 SF

### YEAR COMPLETED

August 2016

## CONGRATULATIONS

# STORY'S 2016-17 SCHOLARSHIP RECIPIENTS

Story Construction's Scholarship Program was established in 1992 with the goal of assisting college-age children of Story employees in furthering their education at the college, university or trade school of their choice. Story scholarship money can be used to offset school-related expenses like tuition, books, and lab fees. This year's recipients are Alex Bodin, son of principal architect Jeff Bodin, and Hannah Kutchen, daughter of senior estimator Mark Kutchen. Ms. Kutchen says, "This scholarship has allowed me to maintain my focus on my studies and achieve my goal of graduating in three years." Congrats to both scholarship recipients!



Alex Bodin



Hannah Kutchen



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