



STORYLINE

STORY CONSTRUCTION NEWS & VIEWS | WINTER 2016



Merry Christmas!



CLIENT ISU Research Park
DELIVERY General Contractor
DESIGN: RDG Planning & Design
PROJECT MANAGER Adam Papesh
PROJECT SUPERINTENDENT Jim Rogers
PROJECT ENGINEER Tom Gorman
PROJECT SIZE 42,000 SF
YEAR COMPLETED June 2016

ISU ECONOMIC DEVELOPMENT CORE FACILITY THE HUB FOR COLLABORATION

From the first turn of the dirt at the groundbreaking to the ribbon cutting and open house at the finished Core Facility, this ISU collaboration “hub” has been met with much anticipation. Governor Terry Branstad; Lieutenant Governor Kim Reynolds; ISU President Steven Leath; Steven Carter, director of Pappajohn Center for Entrepreneurship; Brent Willett, executive director of Iowa’s Cultivation Corridor; Mike Crum, ISU vice president and head of the Office of Economic Development and Industry Relations; CIRAS Director Ron Cox; Lisa Shimkat, director of Iowa’s Small Business Development Center; and Lisa Lorenzen, executive director of the Iowa State University Research Park Foundation are just some of the area dignitaries who were present on each occasion. From the comments at the ribbon cutting, their anticipation at the initial groundbreaking was met. President Leath called the building “a gateway to nearly all of Iowa State’s economic tools, resources and expertise.”

The Core Facility is intended to create a single point of contact for businesses seeking economic development aid from ISU. Its open spaces and inspiring furnishings invite collaboration, not only among the building’s regular tenants, but also for professional associations and entrepreneurs who use it for meetings, presentations, or just a quiet space in which to work.

Story has been involved in the development of the ISU Research Park since its inception in 1989 and has been involved in the new construction, expansion, and tenant finishes on nearly 40 projects since that time. This project was new construction of a two-story steel framed building. The accessible basement level houses a geothermal HVAC system, other utilities, and storage. Focused on recycling and re-using materials and utilities, the building utilizes a storm water capture system to re-use rain water for flushing toilets, a first for the City of Ames. The North and South building façades are unitized curtain wall, also the first of its kind in Ames. The glass front and rear of the building are part of the solar affect for the building’s efficient heating and lighting; they also afford panoramic views of the city from offices, conference rooms, and other shared spaces for the building’s roughly 100 occupants.

The building’s environmentally conscious materials and systems have it on track to achieve LEED (Leadership in Energy and Environmental Design) certification at the Gold level. Buildings that earn LEED certification are deemed resource-efficient, using less water and energy, and reducing greenhouse gas emissions.

Adam Papesh, Story project manager, comments, “We had a good group of contractors who put together a really nice ‘Wow factor’ project. They worked well together, especially toward the conclusion to complete the finishes to the owner’s and occupants’ satisfaction.”

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RESIDENTS AT VALLEY VIEW VILLAGE SETTLE IN TO NEW SPACE

Valley View Village's campus is located on Guthrie Avenue in the heart of Des Moines – Iowa's capital city. The facility is home to over 200 senior residents. In operation for the past 50 years, Valley View Village offers a continuum of care with facilities for independent living, assisted living, long-term care, and skilled nursing. The facility also offers transitional care and memory care for seniors.

Over the past 50 years, the buildings have aged and, understandably, become dated. Elim Care, Valley View Village's sponsor organization, has recently made significant investments in upgrading the facility. In 2010, the Village Assisted Living opened as part of Phase I of the renovations. For this most recent project, Story worked closely with Elim Care and Pope Architects to plan and budget for a skilled nursing unit to meet the needs of Valley View Village residents.

Story served as the general contractor for the project, which is Phase II of a multi-stage rebuilding of Valley View Village. The project consisted of new construction of a steel-framed two-story skilled care facility, approximately 70,000 square feet in size. The work also included remodeling of a portion of the existing building. During pre-construction, Story oversaw the demolition of the existing catered care building and construction of temporary electrical power, data, and heat ventilation for the existing building to remain operational.

Residents of Valley View Village, their families, and friends can now enjoy open spaces and modern amenities throughout the facility. Outside, they are greeted by a large pillared porch with comfortable outdoor furniture and surrounded by beautiful landscaping. Inside, the new entrance includes lounge chairs and tables/chairs for a choice in relaxation. Residents and guests can take advantage of a coffee and snack bar adjacent to this brightly appointed area.

Several lounge areas and dining rooms are available on each floor, dedicated to residents in the areas of skilled care, memory care, and so on. These spaces allow residents and guests to eat together, watch television, play games, and converse in comfort. The lounges/dining spaces are located in the center of the floor so they are in close proximity to resident rooms. Each large suite includes an in-room kitchenette equipped with a microwave and refrigerator. Also, each resident has their own large private bath. The rooms come furnished; however, residents can decorate the space as their taste suits them.

"The new building is wonderful... the open spaces – everything is wonderful," Linda Wunn, RN, geriatric nurse with Valley View Village, commented during a media interview.

Elim Care's President and CEO Bob Dahl also commented, "The renovation is changing the paradigm for aging and for services for older adults."



CLIENT Elim Care, Inc.
DELIVERY General Contractor
ARCHITECT Pope Architects
PROJECT MANAGER Mike Welter
PROJECT SUPERINTENDENT Dale Hofert
PROJECT ENGINEER Brian Weber
PROJECT SIZE 70,000 SF
YEAR COMPLETED August 2016



CLIENT Alpha Delta Pi Sorority
DELIVERY General Contractor
DESIGN: Paragon Commercial Interiors
PROJECT MANAGER Randy Cummings
PROJECT SUPERINTENDENT Ron North
PROJECT FOREMAN Bryan Naber
PROJECT ENGINEER Dan Haddock
PROJECT SIZE 920 SF
YEAR COMPLETED August 2016

SMALL PROJECTS GROUP RENOVATES ALPHA DELTA PI BASEMENT INTO USABLE SPACE

Alpha Delta Pi Sorority has been a part of the Iowa State University Greek system since 1911, and the sorority has resided at its current site since 1923 – a total of 93 years. In the past several years, Story's Small Projects Group has helped the sorority with upgrades to the upper floors to keep the surroundings comfortable and functional. This past summer, the Small Projects team moved to the basement of the house and successfully addressed water issues in the boiler room. The sorority also sought to renovate the basement space just outside the boiler room. Confronted with low ceilings and exposed boiler lines, SPG had their work cut out for them in converting the dark basement into a bright and inviting area that can now be enjoyed by the ADPI Sisters.

To accomplish the transformation, exposed pipes were moved above a new ceiling, walls and doors were removed to provide a more open concept, and old flooring was removed. With the space cleared, new drywall was placed and painted with bright colors, new flooring was installed, and the lighting and other amenities were upgraded. The fireplace also received a much-needed makeover and now provides a nice complement to the kitchen and living area.

Dana Wilkinson is an ADPI board member as well as an owner of Paragon Commercial Interiors, the designer of this and several other projects for the sorority house. "We have worked with Ron and the Small Projects crew on several projects at the ADPI house," says Dana. "They are always wonderful to work with. This particular project was quite complex, and we ran into some unanticipated complications. As always, Ron and team were responsive, addressing issues before they became big problems and taking care of the entire project with great attention to detail while 60 women were living in the house!"



EMPLOYEE PROFILE
BRANT CARR

BRANT CARR PRE-CONSTRUCTION MANAGER

Brant began his construction career in the mid-'90s working for a general contractor in Lincoln, NE. He worked in the field and gained experience in digging/pouring footings and slab-on-grade; setting steel, precast, and tilt-up concrete panels; and completing interior finishes. Brant names the Indianapolis Colts' indoor practice facility as his most memorable project during this time. After transferring to Des Moines as a crew leader, Brant returned to college at Iowa State University and earned his Construction Engineering degree. Brant then worked as a

project engineer and project manager before starting at Story in September 2016. Since becoming Story's pre-construction manager, Brant has been involved in the proposal and pre-construction phases on several new projects. "I enjoy working with the great people at Story and the focus on doing what's right," says Brant. Brant and his wife Ronell have three kids: daughters McKenna (14) and Natalie (8), and son Brady (11). On the rare occasion he isn't coaching or cheering on his kids with their sports/activities, Brant enjoys hunting and fishing.

Welcome to Story Construction, Brant!



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