



# STORY LINE

STORY CONSTRUCTION NEWS & VIEWS | SUMMER 2017

## PRESIDENT'S PERSPECTIVE

# THE GAME OF CHESS



Mike Espeset  
President

I like to play chess. I learned when I was quite young from a friend. I enjoy the strategy, planning, creativity, and critical thinking the game requires. It's not just about the next move, but also about the one after that, and the one after that. It is taxing mentally but always a learning experience. I also learned to play checkers very young. My great grandpa Krohn was a world-class checkers player. By contrast, checkers has more limitations and requirements in the moves you can make on the board. While there is some strategy, it has fewer options and is by design less complicated than chess. Same board, different game.

I don't play either game very often these days. Although, I feel like I apply the thought process in chess daily. This is true in leading Story Construction, in working on projects for our clients and partners, in my volunteer assignment on the Ames Community School District, and in raising our children with my wife. This list could continue, but you get the idea.

Some examples of chess thinking in my life... How can we find value in a project to give a client more scope for the same/less investment? How can we organize a project to get the best outcome for the owner and the participants? How can we orchestrate the development of our people to maximize their career while serving current clients? What are the right points to consider for a school district decision that serves a segment of students as well as all students and staff? How do we draw distinction in the way we parent each of our children with their unique personalities, needs, and desires?

These are chess-type questions. Strategy, creativity, critical thinking, and planning are all needed to work on these items. Not just about the next move, but the one after that, and the one after that. My life is fuller of chess questions and thinking than checkers questions and thinking. I think this is true for most of us.

As someone else views these situations from the outside, it can look like checkers. Without knowing all the backstory, circumstantial considerations, context of where we are going, and strategies in play to get there, it may look like checkers. In other words, it is easy for someone to offer an easy answer to a complex question. Same board. It looks like checkers unless you know the game is chess.

Why is this distinction relevant? Why now? It seems like in this time in society and in our work, we have a lot of people offering checkers commentary on chess work. And doing so with a high degree of certainty and conviction that it is what it looks like. I am very leery of doing so and of those who do so. If I'm involved in someone's attempt to solve a complex issue, I will ask several chess-type questions to get synced up with them. I won't assume that what I am seeing is a game of checkers. I think with a varying degree of skill, we are all playing chess.

Let's help each other do that better. The next time you see what looks like a game of checkers, remember someone else is seeing a game of chess.

*Mike*

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# CENTER POINT UNITED METHODIST CHURCH BUILDS NEW PARISH

Center Point United Methodist Church, located in Center Point, Iowa, sought a new structure for worship and fellowship. The church's main needs were new classroom space for youth, new administration office space, and updated space for growth in the congregation. Story Construction approached this project with a multi-phase master plan. Phase I added offices, a kitchen, and additional classrooms that will educate the youth of the church. Phase II included building the 4,588 square foot multi-use sanctuary with a raised platform, office, restrooms, and classrooms. Phase III will be dedicated to building a permanent sanctuary for worship as well as additional parking. This building presented some challenges for the team but they were overcome by being honest and communicating clearly with the client. "From day one, we have always had a willingness to work together through tough – and fun – times to complete the new facility with opportunity for expansion," said project manager Clint Jensen.

The result of this project is a 14,110 square foot pre-engineered metal building with finished classrooms, office area, shelled space for future sanctuary, and exterior improvements. Some unique innovations included an open gathering space, horizontal siding, and the incorporation of a security feature that requires guests to enter a passcode to access the classroom wing.



## OWNER

Jennifer Kongable &  
Pastor Mike Ellson

## DELIVERY METHOD

Construction Manager  
as Constructor

## ARCHITECT

Building God's Way

## PROJECT MANAGER

Clint Jensen

## PROJECT SUPERINTENDENT

Bruce Skahill & Rick Timm

## PROJECT SIZE

14,110 SF

## YEAR COMPLETED

June 2017

## OWNER

Tyler Technologies

## DELIVERY METHOD

General Contractor

## DESIGN

Studio West

## PROJECT MANAGER

Randy Cummings

## PROJECT SUPERINTENDENT

Ron North

## PROJECT FOREMAN

Matt McBeth

## PROJECT SIZE

5,700 SF

## YEAR COMPLETED

June 2017

## STORY'S SMALL PROJECTS GROUP TYLER TECHNOLOGIES CREATES COLLABORATIVE SPACE

Tyler Technologies is one of the largest software development companies in the United States. Their corporate headquarters are located in Lubbock, Texas; the company expanded to Ames, Iowa, in 2010. This summer Story's Small Projects Group completed a new office buildout at 1315 Bell Avenue, allowing Tyler Technologies to relocate from the Ford Street location. Tyler Technologies needed a buildout of 5,700 square feet of shell space for a new office which will be used as a collaborative space to accommodate 30 people.

The job consisted of steel stud framing, insulation, and gypsum board installation. The finishes included interior storefront for the new offices and vestibules, new floor coverings throughout, and all new mechanical and electrical systems. An interesting piece is the large feature wall seen when people first walk in the door. This wall consists of water laser cut aluminum panels that add a decorative element to the office. The space was made collaborative by having offices around the perimeter with an open space in the center of the office. There also is a large open break room for employees to relax and interact with one another.



# BETHANY MANOR RENOVATION TRANSFORMS NURSING WARDS INTO HOUSEHOLDS

When Bethany Manor was built in 1967, the philosophy of senior care was much different than it is today. Over the past 50 years – especially with the aging of baby boomers – residents and their families are seeking a more home-like approach to senior care with more amenities, softer surroundings, and community spaces. This approach was the goal of Bethany Life Communities for their recently completed “Building Tomorrow” construction project.

Because of outdated plumbing, electrical, and heating/cooling systems, nearly all of the building built in 1967 was demolished and a new building was constructed on the same footprint as the original building. This phased project provided a 15-bed long-term care household, an 18-bed transitional care household, therapy pool, administrative offices, gift shop, bistro café, and other resident spaces. In addition, major portions of the non-nursing addition in 1977 and 1989 buildings were renovated, including three skilled nursing wings with two levels each and a memory care wing. The work was accomplished while maintaining a vibrant living community with a viable bed count.

“We knew this project would present us with many challenges,” said Betsy Warburton, President and CEO of Bethany Life, “but the Story team led us through a detailed process of completion. In the end, the transformation is remarkable. Residents, families, and staff are happy with the new construction and renovated spaces. We thank all who helped with this project for that.”

One of the main features of the project is the constructed “Main Street” that greets residents and visitors upon entry into the building. With its bistro café, library, gift shop, beauty salon, and community meeting rooms, the area was designed to create a sense of community for those who call Bethany home as well as the Story City community at large.

“Construction Production 2.0, Story’s process for completing all of our construction projects, was the key to completing this long-term project,” said Mike Welter, Story project manager. “CP2.0 focuses on daily and weekly planning goals as well as communication between the subcontractors, owner, designers, and other project leaders so everyone is working from the same game plan.”

## CLIENT

Bethany Life Communities

## DELIVERY METHOD

General Contractor

## ARCHITECT

HALLA Architecture

## PROJECT MANAGER

Mike Welter

## PROJECT SUPERINTENDENT

Jim Voss

## PROJECT SIZE

56,110 SF

## YEAR COMPLETED

February 2017



“The Story team led us through a detailed process of completion. In the end, the transformation is remarkable.”

– Betsy Warburton, President and CEO of Bethany Life





## EMPLOYEE PROFILE

MATT MCBETH  
FOREMAN SMALL PROJECTS GROUP

**M**att joined Story Construction in July 2001 after beginning his career in residential construction in the Eagle Grove area. At Story Construction, Matt became a foreman in the Small Projects Group, a position he still holds today. Matt worked for Story twice before starting in 2001, thinking “the grass was always greener,” but realized that Story was the best fit for him and took the best care of their employees. Matt recently worked on the Tyler Technologies project (see story this issue) with his favorite project being the REG locker room because it was a lot of work in a small space. Matt says what he enjoys most about Story is the people he works with and how much pride they have in what they do.

Matt and his wife Jodi currently live in Roland, Iowa. Their son Tanner and daughter Chenoa live in Ames and step-daughter Amanda in Newton. They also have three grandkids (Gage, Gracie, and Graham) who they enjoy spending time with.



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