



STORY LINE

STORY CONSTRUCTION NEWS & VIEWS | SPRING 2018

PRESIDENT'S PERSPECTIVE

CHANGING THE WAY WE WORK



Mike Espeset
President

In our Winter 2017 edition of the *StoryLine*, you saw our new office "The Hub" in pictures and words. Also, in QR code pan views – a pretty cool way to look around.

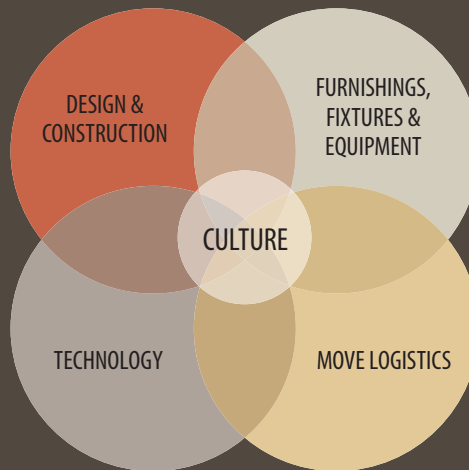
I am frequently asked these questions: "Are you settled in yet?" "Does it feel like home?" My reply has a few themes. It is great to be in a space we designed and built just for us. Our design team of Story Design, Ltd. and the Story Construction crew worked together to feature components that are both raw and refined. The design and construction honor our past with an eye on our future. And last but certainly not least, it changes the way we work. This statement draws the most interesting looks from people. "What does that mean?"

We went from a modern office space (20 years old) to a new office space. What is the big deal? Our building is designed with a heavy emphasis on 'we' space vs. 'me' space. The focus is more on how we work together in

a collaborative manner than in a solitary setting. We have more people in less square footage. Large laminate surfaces for plans are now replaced by dual flat screen monitors. We are not paperless, but we certainly have less paper and more on the server or in the cloud. We do not need more space, we need better space to work together. We have it now.

The most profound lesson I learned in the process of building the new office was a renewed appreciation for the role of the owner. The design and construction parts of the process are the most familiar to me and not difficult to navigate. This is the role we routinely play in service of our clients. However, they do not exist in isolation. This aspect of the project is informed by and related to FFE (Furnishings, Fixtures, and Equipment), Technology, and Move Logistics. A straightforward process is infinitely more complicated with options and pathways to the end by adding these variables to the equation. For all our clients, these variables are in the equation too. We don't always see it, but this is a good reminder that they are always there and influencing the choices, decisions, and pace of the design and construction.

All these elements exist in service of an outcome. This outcome for us and for all clients is a positive impact on culture. Moving your team and company toward your desired culture. For us, we did, and it has changed the way we work.



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for the clients, partners, and
employees of Story Construction.*

STORY COMPLETES LARGEST PROJECT IN 84-YEAR HISTORY

EAST PENN BATTERY FINISH & DISTRIBUTION CENTER

OELWEIN, IA

Headquartered in Lyons, Pennsylvania, East Penn Manufacturing has been in the battery business since 1946. The company of over 9,000 employees is a leader in the design, manufacture, distribution, and recycling of lead batteries, and battery accessories.

Looking to expand their business to meet growing customer needs, East Penn chose the city of Oelwein, Iowa, as the site for their new 345,000 square foot facility situated on a 40-acre site. Because of the building's size and eventual power needs, one of the first additions to the area was an Alliant Energy substation. New access roads were also added, not only to accommodate vehicles during construction but also for truck traffic for the finished operation. The project began in design in January 2016; just 23 months later, the facility was activating production lines and distributing batteries to customers across the U.S.

OWNER

East Penn Manufacturing

DELIVERY METHOD

Design+Build

ARCHITECT

Story Design, Ltd.

PROJECT MANAGER

Shane Geiselhart; Valarie Vizza

PROJECT SUPERINTENDENT

Rob Greenwood; Denny Johansen

PROJECT SIZE

345,000 SF

YEAR COMPLETED

Spring 2018

Story served as the design-build partner to East Penn for this project, the largest in Story's history. The design and construction team visited East Penn's Pennsylvania facility several times to learn about the company's business and their needs for the Oelwein facility. The team of Story and East Penn, as well as structural, civil, mechanical, electrical, and plumbing engineers plus crew members, utilized Story's Construction Production 2.0 method for preconstruction and construction of the facility. CP2.0 became an important tool for the success of a project of this magnitude which, over 472 working days, logged approximately 306,500 field man hours.

On February 9, 2018, Iowa Gov. Kim Reynolds, Lt. Gov. Adam Gregg, and members of East Penn leadership toured the facility before speaking to the crowd of employees, Oelwein citizens, and others gathered for a ribbon cutting to officially open the facility. Bob Flicker, COO of East Penn, remarked, "I'm very impressed with what everyone has done. For this building to be here in this short amount of time is a lot of trust and a lot of people working together."

Governor Kim Reynolds said, "East Penn could have chosen to expand their company anywhere in the United States or beyond. We appreciate their investment in Iowa and in our hardworking people."

Chris Pruitt, CEO of East Penn, said, "We are honored to be part of Iowa. We're honored to be part of Oelwein." Addressing East Penn employees, he added, "We will make Iowa proud together and we will be an economic driver and engine in the state of Iowa."

EAST PENN PROJECT STATS

- 345,000 SF pre-engineered & conventional steel frame building
- Pre-cast concrete & insulated metal panel exterior
- 58,000 square yards of concrete paving
- >200 miles of wire
- 1,365 control valves
- 24 miles of pipe
- 3,500 hours of BIM coordination & modeling



Aerial photo of East Penn facility, Oelwein, IA., courtesy of Multivista.



Gov. Kim Reynolds helps cut the ribbon, in support of the new facility.

BLANK PARK ZOO GIRAFFE HOUSE • DES MOINES, IA

Planning a building for human inhabitants is one thing, but when you are asked to design and build a facility to house the tallest mammal, where males can stand up to 18 feet tall and weigh over a ton, that's a horse of a different color – or in this case, a giraffe.

Blank Park Zoo sought Story's help in providing an upgraded shelter to their resident giraffes. The resulting 6,600 square foot Blumenthal Giraffe Pavilion can provide living quarters for up to eight giraffes in addition to other hoof stock species. The facility is a pre-engineered metal building, generously donated by Sukup Manufacturing Co., with wood framing on the front and interior walls. The facility also features an indoor public area where visitors can see and feed giraffes during times when inclement weather drives them inside.

Continued on back page



CLIENT

Blank Park Zoo

DELIVERY METHOD

Design+Build

ARCHITECT

Story Design, Ltd.

PROJECT MANAGER

Scott Kutchen

PROJECT SUPERINTENDENT

Doug Dowie

PROJECT SIZE

9,500 SF

YEAR COMPLETED

April 2017

STORY DESIGN, LTD. THE DESIGN+BUILD TEAM

As you may have noticed, both projects featured in this edition of the *StoryLine*, as well as Story's new office mentioned in the President's Perspective, were completed using the design-build method of construction. And, as you may have also noticed, Story Design, Ltd. provided design services for all three of these projects.

While Story Construction enjoys solid partnerships with many design firms across all markets in which we work, we are fortunate to have a team of designers too. With nearly 80 years of design experience between them, the Story design staff provides a totally integrated approach to Story's design-build capabilities. They are literally our resident experts in the design-build process and have much to offer in the development and execution of projects.

Jeff Bodin, AIA, LEED AP, is the Principal Architect and leads the department in their efforts to serve on projects for Story Construction as well as outside clients. Jeff, plus Project Architect Andrew Tulp, Senior Project Designer Diane McDonald, and Project Designer Alex Nickels bring a combination of strong skills and experience to every project they handle. From Building Information Modeling (BIM) to Revit and other 3-D software, Story Design offers clients the latest technology to help visualize their project at the start, then bring that vision to life during construction.

Jeff says, "The thing that impresses me about this team of designers is their constant curiosity and quest for knowledge. Each of them works hard to learn all they can about their client and the goals for a particular project. Beyond that, they welcome the opportunity to become experts in the latest technology, putting it to good use for all our clients' projects."



Andrew Tulp, Alex Nickels, Jeff Bodin, Diane McDonald

BLANK PARK ZOO

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In addition, the existing giraffe house underwent a renovation of its 2,885 SF receiving wall and roof panels to match the new giraffe house. Also, new fencing was installed to route the animals to the exhibit space.

In a press release about the new facility, Mark Vukovich, CEO of Blank Park Zoo, said, "Not only does this facility allow for more public access to the giraffe[s], it allows for a huge upgrade in the quality of our animal care. It features a day room for the giraffe[s] to exercise and a giraffe restraint device to allow for veterinary care without the need for risky immobilization."

The giraffes began using the new facility in spring of 2017. It opened to the public in the fall when a pathway to the facility was completed, allowing for visitors' easy access.



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