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STORY CONSTRUCTION NEWS & VIEWS | WINTER 2019

PRESIDENT'S PERSPECTIVE

WHY?

If you're a subscriber to this newsletter, you may remember last issue I teed up an important topic. I asked you, like we at Story ask ourselves, what is your purpose? Why are we here?

At Story we utilize what's called the EOS – the Entrepreneurial Operating System. We use the EOS to format our answer to that question this way:

- **Purpose:** *Building – because people matter.*
- **Niche:** *Leading projects.*
- **10-Year Target:** *Self-perform our work on all of our projects.*

Allow me to go a little deeper...

Purpose: Why are we here? Why do we do this? Because people matter. The people in our company matter, and so do their families. Our trade partners and the design teams on our projects matter. The owners we build for matter, as do the communities their facilities serve. We do all of this in the service of people. *We build because people matter.*

Niche: How, then, do we apply our purpose to our industry? What do we do better than anyone else that helps fulfill our purpose? We lead projects. This is a bold statement to make in an industry full of good companies and great people. We have great people too. The thing we have that sets us apart is a system – Construction Production 2.0 – that allows our people to consistently deliver, and their unwavering commitment allows us to develop it over time and apply it to many elements of our work. We do not claim to have arrived at perfection, but we are routinely told by partners in the industry, owners, and our own team members that we consistently do a better job of leading projects than others in Iowa.

10-Year Target: Our roots tracing back 85 years are that of a self-performing general contractor, and we continue that philosophy today. However, our labor force has downsized through time, largely because of shifts in the industry and demographics rather than a conscious choice. For the last several years we have been building a support team and infrastructure to help us grow our workforce again. Now is the time to make it happen. Subcontractors are important – we're on the same team! We just want to rely on our team first, and provide the workforce when needed to pace our projects from a schedule, quality and safety perspective.

That's it. That's our purpose, our niche and our 10-year target in a page. What's yours?

Mike



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Employee Profile -
Jace Christensen

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CITY OF MARSHALLTOWN DEBUTS NEW POLICE & FIRE BUILDING

With their existing facilities lacking in security, convenience and geographic relevance, Marshalltown's police and fire departments badly needed updated facilities that could serve the city. In the spring of 2017, voters provided that opportunity by approving a \$17.5 million bond for a new joint building for the police and fire departments.

Construction of the building began shortly afterward in the fall of 2017. The building is 54,000 sq. ft. and includes detention cells, interview rooms, a safe room, an evidence collection room, a 911 dispatch center, fire department living quarters, a large fitness room, several break rooms, three kitchens, a seven-door apparatus bay and a separate garage for police vehicles. Marshall County's 911 operations are also located in this new building.

With the City of Marshalltown growing to the south in recent years, the new facility is also located in a place that allows first responders to reach that area quicker than before.

"This building project is something our community needed for decades," said Marshalltown Chief of Police Michael Tupper. "Our new facility allows us to provide 21st century police services which will enhance the overall safety of our community."

With construction taking place throughout all of 2018, those on site were in Marshalltown to witness the July 19th tornado that ripped through the city.

"The weather immediately took a turn for the worse, so we took shelter for a while," said Jace Christensen, Story's project engineer for the facility. "Once it cleared our area, we watched the tornado make its way through the east side of the town. It was just surreal."

Little to no damage occurred on site from the tornado, but it served as a clear reminder why it's important to have a facility that adequately supports the city's first responders.

"Mike, Ethan and Jace came to work each day with the goal of making sure the City of Marshalltown was receiving a quality product," Chief Tupper said. "Our building project was a huge success and came in on budget, thanks directly to their efforts and the resources they brought to the project table."

The City of Marshalltown celebrated the opening on the evening of Sept. 24 with a ribbon cutting event. Hundreds of Marshalltown residents showed up in support of the police and fire departments, and the city held several more open houses in the following weeks.

See more photos of Marshalltown Police & Fire at www.storycon.com.

CLIENT

City of Marshalltown

DELIVERY METHOD

Construction Manager

ARCHITECT

Prochaska & Associates, Inc.

PROJECT MANAGER

Mike Welter

PROJECT SUPERINTENDENT

Ethan Dix, Jim Soddors

PROJECT SIZE

56,000 sq. ft.

DATE COMPLETED

August 2019



RECONSTRUCTION FINISHED AT RACOM CORPORATION

In our Spring 2019 newsletter, we gave an overview of the recovery efforts at RACOM Corporation in Marshalltown. The critical communications company's building was hit directly by the July 2018 tornado, and almost all of the skin on the building was blown off, leaving two of the floors exposed to the outside.

In November, Story and team finished the reconstruction of the building. Story Design designed the new exterior of the building and renovations to the fourth and fifth floors. The reconstruction included exterior metal panel rain skin system, new mechanical and electrical owner upgrades, fourth level conference area renovation, new finishes in fifth level office spaces, server equipment upgrades and building code upgrades as needed.

RACOM employees were allowed to occupy the building from start to finish.

"We challenged Story to allow us to stay in the building during construction, and they rose to the task," said Mike Miller, President and CEO of RACOM. "We're really proud of this building and what it means to the Marshalltown community as it continues to recover from the tornado."

See more photos of the RACOM project at www.storycon.com.



CLIENT

RACOM Corporation

DELIVERY METHOD

Design-Build

ARCHITECT

Story Design

PROJECT MANAGER

Mike Welter

PROJECT SUPERINTENDENT

Cory Shephard

PROJECT SIZE

25,000 sq. ft.

DATE COMPLETED

November 2019

POSITION

Project Engineer

YEARS WITH STORY

2.5

COLLEGE

Iowa State University
B.S., Construction Engineering

HOMETOWN

Carroll, IA

EMPLOYEE FEATURE: JACE CHRISTENSEN



Jace, a native of Carroll, IA, is a project engineer for Story Construction. He graduated from Iowa State University in 2014 with a degree in construction engineering.

Jace most recently worked on the Marshalltown Police & Fire project as project engineer, which he says is his favorite project to date.

"I really enjoyed interacting with the end users – the police department and the fire department. The overall project team was a really great team to work with, and the owners were awesome. Seeing a project impact a community so directly and powerfully

was a remarkable experience I'll never forget."

Jace also served as project engineer for the ISU Research Park's Core Facility. He says his favorite aspect of his job at Story is the people in general – working on a team and witnessing a project from start to finish. He likes that his job environment changes from project to project and from field to office.

Jace lives in Des Moines with his wife and their two boys. Outside of work he enjoys golf, basketball and hiking.