



# STORYLINE

STORY CONSTRUCTION NEWS & VIEWS

FALL 2013

## PRESIDENT'S PERSPECTIVE

### In the arena



As a member of the Ames Community School District (ACSD) Board of Directors, I am in the arena.

In evaluating the facility needs and leadership opportunities that existed in our school district two years ago, I began to think about the role of being the owner. Not only the owner for construction projects, but also the owner who requires attention to matters far beyond construction; those matters necessary to be effective in your role. *Do I have the game for this? What kind of owner will I be? Am I really prepared for the challenge?*

In my various roles at Story for the past 14 years, I have observed many project owners. Some private, some public; some democratic, some autocratic; some individuals, some committees; some predictable, some erratic; some understanding, some unreasonable; some ready to be an owner, some not. Now, having served on the ACSD board for two years and just elected to serve another four, here are some strategies I seek to bring to this role:

**Whole Brained** – A friend coined this term for me several years ago. It means to think about all matters related to a topic, not just the obvious ones.

**Decisive** – Take in the information and make a decision. As an engineer, I am wired to want more information. As a leader, I need to know when I have enough to move an issue/decision forward.

**Buy Like I Believe** – As you likely know about me, I believe well orchestrated and delivered professional services (design and construction management) are the way to deliver public projects. The ACSD board is doing this with good partners in Ames. (Story is not participating, however, given my role on the board.)

**Learning** – The world of public education in Iowa and at the local level has many intricacies. There is a lot to learn to do the job well. I need to pose good questions to make the most of my learning experience.

**Listening** – There are many perspectives to consider and voices to hear on school matters. In some cases, I don't know what I don't know. I am listening, even when it may not be obvious that I am.

I have always known that being an owner is a tough job. While it is easy to be critical of people who serve on boards, we see only a small part of their work during a construction project. There is more to the job than that. I have more empathy for our clients and all of the factors that go into governing. This perspective helps me be a better partner and construction manager to owners Story serves and I serve with. I get it. I am in the arena too.

Mike Espeset, President  
Story Construction

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Project Engineer

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PROJECT FOCUS  
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Ames, IA



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# Story as Construction Manager Lets Ankeny School District Co

As the third fastest-growing school district in Iowa in 2012-13\*, it's no wonder Ankeny continues to improve its current facilities and add new ones. In 2011, Story Construction was chosen by the district's board of directors to serve as its Construction Manager (CM). To this date, Story has completed the Phase II addition to the Southview Middle School, improvements to the baseball and softball facilities at Ankeny High School, and the Phase IV addition and remodel at East Elementary School. Story is also currently constructing Elementary #10 on the north side of Ankeny and is engaged in pre-construction activity for renovations to Northview Middle School.

The Story team of Jamie Rochleau, Chad Criss, Matt Farver, Shawn Corey, James Sparks and Tara Sebring worked together to keep each Ankeny construction project moving forward to meet established deadlines. Project Manager Rochleau credits this team with "working well with all those involved, controlling the many moving parts of these projects, and cohabiting with staff and students when necessary."

"Story Construction has done a great job in assisting Ankeny Schools with facility construction," said Ankeny Schools Director of Construction Tim Simpkins. "They've been very easy to work with, and their communication with our staff has been outstanding. Plus, when we need to reach out, they've always made themselves available. They have helped us successfully value engineer facilities for optimal performance and minimal maintenance costs, and they have kept us on time and under budget, even in difficult situations. To date, we're very pleased with their work with our facilities committee, our staff and our architects to ensure top-notch facilities that meet the expectations of our stakeholders."

\*Source: www.ankenyschools.org

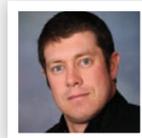
## The Story Team



Jamie Rochleau  
Project Manager



Chad Criss  
Superintendent



Matt Farver  
Superintendent



Shawn Corey  
Project Engineer



James Sparks  
Project Engineer



Tara Sebring  
Project Assistant



## EMPLOYEE FOCUS

### Shawn Corey, Project Engineer

**HOMETOWN** Sioux City, Iowa

**FAMILY** Wife Kristen, daughter Sophia (14 months), plus another due in April. And, we can't forget the two Corey cats – Beau and Buster

**WORK HISTORY** Upon graduating from construction engineering at Iowa State University in 2008, Shawn's first job was with the Iowa Department of Natural Resources in the Engineering Bureau, a position he held until his deployment to Afghanistan with the Iowa Army National Guard. Shawn joined Story in October 2011, several months after returning from Afghanistan. As a Story project engineer, Shawn has been involved with four Ankeny Community School District projects including Southview and Elementary 10. He was also involved in a tenant build-out for NewLink Genetics Corp. at Ames' ISU Research Park. The aspect of his job Shawn most likes is seeing a finished project and knowing he played a part in its construction. He also enjoys working with a wide variety of people over the course of a project recognizing them as "good people trying to do their part to make sure the project is a success."

**IN HIS SPARE TIME** Shawn is an avid ISU football and basketball fan; he ranks a game at Hilton Coliseum second only to spending time with his daughter. And, Shawn's favorite meal is a rib-eye steak and grilled asparagus.

# Concentrate on Students



**ANKENY**  
COMMUNITY SCHOOL DISTRICT

**Southview's Phase II project** is a 70,800 sq. ft. addition that ties in to the existing structure completed as Phase I. Offering a total of 185,000 sq. ft., Southview contains 45 classrooms averaging 830 sq. ft. and serves 1,050 students. Phase II included a new two-story building for classrooms; a new single-story building for band, vocal and industrial arts; new track and field, parkways and walkways; and renovation to attach the two buildings creating an interior courtyard. The Story team progressed this project smoothly and quickly with completion in just over a year. Work kicked off in May 2012 with the facility enclosed by November to complete interior work over the winter. Southview was completed in time for the teachers, students and staff to return for classes this fall.

**East Elementary** – With the Southview Middle School project moving along nicely, Story's next Ankeny project was to serve as the construction manager for the Phase IV addition and remodel at East Elementary. The addition to East included a 4,900 sq. ft. single story add-on to the existing school structure. In addition, Story managed the remodeling of selected portions of the existing building, totaling 6,400 sq. ft. Story started the project in October 2012 and completed it in June 2013, making it ready for fall classes.

*"[Story has] helped us successfully value engineer facilities for optimal performance and minimal maintenance costs, and they have kept us on time and under budget." ~Tim Simpkins, Ankeny Schools Director of Construction*

**Elementary 10's project** involves new construction of a 90,500 sq. ft. one-story building containing 36 classrooms; the building is a mirror of Prairie Trail Elementary on the southwest side of Ankeny. This new school will serve pre-kindergarten through 5th grade students. Central Iowa's wet spring was not conducive to beginning site work and the site is historically wet with high groundwater. Even with additional soil mitigation to help stabilize the ground, initial start was delayed by approximately six weeks; it began in April 2013. However, the team has more than made up for lost time. As with the other Ankeny projects, Elementary 10's school schedule will play a big part in the target dates. All indications are that Ankeny 10 will be completed in time for students, faculty and staff to be settled into the school and ready for classes in fall 2014.

Story's involvement on multiple Ankeny K-12 construction projects helps the team apply what they know about one project to the others, providing expertise and cohesion. Most importantly, as CM, Story has taken the helm on construction and allowed the district to concentrate on its number one priority – taking care of their students' needs.



Southview Middle School's atrium skylight allows natural light in classrooms



Architectural rendering of East Elementary



Elementary 10 taking shape

PROJECT FOCUS

## Beardshear Hall Remodel Upholds Building's History



*"It is always a pleasure working with the Story Construction Small Projects Group; the entire staff is very professional and the projects are always well planned and executed. Quite often, when I inform my customer that Story Construction is the general contractor for their project, they express a sense of reassurance that the project will be completed on time and within budget while maintaining a high level of quality." ~Barton Dobson, ISU Facilities Planning and Management.*

Built in 1906, Iowa State University's Beardshear Hall was constructed completely of stone and brick. Over a century later, updates can present challenges; from cutting through thick masonry walls and leveling floors to transporting equipment and materials up three floors.

Story's Small Projects Group met the challenge and recently completed a six-week remodel at Beardshear, combining an existing vacant office with an occupied office to create a finished space of 1,625 sq. ft. Paying homage to Beardshear's original design, the crew matched the building's architectural features of wood trim, crown molding and frosted glass.

By working with the owner and structural engineer, the Story team devised better, quicker solutions for completing the work and achieved the remodel with as little disruption as possible to the occupants. For instance, crews began initial demolition after business hours and worked through the night to complete it.

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