



STORYLINE

STORY CONSTRUCTION NEWS & VIEWS

SPRING 2015

PRESIDENT'S PERSPECTIVE

The Masters



How awesome would it be to wear the green jacket? To stride up the 18th green at Augusta. To share in the past Champions dinner year after year. And to remember a time when you were best among your peers. I can see it, just not with my golf game.

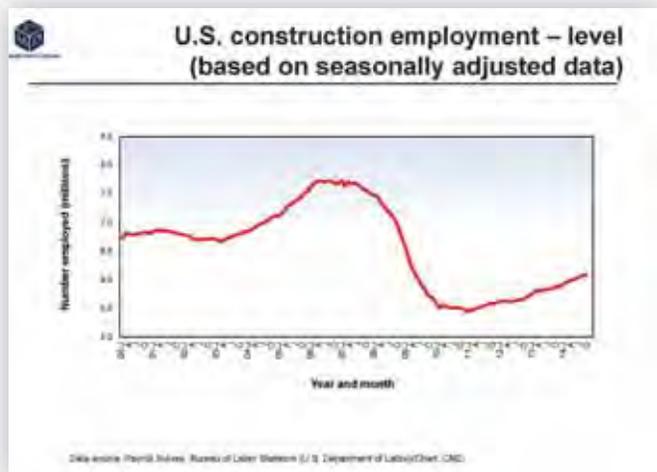


Story recently witnessed masters of our own when we had two projects recognized as finalists for the 2015 Masters Award, presented by the Master Builders of Iowa; one project went on to win the Masters Award in its category.

Mike Espeset, President MBI's Masters Award exists to recognize great project process on challenging projects, executed by highly-functioning project teams. You can't have the former without the latter. Great teams can accomplish almost anything.

In this day and age when teams of architects, contractors, subcontractors and suppliers are primarily assembled via price-based selection, it is notable when great execution happens. It's not like picking teams on the playground, having captains choose their players based on preference or skill. Nor is it like the Yankees, having a seemingly limitless payroll to assemble the best team money can buy. Assembling a great team is more like a random selection of numbers – like the lottery. Seems like it should be different than this, but in reality it's not.

As an industry in Iowa, we are collegial, well-intended, hard-working and wanting to do a good job. There are simply many challenges to great execution. The most significant challenge facing the industry from where I sit is the capacity of its labor force. In September 2007, the U.S. construction industry employed 7.5 million people; today we employ 5.7 million people.* During the economic recession, many in our ranks retired or found careers in other industries. At the same time, we were not filling our trade with young people as there was nowhere to employ them.



*Source: CMD Insight; November 2014.

Today as an industry, we must promote the attractiveness of opportunities to young people for the plentiful careers that exist. There are many ways to make a living, make a good life and contribute to society through a career in the construction industry. It is an exciting time with few limits.

Winning the Masters Award is a testimony to great execution. It highlights that good things do happen in construction and teamwork is a must. The opportunities are now with more to come in the future. It may not be a green jacket, but the rewards are awesome just the same.

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It's a busy time in the construction industry, thankfully. But sometimes, it's worthwhile to pause and reflect on past work completed well. Story got to do just that on February 24 at MBI's Award Luncheon where the company was awarded a 2015 Masters Award in the \$1-\$5 million category for work on ISU's Willow Residence Hall project. In addition to the Masters Award for Willow, Story also received recognition for their work on Phase II of the Workiva building project, chosen as one of two finalists in the Over \$10 million category.

- MBI Masters Award Judging Criteria**
1. Meeting the Challenge of the Project
 2. Innovation in Construction Techniques, Equipment, Materials and State-of-the-Art Advancements
 3. Excellence in Project Management/Jobsite Supervision
 4. Responsiveness to Client's Need

EMPLOYEE SPOTLIGHT

Scott Kutchen, Project Manager



HOMETOWN:
Des Moines, Iowa

FAMILY:
Wife Amy; son Pete (15 months); dogs Doogan and Robbie

EXPERIENCE:

At a young age, Scott knew he wanted to work in construction; he liked building things and working with his hands. When older brother Mark pursued a construction career, Scott followed suit and graduated from Iowa State's Construction Engineering program where he worked for the University's Facilities Planning & Management Department while in school. Brother Mark then recruited Scott to Story in 2000. His first job was at the Perry Wastewater Treatment Plant working with John Judge and Mike Kline as a laborer and time keeper. Scott liked the work and soon advanced to project engineer, then superintendent and now project manager. The best part of the job, according to Scott, is working with others to find solutions to difficult or complicated aspects of projects. While he couldn't pin down a favorite project, he favors the larger ones with self-performed work.

INTERESTS:

Most of Scott's time is devoted to his family and that busy 15-month-old. He enjoys working on the their older home, yard work and woodworking. He and wife Amy enjoy riding bikes on the Des Moines trails... with a few stops at the patios along the way. Scott's favorite foods are BBQ and sushi (hopefully, not together), but both with good beer. He even took a sushi rolling class once. Scott says he is happiest with family and friends, anywhere outdoors but especially relaxing at a beach or pool.

FEATURE

Story Wins Masters Award for Willow Residence Hall Project

MBI's Masters Award recognizes the role of the constructor whose projects reflect outstanding management skills, imagination and perseverance under unusual and challenging circumstances and/or innovative construction techniques. Nominated projects are judged by a panel of industry professionals who award based on how well projects meet criteria in four categories (see pullout).

Story served as construction manager on this ISU project completed in August 2014. The project involved renovation of 272 dorm rooms and 15 storage rooms spanning all eight floors. Upgrades were made to flooring, interior finishes and furniture.

One unique aspect of this project was its accelerated timeline – a mere 57 days. With enrollment at record levels at ISU in the fall of 2014, the building needed to be up and running for the return of students in August. Therefore, Story had only the summer months, when the building was vacant, to complete the entire project. Another challenge – the elevator was undergoing replacement at the same time, access to the building's eight floors was accomplished via scaffolding on the East side of Willow and interior platforms on each floor. A manned hoist transported crews and materials into and out of the building so the goal of completing nine rooms per day could be achieved.

"We needed to design with the schedule in mind. We needed to put a system in place that would allow us to attack the project in a systematic fashion, whether that was from the bottom or the top or top to the bottom. And make it work," said Dean McCormick, ISU Director of Design & Construction. McCormick continued, "With our increasing enrollment, the timeframe was limited to summer. We just don't have swing space anymore to do this. We had 57 work days to do it and we needed it done in 57 days. Day 58 people were moving in."

Mike Espeset, president, Scott Kutchen, project manager, and Garrett Arganbright, project engineer, accepted the award on behalf of the entire project team and all of Story Construction. Several subcontractors were in attendance, as well as McCormick and Mark Stephenson from ISU Facilities Planning and Management.

See *StoryLine Fall 2014* edition for more information on the Willow Residence Hall project.



Story staff with Masters Award: Pat Geary, Scott Kutchen, Garrett Arganbright, Steve Tenney, Mike Espeset

FEATURE

Workiva Phase II Project a Finalist for Masters Award



Client: Workiva; ISU Research Park; 2900 University, LLC

Delivery Method: General Contractor

Architect: FEH Associates, Inc.

Project Manager: Bill Bowman

Assistant Project Manager: Valarie Meyer

Project Superintendent: Rob Greenwood

Project Engineer: Tim Gregg

Project Size: 57,000 sq. ft.

Completion: September 2014

Photo Credit: Mattiستا Construction Documentation

At Workiva’s Phase II open house in October 2014, local dignitaries such as Governor Terry Brandstad, Lieutenant Governor Kim Reynolds, ISU Research Park President Steven Carter and others applauded the vision of Workiva Chairman and CEO Matt Rizai in building a facility aimed at attracting software engineers and other top technology performers to Iowa. This is just one example of recognition Workiva and the company’s building have received since Story Construction’s completion of Phase I in 2013 and Phase II in 2014.

Now, Story has added one more accolade to the mix as the Workiva Phase II project achieved finalist status in Master Builders of Iowa’s 2015 Masters Award, in the Over \$10 Million category. (See MBI Masters Award Judging Criteria sidebar.) As the constructor of the building, Story is proud to be recognized among our peers for the work we performed at Workiva and to share the recognition with the owners, architects, subcontractors and many others who made this high-tech, high-touch building possible.

“The overall scope of Workiva’s headquarters was to put together an environment and a campus-like collaborative building as headquarters for Workiva to represent its culture and its openness and its innovation,” said Matt Rizai, CEO of Workiva.

Located in the ISU Research Park in Ames, Iowa, Workiva’s Phase I and II buildings span nearly 120,000 sq. ft. and offer many top-flight amenities to software developers and others in the technology field to Ames. Phase I featured a fitness center and locker rooms, gourmet cafeteria, open-concept workspaces, meeting spaces, and inviting outdoor spaces. In a seamless connection to the existing building, Phase II’s features include a dedicated

game room and second kitchen as well as a glass enclosed, South-facing atrium. Aimed at creating a “Florida feel,” the atrium houses five 30-ft. tall tropical trees and several hundred plants as well as groupings of tables/seating to invite collaboration.

“We were fortunate to be involved in the first phase and now the second phase of their campus expansion,” said Mike Espeset, president of Story. “The second phase is more work area for their developers to be able to have office clusters and areas like that. The atrium was really the connector between Phase I and Phase II buildings.”

Both building phases were designed to minimize environmental impact, including skylights for natural lights, floor-to-ceiling windows with automated, energy-efficient shades and state-of-the-art water conservation systems. Native prairie plants and bio swales in the surrounding parking lots help filter pollutants and reduce storm water runoff. In addition, feature furnishings were made with recycled products.

Commenting on the Masters Award nomination, Rizai said, “We’re delighted that Story Construction is nominated for this award because it really fits them in terms of the type of company they are and how they worked with us. They are very professional, very innovative and very creative, and they’ve been a very helpful construction company to help us to achieve and realize our goal in terms of putting together an outstanding headquarters for Workiva.”

“The overall scope of Workiva’s headquarters was to put together an environment and a campus-like collaborative building as headquarters for Workiva to represent its culture and its openness and its innovation.”

— Matt Rizai, CEO of Workiva



Open work spaces add to the collaborative feel of Workiva.

Story Helps Agri-Industrial Plastics Mold Their Future

Located in Fairfield, Iowa, Agri-Industrial Plastics Company is a custom blow-molder of large-scale parts. The company specializes in non-automotive fuel tank systems (think recreational, lawn and garden, and watercraft vehicles). The company's end products also have applications in other industrial settings including agriculture, construction, traffic control and highway safety, household and commercial appliances, and many others.

The current Agri-Industrial site occupies 20-acres in the industrial section of this southeastern Iowa community of just under 10,000 residents. With the addition of this project, Agri-Industrial includes over 340,000 sq. ft. of manufacturing space.

The recently completed manufacturing facility is not the first project on which Story and Agri-Industrial have teamed but it is the largest to date. The 100,000+ square foot pre-engineered building addition answers Agri-Industrial's need for more space as the company continues to grow in staff, equipment and clients.

"Our experience with Story Construction from initial design meetings through construction was fabulous!" said Lori Schaefer-Weaton, president of Agri-Industrial Plastics. "I have known Mike Espeset for years through the ABI* board. His high standard for integrity and professionalism was reflected throughout the project."

The warehouse addition is an insulated Nucor® pre-engineered steel building measuring 250' x 411' and approximately 40' in height at the roof's peak; multiple overhead doors with paved approaches; and six shipping & receiving docks. The foundations are pad footings and grade beams with 7" slab-on-grade. The interior features translucent panels on each wall and 14 skylights across the roof. Additional 900 sq. ft. rooms of concrete masonry unit (CMU) partitions serve as restrooms and trucker check-in areas.

"Story has a team of professionals who are easy to work with. They kept our project on budget and on schedule... in fact even finishing slightly ahead of schedule," added Schaefer-Weaton. "I have already recommended Story to many of my colleagues who have upcoming construction projects. And, we already have another project underway with Story, as well."

Association of Business and Industry



Client: Agri-Industrial Plastics
Delivery Method: Design+Build
Architect: John Snyder, AIA, DBIA; Story Design, Ltd.
Project Manager: Troy Turner
Project Superintendent: Stevan Massa
Project Engineer: Deb Thurmond
Project Size: 102,750 sq. ft.
Completion: November 2014

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