

wibi

Winter 2020



NELSON
CARL A. NELSON & CO.

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YEAR IN REVIEW



2020 YEAR-IN-REVIEW



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president's letter



We can finally put 2020 behind us; thank goodness! Yet at Carl A. Nelson & Company, where we pride ourselves on our ability to adapt and innovate, the past year has provided many opportunities to demonstrate that capacity.

In January, after months of planning, we rolled out the replacement of our legacy phone system with a cloud-hosted VoIP phone system with many new features — including video and web conferencing capability to accommodate our decentralized teams on their desk phones, computers and mobile phones. No, we did not know that the pandemic was coming, but our timing was perfect. Since we are a relatively decentralized organization with offices in Burlington, Cedar Falls, Muscatine and Washington, we already had Remote Desktop and VPN software systems that allowed full system access, which benefitted people who had to work from home due to isolation or quarantine.

Some of our employees did contract the virus but thankfully, none had serious medical conditions and returned to work according to CDC guidelines.

Most of our projects were deemed by our customers to be "essential" and continued uninterrupted, albeit with many mitigation measures. We had a few projects that were shut down due to the pandemic, all but one which have resumed. We did see a drastic drop in new projects starting in 2020, and as a result our sales were off 20% from 2019, which left us with

spare capacity to serve our customers and accelerate some project schedules. We ended up with minimal layoffs this year.

To add to the bad news, we found out in June that Christine Robertson, our VP of Finance since 2011, would not be able to continue with Carl A. Nelson & Company due to a health condition. We incorporated this change into planned organization changes. Tom Jones was promoted into a new Financial Director position and we hired Gregg Mandsager as our new VP of Administration replacing our VP Finance position. We also promoted Jamie Stanley to a new position of VP Operations – Cedar Falls, in charge of Industrial projects; and promoted Chris Smith to VP Operations – Burlington, in charge of medical, educational and recreation projects.

With these changes in place and a vaccine on the way, we look forward to a safe and prosperous 2021, and feel grateful for the work that our customers have entrusted to us.

Tim C. Seibert, P.E., President
Carl A. Nelson & Company



on the cover

Carl A. Nelson & Company construction craftsmen Joe Byrd, left, and Kirk Morse, install insulated wall panels on the job site for a confidential industrial client in Eastern Iowa. (CANCO photo by Craig Neises)

Say it with us: wee-bee



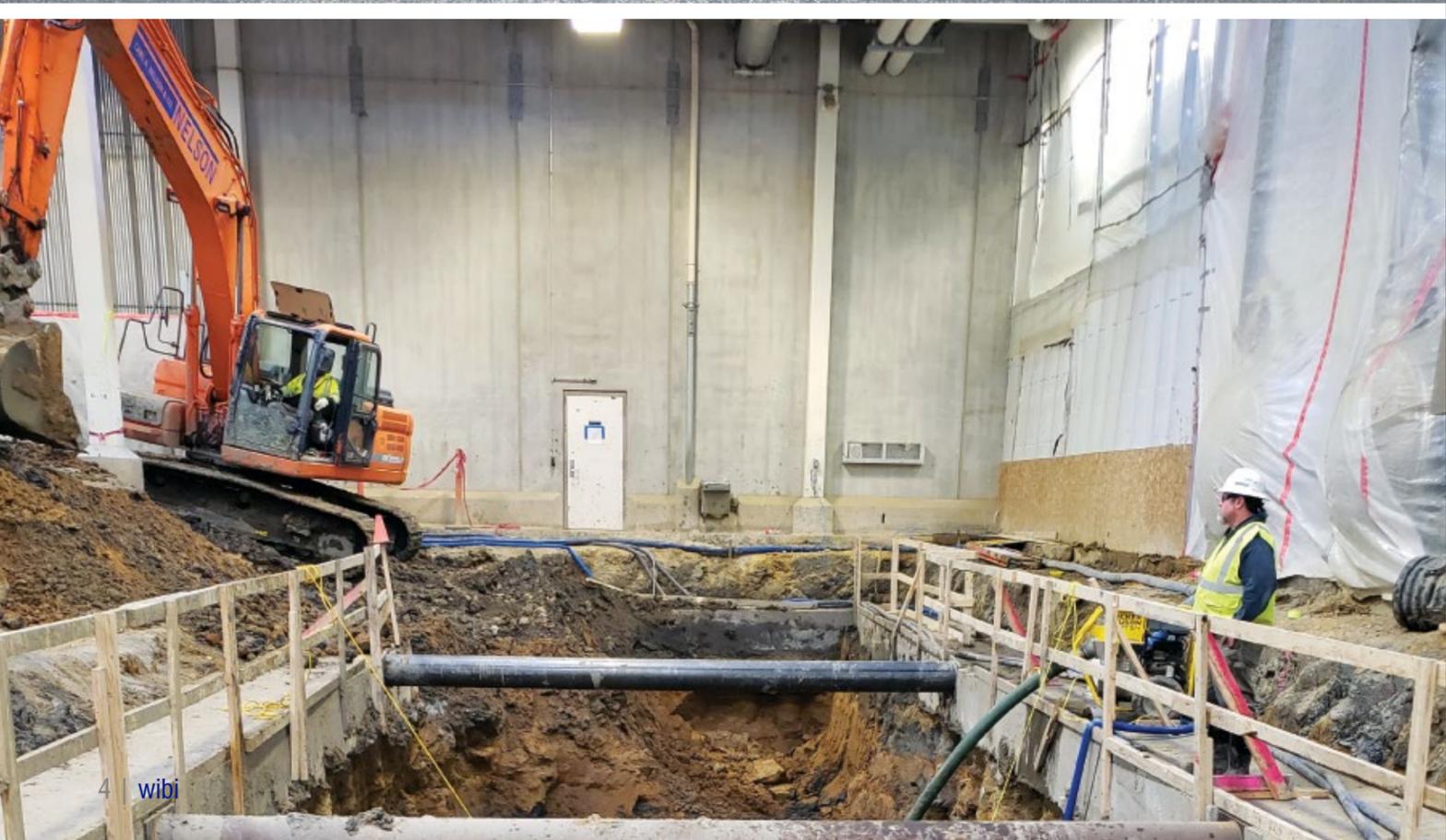
In December 2003, employees at Carl A. Nelson & Company were introduced to a new acronym: *wibi*. Ever since, those four letters have been at the core of our company's quality assurance efforts. From field personnel to the office, our people are empowered to look at their own work, and the work of our partners and subcontractors, and ask themselves, "Would I Buy It?" And if the answer isn't "yes," we'll do it again to ensure the work is up to our high standards — and the standards of our customers, too.

Produced in-house at Carl A. Nelson & Company in Burlington, Iowa. Visit us at www.carlanelsonco.com to learn more.

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industrial

Despite a pandemic-imposed slowdown that affected construction firms all across the United States, Carl A. Nelson & Company was able throughout 2020 to keep construction crews busy and to continue providing customers with Service Second to None across a range of industrial building projects.



CANCO photos by Mike Harris, Bob Stutes and Chris Clark

healthcare



INVISION
PLANNING | ARCHITECTURE | INTERIORS



wibi



CANCO photos by Craig Neises and Nick Liston. Medical Mall elevation from InVision Architects



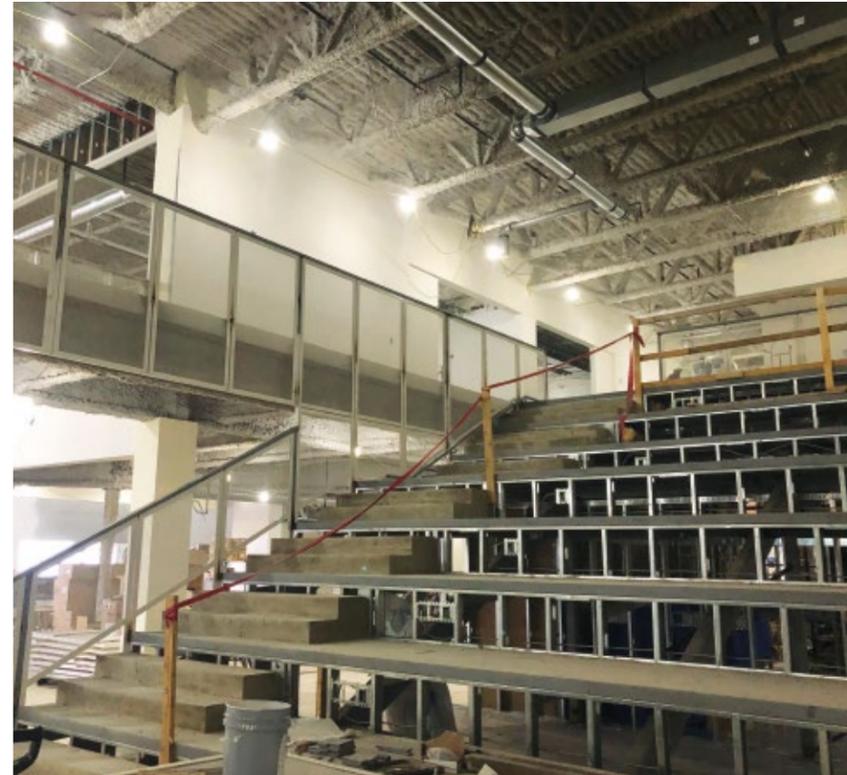
Carl A. Nelson & Company had the opportunity in 2020 to complete or begin work on several significant healthcare projects. Getting underway just as the year was coming to a close (left) was a new Medical Mall facility for Great River Health in West Burlington, Iowa. The facility, located on the Great River Medical Center campus, will house an urgent care clinic and outpatient diagnostic imaging service, as well as shell space for future development. Meanwhile, pre-construction was ongoing on a design-build project for Peoples Community Health Clinic in Waterloo, Iowa. The project features a 21,450-square-foot addition and renovation of 2,507 square feet at an existing facility (above). Also in 2020, we completed projects for Henry County Health Center in Mount Pleasant, Iowa (right); and Fort Madison Community Hospital in Fort Madison, Iowa (above top). Working as construction management agency, we led renovations of the family practice clinic at HCHC, as well as portions of the hospital including in-patient pharmacy, central sterilization and training center. Mechanical room upgrades also were included. At FMCH, our crews renovated an existing wing of the hospital for use as a new geriatric behavioral health center.



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education



Carl A. Nelson & Company's work in education construction management continued strong in 2020, with two completed projects, one in-progress and two in pre-construction — plus needs assessment and master planning underway with several Iowa districts. Clockwise from left are Danville Elementary and Junior/Senior High School renovations and additions (completed); the new Sioux Center High School (completion in 2021); Shenandoah High School remodeling (completed); and new College Community School District grades 5-6 intermediate school (pre-construction). A second school project for College CSD, renovation of Prairie Creek Intermediate School for use as a ninth-grade and alternative attendance center, is in design and pre-construction.



CANCO photos by Nick Liston, Cindy Larson and Craig Neises. Rendering by OPN Architects.

recreation



With Carl A. Nelson & Company as its design-builder, the YMCA of Washington County realized a dream long in the making in 2020. Completion in June of a new YMCA building to house fitness and community services marked the conclusion of an effort that got underway in 2013 with vision-setting and the launch of a capital campaign.

Whisler Studios photos



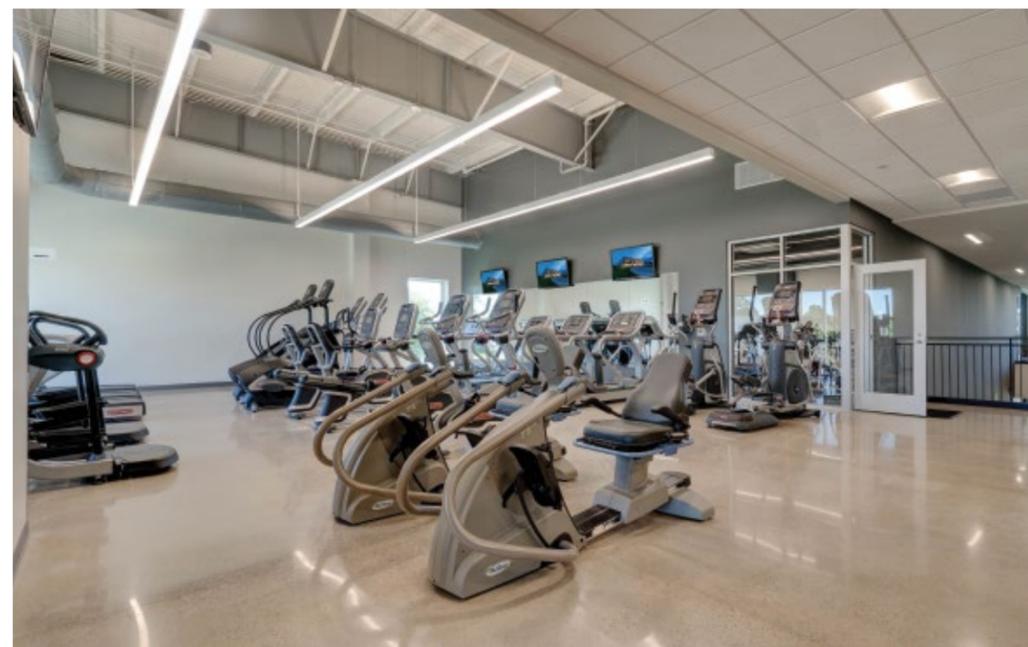
Central Iowa Power Co-op New Generating Station and Office

CANCO photos by Craig Neises

& more



University of Northern Iowa Steam Distribution System Replacement



Washington County E-911 and Emergency Operations Center New Building



decoding the code

ABOUT THE AUTHOR

By **Ellen McCulley**,
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 AIA, LEED AP, NCARB

Ellen McCulley graduated magna cum laude with a Bachelor of Architecture degree from Iowa State University, where she received the Pella Architectural Award from the Department of Architecture in the College of Design. She is a registered architect in Iowa, Illinois, Nebraska and Missouri, and joined Nelson Design, Inc., a wholly owned subsidiary of Carl A. Nelson & Company, in 2012.

Energy code rules vary by locale, project scope

Energy codes delineate a minimum standard for building energy performance in order to optimize the use of fossil fuels and other natural resources. The two organizations that create energy codes are the International Code Council (ICC) and the American Society of Heating Refrigerating and Air-Conditioning Engineers (ASHRAE). They both publish codes on a three-year cycle. The latest edition of the ICC energy code, the International Energy Conservation Code (IECC), was published in 2018. The latest ASHRAE code, ANSI/ASHRAE/IES Standard 90.1 Energy Standard for Buildings Except Low-Rise Residential Buildings, was published in 2019. Each successive publication has more restrictive requirements to improve energy performance and reduce building emissions, thus benefitting both the building owner and the surrounding community. Both aforementioned codes set minimum requirements for the design of the building envelope, mechanical systems, as well as the lighting and power systems.

Adoption and Enforcement

The federal government has not adopted any energy nor building codes. Therefore, codes are typically adopted and enforced on a statewide and/or local basis. For example, the state of Iowa has adopted the 2012 edition of the IECC while Illinois has adopted the more recent 2018 edition. Some states, such as Missouri, have not adopted a statewide energy code and leave it up to the local counties or municipalities to adopt and enforce. Regardless of project location, both the state and local codes need to be identified as they sometimes differ. For example, Des Moines has adopted a more recent, and thus stringent, edition of the IECC than the state of Iowa.

The IECC chapter 4, Commercial Energy Efficiency, gives the option of complying with the IECC or the requirements in ANSI/ASHRAE/IES Standard 90.1. Due to the timing of when the codes are published, the ASHRAE 90.1 edition referenced is two years older than the IECC.

Applicability

How extensively energy code applies to a project depends not only on the locale, but also on the type of construction.

New Construction

New construction needs to meet the requirements of the IECC, with a few exceptions. Low-energy buildings do not need to meet the building thermal envelope provisions. Low-energy buildings include those that do not contain conditioned space and those with a peak design rate of energy usage less than 3.4 Btu/h*sf² of floor area for space conditioning. It is very challenging to meet this energy use threshold; therefore, most buildings need to meet the building thermal envelope requirements.



Few new, expanded or remodeled buildings escape energy code requirements adopted by the state or locality where the project is being built, including minimally heated or cooled spaces that don't meet the definition of a low-energy building. (CANCO photo)

Existing Buildings

Existing buildings and systems that met code at the time they were constructed do not need to be altered, abandoned or removed unless triggered by new work within the building.

Additions

Additions to an existing building need to comply with the same requirements as new construction. The existing, unaltered portion of the building do not need to meet the code.

Renovations

Renovations also need to comply with the requirements for new construction, with some exceptions. Unaltered portions of the existing building do not need to comply.

Learn more

As always, please contact Carl A. Nelson & Company if you need assistance regarding energy code compliance in your next building project.

Have code questions? Ellen McCulley, AIA, LEED AP, NCARB, can be reached at (319) 754-8415, or by email at emcculley@carlanelsonco.com. Readers can view past installments of Decoding the Code on our website at www.carlanelsoncoconstruction.com/nelson-design-inc.html.



Colin
 Dorothy
 30 YEARS
 OF SERVICE

Colin Dorothy celebrated two milestones with Carl A. Nelson & Company in 2020. One was his 30th anniversary with the company. The other was his promotion in March to project superintendent.

If it was a promotion long in coming, it also was a promotion long deferred. Opportunities to move up had come around before, Dorothy said. But each time, he decided to pass.

"It seems like once you become a superintendent," he said, "you don't work with other superintendents."

The Hamilton, Illinois, native, followed his father, Bill Dorothy, and uncle Mike Dorothy, into a career with Carl A. Nelson & Company (CANCO), and ultimately stuck around longer than they did.

For three decades, Colin Dorothy soaked up all the knowledge and imparted wisdom he could from the superintendents he worked under. Field leaders like Jim Amann, Skip Jaeger and Mel Rich were the experienced hands guiding the work and getting the most from their crews while coaching up the next generation.

Now, after 23 years as a field foreman, that's Dorothy's role.

Dorothy spent the first few years of his construction career on the road, working on jobs in Indiana, Ohio and Kentucky during the Aldi grocery store chain's buildout across the country. On one job for Aldi, a warehouse in Hinckley, Ohio, he remembers welding 86 truck docks.

More recently, he spent several years working steadily in Iowa City, as Rich's foreman on a series of jobs at the University of Iowa Power Plant. He said the work was challenging, and came with a degree of risk unlike previous projects due to the hazards inherent to power generation. For all that, he said, the jobs were completed without injuries and while delivering a good product for the university.

CANCO's corporate focus on safety really pays off on a job like that, Dorothy said. But, he added, it pays off on every job by making crews conscious of things that are unsafe, and empowering individuals to speak up.

As superintendent, when it comes to keeping on top of issues like quality, budget, schedule and safety on the job site, the buck stops with him. In the months since his promotion, however, the work feels pretty much the same.



Above, Superintendent Colin Dorothy keeps an eye on site work at the Great River Health Medical Mall job site in West Burlington, Iowa. (CANCO photo by Craig Neises)

Left: Colin Dorothy with his wife of 27 years, Juliann Dorothy. (photo provided)

"I enjoy being out there and working with the guys," said Dorothy, whose efforts were recognized in 2005 with CANCO's Jack Wills Field Leadership Award. "There's not a lot of just sitting in the office with our superintendents."

One new challenge is recognizing the need to delegate more of the work, to give others the same chance he was given to grow in knowledge and wisdom. There are plenty of talented young craftsmen and foremen coming up through the company, and landing a few of them on a crew makes the work go much more easily, Dorothy said.

And if he does his new job well, he could wind up among the long list of former superintendents like Amann, Jaeger and Rich whose name is called out by a future generation of field leaders at CANCO.

"I'm definitely not in that group," Dorothy said. "I've still got a lot to learn to be as smart as a lot of those guys."

Yet being cast among their ranks, he agreed, is a worthy thing to aspire to.

"That would be awesome," he said. "That's pretty much what it's all about."

Away from the job, and when not pursuing a passion for hunting or fishing, Dorothy makes his home in Hamilton, Illinois, with his wife of 27 years, Juliann, a social worker in Keokuk. They have two children, daughter Kelly, who is 27, married and living with her husband in Golden, Illinois; and son Coy, 26. They also have a grand dog, a black lab named Sophie.

— Craig Neises, director of marketing

under CONSTRUCTION in 2020

51
projects

Industrial:	26
Healthcare:	7
Education:	7
Power:	5
Water:	3
Recreational:	1
Civic:	1
Commercial:	1

3 states

28
cities

Jordan Hutcheson, Project Engineer
6 Years with Carl A. Nelson & Company



“Our mission statement states that we provide ‘Service Second to None,’ and that just can’t be true without a strong commitment to safety. We owe it to our employees, our subcontractors, and our clients to ensure that anyone who steps foot on our job site goes home the same way they came. To do this, we strive each and every day to make safety a fundamental principle in everything we do.”

— JORDAN HUTCHESON,
PROJECT ENGINEER

NELSON

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General Contractor

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