

**THE YOUNGLOVE**  
**CONVEYOR**

FOR EMPLOYEES AND FRIENDS OF YOUNGLOVE CONSTRUCTION, L.L.C.  
▶ Leaders in the design and construction of bulk materials handling facilities

*Builders of value... Builders of trust... Since 1896*

# The Right Tool for the Job

**“Kenny’s 2 Pennies” by Kenny G. Gubbels, Vice President**

Some of my favorite parts of being in the construction industry are the tools and equipment of the industry and the vast selection of options for completing tasks. I always seem to find myself in situations on projects where I have an idea of how I want to do something, but I’m not sure if the tool or equipment exists. Luckily for me, the construction innovators of the past have always bailed me out of these situations.

The tools and equipment of the construction industry are vast, and they are constantly improving and evolving so fast that it’s hard to keep up on all the things that could meet our needs and make us more productive. And this is happening in every facet of construction—project management tools, construction tools, and construction equipment.

While we sometimes operate a little behind the curve on new construction technology, I’d like to

share a couple of items we have incorporated that have drastically affected our day-to-day operations both in the office and in the field.

### **Project Management Tools**

A couple of years ago we purchased a PDF-viewer software called Bluebeam. It is geared toward construction and allows us to view, modify, mark up, and measure PDF documents (for example, construction drawings, equipment drawings, construction documents, and 3D PDFs).

This program has single-handedly changed the way our project managers review drawings, approve shop drawings, and interface with drafting and vendors. On the jobsites, it enables our superintendents and foremen to customize drawings for their crew to aid in the construction process.

This program has allowed us to eliminate about 80 to 90 percent of the drawings and construction

documents that would typically need to be filed in a cabinet. They are now filed electronically.



Younglove has also been using the Procore software for about three years now. Procore is a web-based project management and document sharing site that is accessible from anywhere with an internet connection. Within Procore, we issue all of our subcontracts and purchase orders. We also upload all construction drawings and specifications, site progress photos, safety documentation and training, and shop drawings. In addition, it contains a contact directory for all parties involved with the project.

All of our jobsites have been set up with large, flat-screen TVs and

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*“The tools and equipment of the construction industry are vast, and they are constantly improving and evolving....”*

## SUCCESS

By Ken I. DuBois, President



In order for Younglove to be successful, I describe it in terms of “four pillars of success.” We need to build our projects *safely*, within the established time line (*schedule*), within the budget or estimate we have established and provided to our customers (*financial*), and at a *quality* level both Younglove and our customers expect. Within this article and the following three newsletters, I will briefly expand on each of these four success factors.

The most important pillar is building safely. Ultimately, this means we expect *all* of our people—as well as those of our subcontractors, suppliers, customers, or anyone else entering the project site—to go home in the same condition as when they arrived at the site. Period. Nothing short of that is ever described as an acceptable goal.

Now, we are not so naïve as to believe we will never need some level of first aid at some point during the construction process. However, our goal is unashamedly to have zero safety incidents on all of our projects. It is rather easy to pencil out words or slogans like “Zero is achievable” or “No accidents ever.” However, safety is process driven; and we all need to plan for safety to be successful.

Several years ago our Corporate Director of Safety, Randy Hooley, began the process of defining and

implementing our corporate safety culture. At the core, we believe activity pre-planning and communication of this plan is critical to achieve success with safety. Our frontline leaders (our foremen) need to be fully engaged in the pre-planning process of all our activities in order for our work to have the best opportunity to be completed safely.

I am the first to admit we are not a perfect contractor, and there are times when our construction activities have developed into accidents that require medical attention (in other words, recordable accidents). When accidents do occur, we take steps to mitigate the risks in the future.

Approximately a year ago we experienced a few recordable accidents during our slipform operations. In an attempt to eliminate the activities that appeared to be leading to injuries, we took action and changed some of our pre-planning and staffing requirements during our slipform operations. This appears to be paying off, as our last four slipforms have resulted in zero recordable accidents.

We also can and have learned from listening to our customers on this topic. Some of our customers have very high expectations when it comes to their contractor’s safety performance. We welcome the opportunity to work alongside our customers who both have these high expectations and want to help our team create the best conditions to have zero accidents on their (and all of our) projects.

Much more could be written on this topic; however, our main focus has been and will continue to be that safety is the top pillar toward our success!

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plotters to view Procore on site. Thus, we no longer need to UPS drawings to the jobsites. Our field work force has the new or revised drawings as soon as they are completed by engineering.

Procore also has an app for your cell phone or tablet that allows you to access, view, download, or post to the site.

### Construction Tools

We are finally starting to drift toward more battery-powered tools on our jobsites. Batteries have come a long way in the last five years. In the past, if you had to hammer drill anything larger than a 1/4-inch hole into concrete, you had better find a corded hammer drill and an extension cord. This is no longer the case. Medium-to-large-sized hammer drills are battery powered and drill like a corded drill over and over again. This is a game changer when working in man baskets, climbers, or boom lifts, allowing for workers to be more productive and safer by not dealing with hanging power cords.

Battery-powered impacts top the list as well. Our millwrights’ lives have been forever changed by the advancement of these tools for equipment installation and during facility commissioning. I, personally, own three different sizes of battery-powered impacts; and I rarely touch my socket wrenches anymore.

The biggest issue with battery-powered tools still remains—the batteries need to find the chargers at the end of the day!

### Construction Equipment

Boom lift manufacturers continue to impress me by offering

*Continued on Page 8*

# Five Slips Erected in Eight Months for ADM Milling in Mendota, Illinois

**Flour Mill and Grain Storage; ADM Milling; Mendota, Illinois**

**Jared Myers, Project Executive; Dan Reel and Carlos Rodríguez, Project Managers**

**Jarret Bierman, Terry Reinert, and Jose Torres, Project Superintendents**

**Pat Ebner, Mohammad Fotouhi, Jim Nelson, and Randy Petersen, Design Team**

**Y**ounglove has been hard at work on the grain storage and flour mill for ADM in Mendota, Illinois. Since mobilizing to the site in August of 2017, our crews have completed a total of five slips for this project!

By May of 2018, the mill facility was erected in two back-to-back slips. We then slipped the first 10-pack of grain storage silos in June of 2018 and the second 10-pack in August of 2018. The final slip was for the mids byproduct silos in December of 2018.



Our crews continue to make good progress, with completion scheduled for this summer.

*We want to thank ADM for giving us this opportunity to join them in*

*their expansion plans and our crews for all their hard work in erecting this state-of-the-art facility for ADM!*



# Completion Nearing on ADM's Complex Feed Mill in Quincy, Illinois

**Feed Mill; ADM Animal Nutrition, Inc.; Quincy, Illinois**

**Kenny Gubbels, Project Executive & Project Manager; Terry Dunnette, Project Superintendent  
Joe Newman, Project Design Leader**

Since the summer of 2017, Younglove has been diligently working on ADM's new manufacturing facility located in Quincy, Illinois. We have begun commissioning of the plant and will be phasing into feed manufacturing through the spring and summer of 2019.



We are very pleased to have been part of the team to build this very complex facility for ADM.



*Clockwise from top:*

- Southeast face of mill
- Northwest face of mill
- Pellet mill floor
- Mixer floor



# Spring Is in the Air at Ocheyedan, Iowa

**Swine Feed Mill; Cooperative Farmers Elevator; Ocheyedan, Iowa**

**Loren Field, Project Executive; Karl Pittmann, Project Manager; Steve Johanson, Project Superintendent  
Brian Hickson, Project Design Leader**

After nearly two years (and two hard winters enduring -50° windchill temperatures), this project is complete. Steve Johanson and his crew have begun to mobilize to new locations, and the CFE team has taken control of the mill.

As we wait for the ground to thaw and dry up, the crew continues to pack and work on punch list items.

This has been the first successful completion of one of the largest swine feed mills in northwest Iowa for Cooperative Farmers Elevator, and we look forward to our continuing relationship with them.



Above: View looking east

Right: View looking northwest



# 23 Employees Honored for Years of Service with Younglove

Younglove is excited to recognize these 23 employees for their years of service with the company. As loyal, dependable, talented, hard-working, and dedicated employees, each of these individuals plays a crucial role in our company's success. To convey our appreciation, each was presented with a gift of his or her choosing.

*Thank You*



Dave Wilberg  
Project Superintendent  
45 Years



Dave Brodersen  
Project Superintendent  
35 Years



Linda Johanson  
Jobsite Administrator  
20 Years



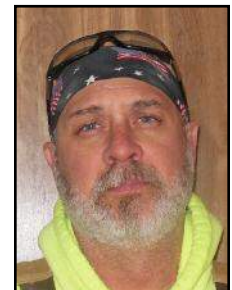
Justin Wadman  
Lead Foreman  
20 Years



Ben Nobiling  
Lead Foreman  
10 Years



Michael Rosa Rodriguez  
Millwright  
10 Years



Thomas Sloan  
Foreman  
10 Years



Clemente Alcala  
Carpenter  
5 Years



Valentin Bolado  
Foreman  
5 Years



Jon Branning  
Project Manager  
5 Years



Joshua Carrasco  
Welder  
5 Years



James "Matt" Conner  
Foreman  
5 Years



Jose Santos Degollado, Jr.  
Foreman  
5 Years



Alexander Gutierrez  
Carpenter  
5 Years



Shane Hall  
Lead Foreman  
5 Years



Todd Hughes  
Foreman  
5 Years



Sean Lumbard  
Foreman  
5 Years



Daniel Monsivaiz, Jr.  
Laborer  
5 Years



Carlos Rodriguez  
Millwright  
5 Years



Oscar Romero  
Carpenter  
5 Years



Gershon Ayala Santiago  
Millwright  
5 Years



Christian Vazquez  
Welder  
5 Years



Adrian Zavala  
Welder  
5 Years

## Service Awards Chosen

- NorthStar Pressure Washer
- Shop Fox Wood Lathe
- Sofa & Cocktail Table
- Bulova Watch
- DJI-Spark Drone
- Apple iPhone 7
- Toshiba 55" LED Smart HDTV
- LG Soundbar System
- Apple iPad 4
- DeWALT Miter Saw Stand
- Blackstone 28" Griddle Cooking Station
- Tac-Tops Karambit Fixed Blade Knife
- HP Stream Laptop
- DeWALT Circular Saw
- Flak 2.0 XL Sunglasses
- Under Armour Golf Shoes
- Toshiba 43" LED Smart HDTV
- VIZIO 40" LED Smart HDTV
- Oakley Wiretap Sunglasses
- Bold Flame Monarch Fireplace TV Stand
- Sony Digital Camera
- Fusion 5 Windows Tablet

# Learning from the Past

By Daniel G. Reel, Project Manager

As it has often been said, “Those who fail to learn from history are doomed to repeat it.” This can be true in social and political circumstances as well as professional.

Many have expressed the importance of applying lessons learned in an effort to avoid repeat failure and mistakes. This is a philosophy that should be applied to professional practices to best enhance our chances of success.

Everyone makes mistakes at some point; this is human nature. How you learn and respond from these mistakes is how you grow and better yourself.

Through the course of a project, errors and omissions are made. Sometimes no mistake is made and the work is completed successfully; but, in retrospect, you realize a better practice or policy could have been applied to make the task easier, quicker, or more economical.

As a company, Younglove implements tried-and-true practices and techniques that are derived from decades of experiences, allowing us to continually deliver successful projects to owners and to further develop as an industry leader. Many of these, which are now standard practices for us, have come to fruition from applying lessons learned from previous experiences, whether good or bad.

As Project Managers, we encounter a wide variety of common and unique circumstances and

challenges that we must deal with on a daily basis. Through encountering these experiences, we are able to develop and refine different tools and ideas that we utilize to successfully manage projects.

As with all of our projects, collaboration among team members is a key component for success.

Although team members will have different roles and responsibilities, all are working together to achieve a common goal. While this collaboration is necessary during the project, the same collaboration and sharing of ideas should also be applied post-project.

Dedicating time to discuss and review project performance can pay dividends down the road. Whether it be from a design standpoint, a management standpoint, or

*“Everyone makes mistakes at some point; this is human nature. How you learn and respond from these mistakes is how you grow and better yourself.”*



implementation of the work in the field, spending several hours assessing aspects of a project can result in days or weeks of time saved and/or financial cost-saving benefits on future projects.

There is always room for improvement. Documenting and sharing of experiences—both good and bad—are key for future success. Taking the time to identify these areas of development and apply the lessons learned will result in growth and improvement—not only professionally, but personally.

Learn from history and apply lessons learned—or else be doomed to repeat it! ■

## KENNY'S 2 PENNIES (CONT.)

(continued from Page 2)

new and different man-lifting solutions on our projects. There was a time when the crane man basket was the only solution for any project exceeding 90 feet in the air, and most of our projects exceed 200 to 250 feet. Now a 135-foot manlift is not uncommon on our jobsites and can safely and efficiently elevate our workers without tying up a crane and crane operator.

JLG (a boom lift manufacturer) now has a 185-foot telescoping boom lift and a 150-foot articulating

boom lift, which seems unreal. I have not yet seen or rented either; but they exist, and you never know when you may need it. Just as impressive are the options, types, sizes, and heights of lifts. You can get single man, telescoping, articulating, pull behind, electric, propane, diesel, indoor, or off road—all of which are plenty of reasons *not* to set up scaffolding!

So make sure to keep your eyes open, as there are always new tools and equipment on the horizon to make your life easier and safer! ■



# Finish Line in Sight for Scotland County

**Feed Mill and Grain Storage; Mountaire Farms Inc.; Scotland County, North Carolina**  
**Jared Myers, Project Executive; Joey Posivio, Project Manager; Dave Wilberg, Project Superintendent**  
**Randy Petersen, Project Design Leader**

It's been a busy winter for the Younglove crews on the Scotland County project. After completing the large silo slip on November 2, they began the race to erect the ancillary tilt panel buildings. To date, over 140 panels have been formed, poured, and erected from 4 casting slabs on site. Less than 20 warehouse and canopy panels remain to be erected.

The equipment installation has also moved along at a rapid pace, with only a few pieces of equipment in the feed mill and some spouting on the grain silos left to complete. Process piping, electrical, and sprinkler system installations are also moving forward at a steady pace.

Permanent power has been turned on to the grain silo side of the project, and checkout of motors and devices in this area is nearly complete.

Checkout of motors and devices in the feed mill will begin in early May, as well as receiving flush corn for the grain silos. This keeps the project on schedule to receive the unit train of corn that is slated to be delivered in the latter half of May.



Feed mill and silos



Above: Feed mill roof

Left: Feed mill and ancillary building

# Feed Mill Progress Continues Through Winter Months in Fremont, Nebraska

**Feed Mill and Grain Storage; Costco Wholesale Corporation; Fremont, Nebraska**

**Loren Field, Project Executive; Jon Branning, Project Manager; Dave Brodersen, Project Superintendent  
Brian Hickson, Project Design Leader**

Despite the lingering winter and a March flood breaching the Platte River (which engulfed the city of Fremont for several days), Younglove's crews have continued to make progress and fight through the adversities.

The construction of the poultry feed mill facility for Costco Wholesale Corporation is nearly mechanically complete, and our crews are preparing to begin the start-up phase in early June. We've completed work in the receiving tunnel, and the receiving building driveway and retaining walls should be poured and complete by the time this article is published.

We finished installing grain storage silo spouting at the roof in March, and the level indicators have also been installed at the roof.

In April, the electrical subcontractor was pulling wire and terminating motors to the distributors, drag conveyors, and bucket elevator legs. The reclaim material handling equipment below the grain storage silos and control devices are installed, and we have also finished installing the belts



*Northwest elevation of feed mill facility*

and buckets at the receiving bucket elevator legs.

In the grinder building, our crews have set and welded the surge hopper into place, installed gates, and completed the spouting

from the surge to the rollermill and hammermills.

Spouting from the whole corn jump leg

to the grinding surge has also been completed.

Meanwhile, the mechanical subcontractor has finished setting and piping the compressed air equipment in the feed mill facility. They are also in the process of installing

piping from the fat and liquid pumps in the tank farm to the mixer.

As of the last article, there were two precast structures left to be erected—the warehouse and office. These structures are now erected, complete with their roofs and floors poured in their entirety. We are currently working on the finishes for the office.

We've installed all of the equipment on the lower levels of the feed mill and pellet tower structure and are currently installing belts and buckets at the feed mill bucket elevator legs. The electrical subcontractor is busy pulling wire

*Continued on Page 12*





After more than 33 years of serving as Younglove's truck driver and yard coordinator, **Allan Beatty** decided it was

time to turn in his keys and retire. December 31 was his last day.

Allan put on a lot of miles over those years, and we already miss having his pleasant personality around. Allan was always ready to lend that helping hand and worked long hours to make things happen. We wish him all the best!

*Congratulations, Allan and Kathy!*

Younglove is pleased to welcome **Dan Kuehl** to our staff. Dan joined us as a Design Technician on January 21. Prior to that, Dan spent the last 12 years as a draftsman for Sabre Industries, working on wireless communication structures.



Dan, Dana, and their three children make their home in Elk Point, South Dakota.

*Welcome aboard, Dan!*

Former Project Superintendent **Bob Ogren** passed away April 29 at the age of 90. Bob worked for Younglove 25+ years, retiring



Project Superintendent **Dar Bierman** retired as of May 1. Dar started with Younglove in 1980 and has been a Project

Superintendent since 1995. He led some unique and challenging projects during that tenure, including major feed mill renovations, full-line feed mills, a soy meal extraction plant, integrated feed mills, flour mills, and premix plants (just to name a few). Dar was a professional at his trade and earned the trust of many of our clients. We will surely miss having him around.

*Congratulations, Dar and Roxy!*

The Younglove family just keeps growing! **Kenny and Megan Gubbels**

announced the arrival of Emma Evelyn Gubbels on March 25. Emma was also welcomed home by Reid (5) and Adelyn (2). Kenny is a Vice President with Younglove,



having celebrated his 13th anniversary with us on April 10.

*Congratulations, Kenny and Megan!*

in 1993. He was instrumental in the successful completion of Younglove's first pasta plant for the American Italian Pasta Company in Excelsior Springs, Missouri, which led to an additional 10 projects with AIPC from 1987 to 2006.

*Our condolences go out to the family and friends of Bob Ogren.*



Project Superintendent **Jim Hornung** retired as of May 3. Jim (also known as PeeWee) became a lead foreman

shortly after starting in Indiantown, Florida, in 1995. In 2011, the opportunity finally arose for Jim to become a full-fledged Project Superintendent on the Stuttgart, Arkansas, project—and what a project to start on! It entailed 48 silos, 4 separate slips, and 12 months to complete it. After Stuttgart, Jim led several more poultry feed mills as a Project Superintendent.

*Congratulations, Jim!*

*If you have employee news you'd like included in our next issue, please e-mail it to [phamel@younglovellc.com](mailto:phamel@younglovellc.com).*



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Builders of trust*

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### PROJECT UPDATE (CONTINUED)

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and terminating motors throughout the facility. Younglove is moving throughout the facility to complete punch list items and add oil to gear boxes, and socks are being installed on the batch scales in preparation for calibration during start-up.

Up at the headhouse, all of the transitions and bypass spouting have been installed on the fat coaters and feed cleaner. The spouting is also complete at the distributors and loadout distribution conveyors. The level indicators for all the bins will be installed and wired by the end of May.

As we work to complete this project, we are finishing up the inbound and outbound scales, which will be tied in to the facility. In the meantime, the sample house foundation is being poured in preparation to set the prefabricated sample house building and probe.

With the completion of the scale installation, Younglove is anticipating feed mill start-up will begin during the first week of June in preparation for making feed for production purposes in mid-July.

*This facility will be the first project Younglove has completed for Costco Wholesale Corporation, and we look forward to working with them again someday.*



*Southwest elevation of Fremont, Nebraska, feed mill facility*