

# 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

## Material Madness

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

Over the course of the last year, it has been a very challenging time to be in the construction business. The COVID-19 pandemic brought us a whole new set of variables and challenges to deal with. Younglove had three major projects starting in late 2019/early 2020 that had to adapt to COVID-19.

The first curveball caused by COVID-19 was the possible shut-down of all three projects due to market uncertainty caused by the pandemic. (Thankfully, none were shut down or cancelled.)

Next came qualifying each project as an essential business to continue construction.

Then all of our jobsites had to implement new, ever-changing COVID policies, guidelines, paper-work, quarantine tracking, labor

issues, etc.—all on top of normal day-to-day activities.

After all of the above, then came what I am deeming “material madness”. Due to COVID shut-downs worldwide, the availability and cost of construction materials have taken some drastic swings not seen in over 40+ years; and there seems to be no short-term end in sight.

### ***Construction Lumber***

Construction lumber was the first major construction material to really escalate. From March of 2020 to May of 2021, construction lumber went from \$300 per thousand board feet to \$1,600 per thousand board feet. Sawmills in several states were shut down during the pandemic; and when they came back on line, they were only



operating at 60% to 70% due to lack of work force.

The pandemic also increased the demand for construction lumber as many people now had nowhere to go and nothing to do, so they started do-it-yourself home remodel projects.

Home builders saw the cost of the average new home increase 30% to 40%, as many home projects were cancelled or put on hold due to lumber prices. From May to August of 2021,

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*“... the availability and cost of construction materials  
have taken some drastic swings ...  
and there seems to be no short-term end in sight.”*

## CHANGE

By Ken I. DuBois, President



Younglove Construction celebrates its 125th year of business this year! I started with the company the year after its 100th anniversary,

and we have certainly seen a lot of changes in the last 25 years—let alone comprehending all the changes occurring in the first 100 years of Younglove’s history!

Our means of communication have changed substantially. When I started, e-mail was not yet part of our “toolbox”. The fax machine and letters sent via mail were the norm. Now we send texts and e-mails with long cc lists that generate lots of communication.

It used to be all phones were plugged into the wall. Each office had one; however, all incoming calls were received by a single operator (Sandy was great) and then transferred to the appropriate person. Eventually we shared a few flip phones to be used when traveling. Today, however, we get new cell phones with all the new features every couple of years—allowing us to not only talk to people but, of course, to respond to or generate new texts and e-mails with long cc lists.

Twenty-five years ago, each office employee had a computer on his or her desk (well, actually, it was only the keyboard and monitor as the actual computer was under the desk due to its size and weight).

Today our project manager and superintendent cell phones (along with the iPads and other devices we currently have in our “techie” toolboxes) can do more than those computers did 25 years ago!

When traveling (using an airplane 25 years ago versus a horse 125 years ago), we took along a Road Atlas to help navigate our course. MapQuest and other similar online features came along that allowed us to print directions prior to a trip. Now our phones do the mapping for us; and, in the case of my phone, a pleasant British woman helps lead me to my destination!

In the late 1990s, several in our design team group would often remind me that they started drafting with pencil and paper on the boards. By the time I started, Younglove was designing projects using AutoCAD in 2D. Now we’ve progressed to doing drawings in 3D! At times the pencil and boards may be preferable; however, today an eraser would be a critical tool due to the number of design changes we go through during the life of a project!

There are certainly other fun changes we could mention; however, what I really wanted to talk about was something that has **not** changed—the relationships that have been and continue to be formed within our Younglove team.

This was obvious from my first phone interview with now-retired Senior Vice President Bill Bradbury. The call felt more like a conversation than an interview. I was a bit nervous at first, but Bill’s low-key approach and humor ended that quickly.

Shortly thereafter, I interviewed in person with several Younglove leaders, including Mike Rueckert, Mike Gunsch, Bill Bradbury, Loren Field, and Jeff Poss. I also met several others in the office. I don’t recall much about the questions asked, but they all seemed like good people to work with and for. I quickly learned that my first impression was correct about not just the company leaders, but the entire organization. I would bet the leaders I met while interviewing could tell you the same about the leaders who came before them and before them and all the way back to Younglove’s founding father, John Fremont Younglove, and W. A. Klinger.

Some of my most interesting relationships have been those with many of our field leaders. I say “most interesting” as some of them started off (dare I say) a bit on the rocky side!

I won’t mention anyone by name; but early on in my career, a couple of superintendents (Big Jim may have been one of them) took on the challenge of seeing if this young project manager had what it took.

Shortly after that project, another seasoned Younglove superintendent took to making sure I knew who the boss of the jobsite was. After the project, I may have even mentioned to Mike Rueckert (Younglove President at the time) that I was unsure if I could work with that superintendent again. Several years later Younglove was awarded the largest project it had yet to undertake, and I was asked who I would recommend as the

*(continued on Page 12)*

# Unique Features on Display in Attalla

**Poultry Feed Mill; Koch Foods; Attalla, Alabama**

**Loren Field, Project Executive; Joey Posivio, Project Manager; Jose Torres, Project Superintendent**

**Dan Kuehl, Project Design Leader**

Start-up and commissioning of Koch Foods' new feed mill in Attalla is well under way. Flush corn was brought into the facility in mid-October, and the first unit train of corn was unloaded on the 2nd of November. Commissioning and tuning of the feed mill continued through November, and the facility should be in full production by publication of this newsletter.

The facility has several unique features incorporated into it—the most distinctive of which is the receiving system. Due to the topography of the site, the rail receiving is 11 feet higher than the truck receiving lane. This difference in elevation created a unique receiving tunnel and building that is tall enough to accommodate end dump trailers and a future hard car unloader. There is also a large opening into the receiving tunnel inside the receiving building, which makes access to the tunnel and maintenance within it drastically easier.

Cleanliness and ease of maintenance were driving factors for some of the



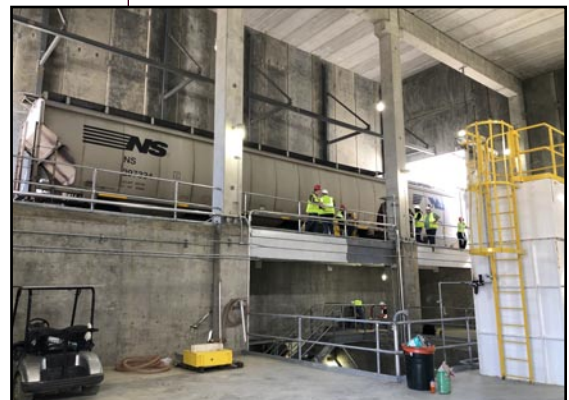
other mill features. Boxed structural beams, structural tubes, and sheets of cellular decking were used to minimize dust ledges; and the interior walls were painted with a four-coat system that dries to a smooth, tile-like finish to allow for easier cleaning.

In addition, all bucket elevator head platforms can be accessed from stairs instead of ladders. These features will allow for a facility that is easy to operate and easy to maintain.

*It's been a pleasure to have once again partnered with Koch Foods on this third project with them!*



Pelleting floor



Receiving building



# ABC Recognizes Younglove with Excellence in Construction Award

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

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

**Jarret Bierman and Jose Torres, Project Superintendents; Pat Ebner and Jim Nelson, Design Team**



Grain storage to the left; flour mill to the right

“This project is an example of the innovation and commitment to outstanding craftsmanship that embody merit shop construction. The superior workmanship illustrates the high level of quality produced by merit shop contractors,” said Greg Spenner, ABC of Iowa President and CEO.

Associated Builders and Contractors is a non-profit construction trade association that fosters the principles of freedom of choice through the merit construction philosophy.

Congratulations to all of our people who worked on this project. This is an extraordinary facility, and you can be proud of your accomplishment!

Earlier this year Younglove received a prestigious construction award from Associated Builders and Contractors (ABC) of Iowa during the association’s annual Excellence in Construction Gala held in April.

Younglove was recognized with a 2021 Award of Excellence in the category of Commercial: Industrial and Public Works/ Environmental (Over \$10 Million). The award was presented based on the company’s work on the flour



mill and grain storage facility for ADM Milling in Mendota, Illinois. Criteria for the award included complexity of the project, attractiveness, unusual challenges, innovation, safety, and budget compliance.

This project was constructed under the supervision of Younglove Project Managers Jared Myers, Carlos Rodríguez, and Dan Reel and Project Superintendents Jarret Bierman and Jose Torres.



Left to right: Executive Vice President Loren Field, Senior Project Manager Carlos Rodríguez, and Project Manager Dan Reel at award presentation

# Younglove Returns to Maysville, Georgia, for Expansion Project

**New Grain Storage Annex, Warehouse Addition, and Maintenance Shop; Mar-Jac Poultry, Inc.; Maysville, Georgia**  
**Loren Field, Project Executive and Project Manager; Tim Lynch, Project Superintendent**  
**Pat Ebner and Dan Kuehl, Design Team**

Younglove constructed Mar-Jac Poultry's feed mill and grain storage in Maysville, Georgia, back in 2003; and we were pleased to return again this past April to complete their new silo annex and warehouse project, which is now in the final stages.

All of the warehouse concrete is complete, including the most recent pour of the truck approach slab.

We have taken delivery of all the material handling equipment, belt conveyor, bucket elevator, and reclaim drag conveyor; and our crews are in the process of installing equipment supports and equipment in preparation for receiving grain in the near future.



This project will allow Mar-Jac more flexibility on train deliveries and will allow them to receive full unit trains of grain, making them more efficient.

We are pleased to be the design-builder for this important capital project for Mar-Jac Poultry.



Above: New silo



Left: Bin sweep



# 15 Employees Recognized for Years of Service

Younglove is excited to recognize these 15 individuals for their many years of service, which is a true testimony of their dedication to the organization. They are truly valued for their contributions. In honor of this special occasion, each of these employees was presented with a gift of his or her choosing.



Craftsman  
Work Bench and Cabinets

Fred Frahm  
Carpenter  
35 Years



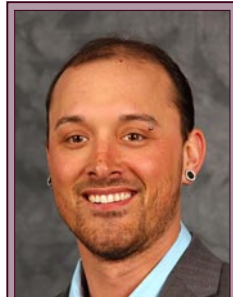
Cambridge San Jose Fireplace  
Entertainment Stand

Mona Bangert  
Jobsite Administrator  
25 Years



JBL Boombox 2 Portable  
Bluetooth Speaker

John "Kenny" Fuller  
Assistant Superintendent  
25 Years



Solaris Pro Quad  
Custom Roller Skates

Jarret Bierman  
Project Superintendent  
20 Years



DBI-SALA  
Construction Harness

Thomas Cravens, Jr.  
Foreman  
15 Years



Insignia 50" Smart Fire TV

Greeley Guerra  
Assistant Superintendent  
10 Years



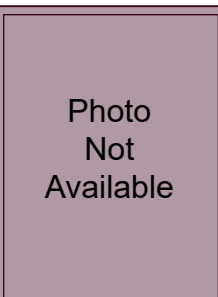
Samsung Soundbar

Jacinto Mendieta Tamayo  
Carpenter  
10 Years



Leatherman Multitools

Frank Romero  
Foreman  
10 Years



DeWALT Lithium-Ion  
Battery Packs

Ernesto Alvarado Rivera  
Foreman  
5 Years



Bones Red Ceramic  
Roller Skate Bearings

Tena Bierman  
Jobsite Administrator  
5 Years



Samsung Laptop

Vicente Cohuo  
Millwright  
5 Years



DeWALT Bluetooth Radio

Luis Angel Diaz Conde  
Millwright  
5 Years



Apple Watch

Gerardo Gomez Avina  
Millwright  
5 Years



Yutrax ATV Loading Ramp

George Guerra, Jr.  
Foreman  
5 Years



DeWALT Cordless Screw Gun

Christian Rodriguez Reyes  
Millwright  
5 Years

Thank you!

# Younglove Achieves 2021 STEP Platinum Level

By Randy J. Hooey, Director of Safety

The safety goal of Younglove Construction is to send all workers home injury free every day. Younglove uses the Associated Builders and Contractors (ABC) STEP program to measure and evaluate safety performance. ABC created the Safety Performance Report to help address the correlation between *lagging* indicators (injuries, accidents, and incidents) and *leading* indicators (proactive measures to keep people safe).

The ABC STEP is a safety benchmarking improvement tool for firms to measure their safety processes and policies annually on 20 key components. The 20 components of the ABC STEP evaluation process demonstrate the commitment required by leadership and employee participation to build a company world-class safety culture.



Congratulations to  
all of our  
Younglove employees  
in helping the company  
achieve the ABC STEP  
Platinum Safety Award!



# Overcoming Adversity During COVID-19

By Karl L. Pittmann, P.E., Project Manager

On March 11, 2020, the World Health Organization (WHO) declared COVID-19 a pandemic; and on March 13, President Trump declared COVID-19 a national emergency in the United States. It was at that moment in time when our lives would change in every aspect. The way we purchase our goods; the way we interact with our family, friends, neighbors, and coworkers; how we work, travel, and educate ourselves and our children; and how we go about our daily lives were all affected.

We, as a nation, had to learn—on the fly—how to adapt to the ever-changing rules and information dump that the Centers for Disease Control and Prevention (CDC), WHO, and governmental bodies were giving us. Employers were scrambling to find ways to protect their employees while still trying to get the job done. This was particularly challenging for the construction industry where employees—particularly those in heavy construction—are already exposed to higher risks of injury.

The CDC has found that, during the early stages of COVID 19:

The risk of COVID-19 infections among construction workers were about five times more likely to require



hospitalization as a result of COVID-19 than workers in other industries.

During 2020, Younglove was tasked with multiple major slipform operations. That alone takes rigorous planning and a toll on work force fatigue. Now we were faced with an unknown challenge and with information changing daily on how to combat this new virus.

Although health and safety are already high priorities in the construction industry, now we needed to add an additional layer of protection for our employees, subcontractors, owners, and temporary help.

Like most companies—in all industries—we began by creating a set of COVID-19 policies and guidelines. Not only did we have our

own set of standards and guidelines to now follow and implement, but—because Younglove works across multiple states for multiple owners—we had to ensure we were following the federal, state, and local responsibilities of each project, as well as that of our owners. As this virus was so new, these regulations would change frequently.

The next major hurdle we had to cross was how to protect our employees during a slipform operation that requires employees to work in tight, confined spaces over long hours and potentially during hot, humid days.

The first challenge we addressed was how to maintain social distancing. Most crews traveled together in vans and worked in the field in crews. This meant maintaining six feet of social distancing was going to be nearly impossible. We implemented the requirement for every employee to wear a mask at all times to help mitigate the spread of COVID-19. We kept the crews together as teams both in the vans and on deck. That way, if an employee did begin to show signs of illness, the crews could be better isolated.

The second challenge we addressed was how to keep the employees hydrated. Typically, we utilize bottled water kept in ice chests; but now we needed to keep the crews from reaching into the chests and potentially spreading COVID-19 through the ice water. The first method we enacted was to rent a reefer trailer to keep the

## Sources:

[https://www.cdc.gov/niosh/construction/pdfs/Safety-and-Health-Implications-of-COVID-19-on-the-United-States-Construction-Industry\\_Choi-and-Staley-2021.pdf](https://www.cdc.gov/niosh/construction/pdfs/Safety-and-Health-Implications-of-COVID-19-on-the-United-States-Construction-Industry_Choi-and-Staley-2021.pdf)

<https://www.ajmc.com/view/a-timeline-of-covid19-developments-in-2020>



water cool and eliminate the ice chests. Next, we had a designated team to pass out water. To add a second layer to this, we set up a tubing system to send water from the top deck to the working decks, thereby keeping the crews more than six feet apart.

A few other key items we did to help reduce the spread of COVID-19 were to add additional hand washing stations and hand sanitizing stations throughout the slip deck.

As a company, we strive to educate and train our employees to give them the tools they need to ensure they go home in as good a condition or better than when they arrived.

COVID-19 has been, and will be for some time, a continuing battle we must face as we plan for work in the future. But with the training and strategies we have put into place, we are ready to overcome this adversity. ■

## Younglove Returns to Newark, Arkansas

**Mill Headhouse Renovation Work; Peco Foods, Inc.; Newark, Arkansas**  
**Loren Field, Project Executive; Dan Reel, Project Manager**  
**Fernando Cisneros, Project Superintendent**  
**Dan Kuehl, Project Design Leader**

Younglove recently contracted with Peco Foods to complete the renovation work at their feed mill in Newark, Arkansas. The work will consist of replacing the explosion-relief panels at the mill headhouse and demolishing and replacing the mill ingredient distributor and associated spouting.



In an effort to minimize impact to the facility, provisions will be made to allow the mill to operate through the duration of the work.

Crews will be mobilizing the 1st of December, with work continuing through the first quarter of 2022.

Younglove appreciates the opportunity to once again be working with Peco Foods!





Since our last newsletter, **Loren Field** was selected as the 2021 Board Chairman of Associated Builders and Contractors

(ABC) of Iowa. Loren has been on their board for the past seven years. Younglove is a proud supporter of ABC and all that it stands for.

*Congratulations, Loren!*



Younglove Superintendent **Terry Dunnette** retired from Younglove the end of October after 44 years with the company. We will

all miss Terry's laid-back manner of working through things.

Terry began his career in New Richland, Minnesota—just a few weeks after his high school

graduation. Since that time he has worked in nearly half of the United States! Having a very diversified range of experience in industrial and food plant construction, Terry was involved in a leadership capacity with some of Younglove's most challenging projects.

We understand Terry and his wife, Denise, plan to venture off to watch more races next summer. We wish them all the best!

*Congratulations, Terry!*



**Joey Posivio, Taije DeRocher, and Jagger** tied the knot earlier this year on May 1! Joey has been with Younglove since 2014 and is currently serving as the Project Manager on the Attalla, Alabama, project. Taije teaches 5th and 6th grade math at MMCUR in Remsen, Iowa. And Jagger? He's just starting kindergarten! We're excited for this little family!

*Congratulations,  
Joey, Taije, and Jagger!*



Younglove recently hired two new people to our team here in the Sioux City office.

In late June,

**David Jensen** joined us as a Design Technician. David received his Bachelor of Science in Law Enforcement



back in 1993. In 2004, he returned to school to get his degree in Architectural Construction Engineering Technology. Before making the jump to Younglove, David spent the past 15 years as a drafter at Sabre Industries, working on wireless communications structures.

David, Lori, and their two children (Emma, 15, and Connor, 12) make their home in Onawa, Iowa. David is a member of the Knights of Columbus and active in Scouting, but most of his free time is spent running kids to activities and completing honey do's!

*Welcome aboard, David!*

Then in early July **Jesse Walsh**

joined us as a Structural Engineer. Jesse received his Bachelor of Science in Civil

Engineering from the University of Nebraska-Lincoln in 2017. He then worked for Nucor Detailing Center in Norfolk, Nebraska, until he started with Younglove.

Jesse and his wife, Branigan, have since moved to Ponca, Nebraska (where Jesse grew up).

They have a 16-month-old son,

Macklin,

and recently welcomed little Harper

Lorraine to their family

on September 16. Lots of changes going on in their world!

*Welcome and congratulations,  
Jesse and Branigan!*



*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).*

(continued from Page 1)

lumber declined to around \$400 per thousand board feet; but it is still forecasted to nearly double in cost by the end of 2021.

Most people probably think of Younglove as a heavy industrial contractor working with mainly structural steel and concrete, but we are an industrial concrete slipform contractor. Our slip forms are made of construction lumber, and our average project will require hundreds of thousands of dollars in consumable-grade construction lumber.

### **Structural Steel**

Structural steel was the next major construction material to begin escalating from the summer of 2020 to November of 2021. In speaking with one of our long-time suppliers, structural steel (angles, channels, rounds, flats, squares, etc.) increased by approximately 77%, wide-flange beams and S-beams by approximately 100%, pipe and tubing by approximately 223%, and plates and sheet steel by approximately 289%.

This pricing escalation is due to mill shutdowns as a result of COVID-19 and lack of work force, causing the mills to run at only 70% to 80% capacity.

At the beginning of the steel price increases, you could still find what you needed and get it in a timely manner. However, lately specialty manufactured metals like bar grating, metal decking, insulated metal panels, cell decking, bar joists, and ladder rungs have become a toilet-paper crisis. If you find it, you better buy it!

Metals typically in stock in abundant quantities now have several-week lead times. Metal buildings in a normal market could be manufactured and delivered in 6 to 10 weeks; they are now taking 18 to 25 weeks for delivery.

*“... specialty manufactured metals ... have become a toilet-paper crisis. If you find it, you better buy it!”*

The equipment and steel quotations we are receiving are only good for 24 hours or have an escalation clause in them, and equipment lead times are getting way out there.

Steel is at an all-time high. It seems to have leveled off in the last month, but most of our suppliers are not foreseeing any relief in steel costs for the next 9 to 12 months.

### **Freight**

A third indirect item for increased construction material cost is freight. The COVID-19 pandemic only compounded the problems with the trucking industry, which was handicapped by the government a couple of years ago with the new working/driving limitations. At that time, it pushed a lot of truck drivers into early retirement and hurt independent truck drivers.

From 2020 to 2021, we have seen freight costs increase anywhere from 15% to 20%; but the bigger issue is finding a freight carrier when you need it. We continue to see delays in the arrival of

materials due to finding freight carriers, and demand is driving up the price even more. I can recount several instances where freight was lined up with a carrier, only to be dropped, rescheduled, or delayed due to their receiving a better offer.

With demand and fuel prices soaring, it's not getting better any time soon; and I feel the vaccine man-

date will not go over well with most truckers.

As noted in Karl Pittmann's article on Page 8, these are only a few of the many challenges that have been thrust upon us by COVID-19. And like everything else, we have been and will continue to work our way through them! ■



**YOUNGLOVE**

*Builders of value...*

*Builders of trust*

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### A MESSAGE FROM THE PRESIDENT (CONTINUED)

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jobsite superintendent. Without hesitation, I endorsed Mike Bangert.

Relationships with those two (and hopefully many more) developed positively over time. The relationships were based on trust and mutual respect, fostered by the same goal of constructing facilities that brought value to our customers and to Younglove.

As we look back on our journey with Younglove, I truly believe being men and women of integrity will matter the most. We

will continue to strive to construct high-quality facilities, on time and safely; and we can do these things in a manner that builds trust and respect among each other and the customers we serve.

As I wrap this up, I refer you to the motto listed below our company name on all of our sales documents, all of our business cards, every proposal we submit, and every contract we sign:

***Builders of value....  
Builders of trust***

Hopefully the words in this article illustrate our continued commitment to these core values—both internally and externally.

Have a blessed Christmas as we celebrate the birth of Jesus! ■

