SPRING 2018

THE YOUNGLOVE
CONVEYOR

FOR EMPLOYEES AND FRIENDS OF YOUNGLOVE CONSTRUCTION, L.L.C.
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Keeping an Open Mind to Change

"The Field Viewpoint" by Loren S. Field, P.E., Executive Vice President

Over the years in the construction business, we've been involved in many projects that have been discussed in a public forum—usually at a County Board of Supervisors meeting. The discussion generally revolves around the economic benefit versus how a proposed facility will change life in the area of the facility.

I had an uncle who farmed, and he was always interested in our projects and where we were working. We would have great discussions about farming methods and agribusiness. I would tell him the various steps a business owner had to take to get a project approved, and he would marvel at the stories I would tell him.

During one such conversation over a cup of coffee, he made one very good point: Everything that mankind has developed or will ever develop is made from resources that have been grown or mined.

As an example, think of all the items that are made of wood or wood fiber. Furniture, paper and paper products, dimensional lumber, plywood, or OSB (particle board). The list goes on and on.

Then think about things that are mined. Gravel, limestone, iron ore, copper, zinc, etc. Or how about a very important development from the mined element silicon? Without silicon, we would not have microchips; and without microchips, we would not have computers, iPads, or cell phones. Again, the list goes on and on.

". . . it is important for people to investigate the changes a new business or proposed plant will make to their area. It is important for people to get factual information to base their opinions on."

The improvements resulting from growing and mining resources have allowed mankind to make huge leaps forward in quality of life. Likewise, it is important for people to investigate the changes a new business or proposed plant will make to their area. It is important for people to get factual information to base their opinions on.

So when a new venture comes to town, give them a chance to explain their proposition. It might just pan out! ■

NEW Cooperative Start-Up Just Around the Corner in Rowan, Iowa

Feed Mill; NEW Cooperative, Inc.; Rowan, Iowa
Ken DuBois, Project Executive; Karl Pittmann, Project Manager; Dave Johansen, Project Superintendent
Tricia Welch, Project Design Leader

With the summer months fast approaching, Dave Johansen and crew are heating up the facility. The new substation is completed, and the transformers were tested out on April 20. The crew is hard at work with start-up, making their final push to the end.

Looking back at the winter months, Dave and crew managed to complete all of the equipment installations, spouting work, and concrete slab pours—even through all of the snow and cold weather.

All site work will be completed over the next few weeks; and final touches of doors, desks, windows, and painting will also be completed. Soon feed ingredients will be brought into the facility and full production will begin.

Looking back and reflecting upon this accomplishment of our second feed mill for NEW Cooperative in three years, we could not be happier with the work we have completed.

Mill looking east

Mixer

Construction Wraps Up at Koch Foods Feed Mill in Hope Hull, Alabama

Feed Mill and Grain Storage; Koch Foods of Alabama, LLC; Hope Hull, Alabama
Loren Field, Project Executive; Jon Branning, Project Manager; Dave Brodersen, Project Superintendent
Pat Ebner and Jim Nelson, Project Design Team

A two-phased construction project for Koch Foods was completed by Younglove in early April of this year. Younglove went to work on Phase I in December of 2015, which included the grain storage, grinding, and receiving structures on Koch Foods' existing feed mill site. In November of 2016, Dave Brodersen and crew finished up construction on the receiving tunnel, a tilt-up concrete receiving structure, and the slipform of the grain storage facility, all while the existing feed mill was in operation.

Nearing the end of Phase I, Younglove was awarded Phase II, which included the feed mill with a separate pellet tower, tank farm, and boiler room structure. A warehouse structure adjoined the new feed mill.

The piling for the Phase II facility was completed in December of 2016, and construction ran through the entire year of 2017. At the end of February 2018, Younglove was mechanically complete with the facility and began start-up of the process equipment.

Koch Foods took over the facility in early April and, since that time, has been in full production mode out of their new facility.

Younglove is pleased to have been a part of the development process on this project and to be able to help execute the many unique aspects requested that have made this Koch Foods feed mill a top-notch facility in the industry. We'd like to congratulate Dave and his crew for the fine project completed in Hope Hull.

Younglove is proud to have been able to be a part of this project, and we look forward to working with Koch Foods again in the near future.

Above: Grain storage mat slab
Below: Grain storage and grinding bin

Mountaire Project Heating Up in Scotland County as Summer Approaches

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

Receiving tunnel to left; Day 3 of feed mill slip to right

Thanks to Dave Wilberg and his dedicated crew, a lot of things have changed at the Scotland County feed mill site over the last six months. Since mobilizing to the site in November of 2017, they have completed a tremendous amount of work to turn a bare site into the framework for a feed mill.

Auger-cast piling was installed beneath the feed mill tower in December, and in January the mat slab was formed and poured. Pre-slip work began immediately after the mat slab was poured, and we were ready to start the slip on April 9. By the time the slip was up on April 17, approximately 5,000 cubic yards of concrete had been placed to create the walls and bins of the feed mill. We are now wrecking off the slip form and installing the permanent stairs inside the feed mill.

While the feed mill construction was taking place, the receiving tunnel was also being constructed. The mat slab was poured in February and the walls in March. The installation of the tunnel equipment is under way and will continue while backfilling takes place. This equipment includes two pits for receiving rail corn, a rail scale pit to receive soft stocks, and two truck receiving pits for soft stocks and corn.

We are looking forward to a busy summer as we pour another large mat slab, slip the grain storage silos, and continue working in the feed mill and receiving tunnel.

Above: Day 7 of feed mill slip
Right: Pouring receiving tunnel

Mar-Jac Facility Fully Operational

Feed Mill; Mar-Jac Poultry AL, LLC; Spruce Pine, Alabama
Jared Myers, Project Executive; Joey Posivio, Project Manager; Jose Torres, Project Superintendent
Pat Ebner, Mohammad Fotouhi, and Brian Hickson, Project Design Team

Throughout last fall and winter, the Younglove crew in Spruce Pine along with Mar-Jac Poultry completed the start-up and commissioning of the feed mill. The facility is now in full production, and all the "finishing touches" have been completed.

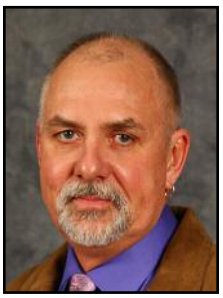
We wish to thank Mar-Jac for the confidence they placed in us by originally awarding us with this work and also for all of their cooperation, resulting in yet another successful project!

Clockwise from top:
- Loadout side of feed mill
- Receiving side of feed mill
- Feed mill and silo roofs
- Warehouse side of facility

22 Employees Honored for Years of Service with Younglove

Younglove is once again pleased to be able to honor several employees for their earmark years of service with the company. We realize our success is based on the contributions made by these individuals; and we greatly appreciate their loyalty, talent, hard work, and dedication. As a small token of our appreciation, we were pleased to present each of these individuals with a gift of his choosing.

Calvin Arneson
Foreman
40 Years



Dave Johansen
Project Superintendent
40 Years

Kevin Anderson
Crane Operator
20 Years

Ken DuBois
President
20 Years

Brian Hickson
Design Technician
20 Years

Carlos Rodríguez
Project Manager
20 Years

Rick Rickman
Foreman
15 Years

Mark Bierman
Foreman
10 Years

Tyler Burbridge
Lead Foreman
10 Years

Fernando Cisneros
Asst. Superintendent
10 Years

Robert Henry
Foreman
10 Years

Denny Nobiling
Carpenter
10 Years

Rodolfo Perez
Foreman
10 Years

Jose Tapia
Lead Foreman
10 Years

Keegan Baker
Foreman
5 Years

Emil Carrero Martinez
Foreman
5 Years

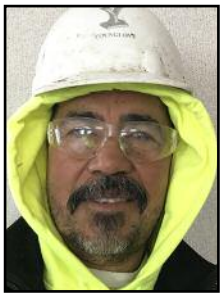
Manuel Fernandez Tejeda
Carpenter
5 Years

Uriel Franco
Foreman
5 Years

Jayson Gonzalez Colon
Millwright
5 Years

Jose Reyes Soto
Welder
5 Years

Antonio Sanchez
Carpenter
5 Years



Roberto Vega
Carpenter
5 Years

Service Awards Chosen

- Frigidaire 25.5 c.f. Refrigerator
- Schecter Research Hellraiser Electric Guitar
- Samsung 58" Smart LED TV
- Golf Clubs
- New Vintage USA 1953 GM Truck Gauges
- Snow Blower
- La-Z-Boy Recliner
- Vortex Diamondback Binoculars
- DeWALT Flexvolt Grinder
- Makita Big Bore Air Compressor
- LG 49" Smart LED TV
- Ludwig Drum Set
- LG 43" Smart Ultra HDTV
- Nikon Digital Camera
- Seattle Seahawks Kam Chancellor Jersey
- Sony Wireless Headphones
- DeWALT Brushless Handheld Blower
- VIZIO 32" Smart HDTV
- Samsung Laptop Internal Drive

Younglove Receives Excellence in Construction Award

Each year Associated Builders and Contractors (ABC) of Iowa awards merit shop contractors who have successfully gone through their Safety Training and Evaluation Process (STEP) program. This program measures the progress of a contractor's safety program, identifies areas of improvement, and benchmarks its performance with fellow ABC members. Each STEP contractor is then classified as a Bronze, Silver, Gold, Platinum, or Diamond level.

We are pleased to have received this 2017 award in recognition of Younglove's Platinum level of achievement and its ongoing efforts in the development of a quality safety program.

ABC's Excellence in Construction Award presented to Loren Field (center) on behalf of Younglove

Rework in the Business

By Karl L. Pittmann, Project Manager

One of the many topics we don't like to discuss or dwell on in this industry is rework. Rework is an unpleasant reality of life, but there are things we can do to help minimize its occurrence.

First, let's look at a couple of definitions of "rework" as taken from *www.cmaanet.org/Impact of Rework on Construction*:

- Rework is defined as work measures that have to be completed more than once, or the unnecessary process of redoing a work activity that was incorrectly carried out the first time.
- Rework is "work that is made to conform to the original requirements by completion or correction at least one extra time due to nonconformance with the requirements."

The actual definition of rework is fairly clear: You made a mistake, it didn't match the drawings or the requirements of the contract, and now it has to be redone.

In most instances, the actual root cause that created the rework can be defined or discovered. Let's take a look at some scenarios in which rework can develop.

Scenario #1

From the early stages of bidding a job, there are a significant number of changes done in the layout and design of a new project. Many of these changes may not get changed from sheet to sheet; or the equipment used in the bidding process may change, which may not get updated in all of the layouts. Then the job is awarded and handed off to a Project Manager.

At this point it falls onto the Project Manager and his Design Leader to review the layout to ensure the sections match the plan view, the flow of the mill is functional, and it is actually constructible. It is possible some of the smaller details can be missed. Even at this stage, it is not always known which equipment vendor will be selected, which leads to issues when a design fits one vendor's equipment but not another's.

Scenario #2

When dealing with slipform concrete, mistakes can come in many forms which lead into rework. There are many facets that go into our slipform documents—proper placement of openings, door elevations, windows, and slip steel. Though many of these are sometimes small issues, they can lead to big trouble down the road.

Scenario #3

In design-build construction, changes are made constantly while the work is progressing. If documentation is not kept neat and organized, crews can be working off the wrong documents, engineers could be designing off the wrong equipment drawings, etc. All of these factors are a cause for concern.

The above are only samples of the many ways rework could arise. The table shown below puts the cause and effect of rework into perspective.

So now let's look into the effects of rework. Clearly there is a cost associated with the rework. The initial cost to complete the work, the cost to take said work apart, and the cost of redoing the work. But what are some of the hidden costs or aftereffects of the rework?

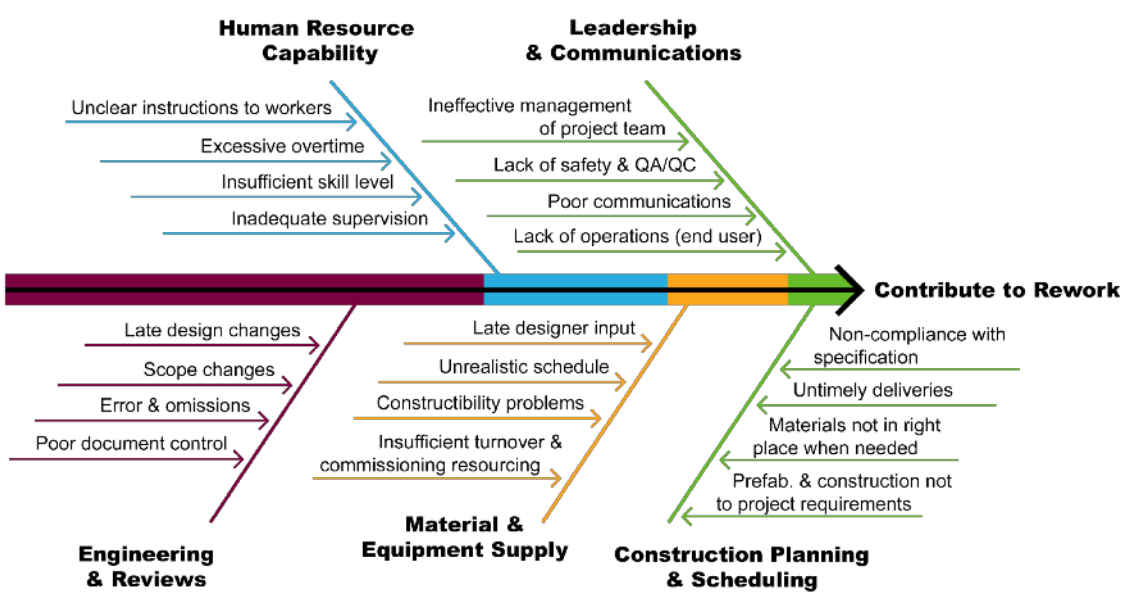
In some instances, there will be additional engineering costs that may not be taken into account. Rework can lead into the team's becoming demoralized and lowering its production levels, which can have lasting effects on the project. There can also be costs after the rework has been completed in trying to get back on schedule, which can take the form of having to work overtime hours, subcontracting out labor, or contractual damages. In any of these instances, it can create a financial burden on the job and affect the owner/client relationship.

So how can we mitigate rework? There is no easy answer. From the start of the project, you will have to be diligent about drawings. There must be open and clear communication with owners to ensure the design is accurate and to lessen last-minute design changes. You must have a good plan with the construction crews on the design, construction ideas, and the construction process.

> *"Rework is an unpleasant reality of life, but there are things we can do to help minimize its occurrence."*

Even with the best of plans, things can and eventually will go wrong. It is at these moments that I hope you can look back at this brief article and take a moment to come up with a solution that will take you down the path of success! ■

Cause and Effect Diagram - Model of the Root Causes of Rework



Taken from "Root Causes & Consequential Cost of Rework" by Robin McDonald, CCM, LEED G.A.

Gearing Up for Second Slip in Fremont for Costco Wholesale Corporation

Feed Mill and Grain Storage; Costco Wholesale Corporation; Fremont, Nebraska
Loren Field, Project Executive; Jon Branning, Project Manager; Jim Hornung, Project Superintendent
Brian Hickson, Project Design Leader

Construction of the feed mill facility for Costco Wholesale Corporation in Fremont, Nebraska, has been progressing along despite their prolonged winter this year.

Younglove proceeded to slip the feed mill structure in early December, which included the stair tower and manlift shafts. We were fortunate to be able to complete the slipform process for this facility during a time frame when the weather cooperated enough to get this structure to its top elevation. However, not long after we completed the slipform, our weather window closed and the frigid temperatures of a Midwest winter set in.

Following completion of the slipform, Younglove's crew battled through relentless winds to wreck off the forms and install the roof structural steel. Since the stair tower and manlift shafts had been slipped to their full height, the stair tower was installed immediately following wreck-off of these shafts. By getting the stair tower installed, we were able to access the bin deck area and move right in to set the frames. At the time of this writing, reinforcing and conduit are being installed as we prepare to pour the bin deck slabs.

Above: Southwest elevation view — pellet tower and feed mill

Right: Southeast elevation view — feed mill, grinder building, and grain storage

A second Younglove crew has installed structural steel at the interior floors in the pellet tower, which includes the cooler mezzanine and work floor. We have also finished installing the structural steel for the work floor in the feed mill.

Younglove prepared and poured the grain storage mat slab the end of January. Since then the crew has worked on getting ready to slipform the grain storage structure, which is scheduled to begin mid-May. This will be the last of four Younglove slipformed structures across three different job sites in approximately a five-week time frame.

While all of the above work has been going on, we have also completed some work at the receiving tunnel. All of the structural steel has been installed at the tunnel roof; and the tunnel roof has been decked out, formed, and reinforced and the cap poured. The bucket elevator leg boots have been set, conveyor structural supports erected, and the drag and screw conveyors installed. The truck receiving hoppers have been hung and welded out, and the grating has been installed as well.

While the winter this year has posed many challenges, Jim Hornung's crew has continued to persevere despite the weather. Fortunately, it seems as though winter has finally relented; and Younglove is looking forward to some warmer, productive days ahead.

Younglove continues to work with Costco and the other on-site contractors on this inaugural poultry feed mill project, and we look forward to completing this project for them during the first quarter of 2019!

Fernando Cisneros has been promoted to the position of Assistant Superintendent. We are excited to see him in this new position!

Fernando celebrates his 10-year anniversary with Younglove this year, and he has spent most of those years working under Project Superintendent Dave Wilberg. As shared by Dave, Fernando has the ability to handle everything on the job and is well respected by all of the crew. Over the past several years, Fernando has also been the go-to guy when we start assigning deck foremen for our slips.

Congratulations, Fernando!

Ben and Lori Nobiling recently announced the arrival of little Nadalynn Kay on March 1, 2018. Nadalynn is also welcomed home by two big sisters, Cloey and Zoey.

Ben has been with Younglove for the past nine years and is serving as a Lead Foreman, and Lori has worked for us on and off since 2012 as a Jobsite Administrator. Both are currently working on the Mendota, Illinois, project.

Congratulations, Ben and Lori!

Kenny Gubbels was recently promoted to Vice President of Younglove Construction. Kenny started with Younglove 12 years ago and began managing feed mill projects almost immediately. In the past eight years, he has managed some of Younglove's most challenging projects; and, when these projects are complete, our clients ask to have Younglove design and build their next ones—usually via a negotiated process!

Some of Kenny's leadership qualities include integrity, confidence, hard work, and toughness.

Congratulations, Kenny, on this well-deserved promotion!

If you have employee news you'd like included in our next issue, please e-mail it to phamel@younglovellc.com.

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The Younglove Conveyor is published twice a year by

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The Younglove Conveyor, Vol. 18, Issue 1

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PROJECT UPDATE

Great Progress Made for CFE in Ocheyedan

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

Steve Johanson and crew finished the mill slip Thanksgiving morning and immediately began enduring the harsh Iowa winter. Through cold and snow, the crew began wrecking off the slip form. They started on the ancillary buildings and left the main mill slip deck intact, which allowed the crew to get the bin deck installed. Steve focused primarily on the roofs over the winter to keep the many feet of snow out of the mill.

The crew is currently installing the grinding slabs, work floors, bin bottom hoppers, and transitions. Before spring comes to an end, we should have all of the floors installed.

Over the summer and heading into fall, Steve will have his hands full installing all of the equipment and preparing for start-up in late fall. Work will begin shortly on pouring the precast panels for the mechanical buildings.

Here's to good weather and a productive summer!