

NUITS & BOLTS

Safety Excellence in the Land of Enchantment Since 1982

Summer/Fall 2019

Attitude and Your Destiny

— Tom Novak

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NDI-Hiland shows appreciation to Klinger for supporting their programs.



A positive attitude causes a chain reaction of positive thoughts, events and outcomes.

----**Wade Boggs**

How is your day going? Your answer to that will depend on your attitude. A positive attitude usually means you are having a good day and you are facing the challenges of the day. A negative attitude usually means that same type of day is not fun and full of problems. Which way of living life would you prefer? It is very important that every one of us enjoy what we do and be positive about our day. There is a whole industry that publishes positive and motivational quotes to help us.

Attitude is everything so pick a good one.

----**Wayne Dyer**

You get to pick your attitude, not others. Be a positive personality and be strong about your choice.

Life is 10% what happens to you and 90% how you react to it.

----**Charles Swindoll**

It's a given challenges are going to

present themselves during your day. What is not given is how we will react to them. Your attitude has an influence to those around you so the better we all are at positive thinking, the better our group activities will go. The key is to accept disruptive events as challenges and not as problems. Think about groups at work and even outside of work you have participated in. My guess is the groups with a positive outlook on the tasks at hand are more productive while presenting a great environment to work in. How do you react to disruptive events?

The secret to getting ahead is getting started.

----**Mark Twain**

Even if you are quiet and not adding to the group dynamic you are missing out at making your group even more enjoyable to work with. If you feel like you can do better expressing a positive attitude get started right now. You can't experience the positive aspects of a positive attitude

(continued)

unless you take a few different activities to improve day after day. Improve your ability to have a positive influence on the things you are participating in.

In order to succeed we must first believe we can.

----**Nikos Kazantzakis**

If you are trying to change and develop a better attitude you must believe it is the right thing to do and give sincere effort to getting better. Do more than go through the motions. If your attitude is not real the benefits to be gained will not be real. Enjoy the things you participate in and express that enjoyment as often as possible.

It always seems impossible until it's done

----**Nelson Mandela**

Once you believe in a positive attitude it will take time and hard work to reap the benefits. It may seem hard at first but like everything in life practice makes perfect. Don't let initial thoughts of how hard it is to get in the way of your end goal.

People may not hear your words but they feel your attitude.

----**John Maxwell**

Communication is hard work and we all have been a part of a group where everything said was not completely heard. But think about people's attitudes. You always know those who enjoy their day

and maybe even count on them to help lift your day. You also know those who can drag down a day but even though you try not to listen the negative vibe can stick with you. Keep in mind that a positive attitude with your message will create a positive attitude in others to want to understand your message better. This will ultimately help with communication.



Our attitude towards others determines their attitude towards us.

----**Earl Nightingale**

Sometimes we do not like the way we are treated by others so why should we change first? Remember the above as many times we receive a reflection of the attitude that we give off. Previously we discussed that attitude is about you and your choice. Don't think of it as being first to change, think of it as your choice to be a positive person. If you are trying to change a relationship or group dynamic it will not happen overnight so be persistent in presenting a good attitude. History has shown that

you will eventually see those positive attitudes coming back to you from others in most situations.

Ability is what you are capable of doing, motivation determines what you do, attitude determines how well you do it.

----**Lou Holtz**

Attitude is very important to how your day goes and how much you enjoyed getting through the day. But it is not the only thing you need to be successful. Don't forget things like ongoing training and improving your abilities. Also, don't forget to find the motivations that fit you to help move daily tasks forward. From a motivation standpoint, do you want to provide for your family? Just be better than yesterday? Beat a personal goal? Be your best? A positive attitude will help you enhance your learning and motivational goals.

Keep your thoughts positive because your thoughts become your words. Keep your words positive because your words become your behavior. Keep your behavior positive because your behavior becomes your habits. Keep your habits positive because your habits become your values. Keep your values positive because your values become your destiny."

----**Mahatma Gandhi**

What is your destiny?



New Mexico Chapter

ABC Program

We all wish the very best to our carpentry apprentices **Anthony Gonzales, Nicholas Hidalgo, Ernest Sedillo, Shawn Stewart** and **Jose Trejo**. And our electrical apprentices **David O’Byron** and **Daniel Rosales**.

Daniel Rosales and **Ernest Sedillo** are new to the program this year.



Klinger Named Large GC of the Year

In July American Subcontractors Association of New Mexico held their annual Industry Awards. These awards recognize companies and individuals who exemplify excellence in construction.

Once again, Klinger Constructors received an award for Large Contractor of the Year.

Congratulations to all of our teams for their continued commitment to build great relationships with our valued subcontractors. This makes a huge impact in the success of our projects.



United Way of Central New Mexico

United Way

– Shirley Anderson

Klinger’s United Way campaign will kick off next month. We hope you will all consider contributing to the Community Fund.

United Way’s 64 different Community Impact programs, through your gifts, helped over 74,000 people in need and provided more than 2,507,000 meals! Thank you for joining the 18,800 people who made donations in our four county area to make a collective impact improving lives by increasing family stability and educational attainment! These areas of support include Health, Education, Basic Needs and Financial Stability.

Each \$1 to United Way goes far and helps many.



Con Amor
LISA M ANGLADA

Lisa Cuts a CD

Lisa Anglada has recorded a CD with original songs she wrote and other popular music such as John Lennon’s Imagine.

Lisa has been a musician for many years and has been a member of a mariachi group since the 90s. They perform throughout the state for any occasion.

Please ask her for more details.



Hispanic Heritage Awards Event, L-R: Adam and Leti Leyba, Kimberly and Jeff Slopek, Zach Ross and Rachel Weber represented Klinger at the annual event hosted by the Albuquerque Hispano Chamber of Commerce.

Klinger was nominated for best small business.

The Stadium at Route 66

– Joel Loes

On schedule ahead of the NFL's first game, Klinger turned over The Stadium at Route 66 Hotel & Casino. The Stadium is a new sports bar and restaurant featuring dozens of televisions and great food. Superintendent **Antonio Trujillo** worked hard with a small crew of **Jesus Villa**, **Justin Walker**, and **Jose Martinez** for most of the job. The project required deep foundations for stabilization and new interior slab-on-deck to provide more table seating. A full commercial kitchen was added in the back of the space requiring a tremendous effort in fitting a lot of ductwork into a very tiny space, but through a lot of creative thinking from the team, it was completed successfully.

Besides the restaurant, The Stadium brings two new features to the Route 66 Casino. The first are a handful of new slot machines that can be enjoyed with a beer, something that isn't

allowed on the gaming floor. The second is sports book betting allowing for more variety in gambling for guests.

Thank you to the crew, subcontractors for their excellent work, and to Laguna Development for trusting Klinger with their new facility and our fourth project together.

Costco & Sprouts

– Joel Loes

Klinger has finished multiple new projects with Victory Construction at the local Costco and Sprouts stores. At Costco #667, Foreman **Vicente Ramirez** added a new dairy cooler and condenser platform. This was the third such project he completed in Albuquerque. At Sprouts #702 and #701, **Vicente** and Foreman **Jeff Cate** teamed up to build a new meat prep room and install new kitchen equipment. The projects have all been fast paced in order to minimize down time for operations. Victory, based out of Denver, CO, continues to engage Klinger for these projects to ensure safety, schedule, and coordination are top notch using a local team. We look

forward to returning to both chains in the near future with Victory.

ANM Office TI

– Brent Callahan

Pete Jacobson and crew finished a remodel in July of the existing building which consisted of a TI project interior remodel of a two story building of approximately 20,000 SF each floor. The majority of the work took place in the second floor, lobby, and the addition of a new stair tower to access the second floor and new roof terrace. The first floor improvements included remodeling the lobby and storage space. The second floor was fully renovated with eighteen offices, six conference rooms, one break room, two open office areas, two collaboration areas, one NOC room, one SOC room, and a guest lounge. On the roof there is a roof terrace with guardrail along the perimeter. The user has occupied the entire second floor, the first floor storage and the lobby. The first floor has been left vacant for future growth. Site work which was performed included sealing and coating the asphalt, restriping, leveling outdoor patio concrete and repainting the wrought iron perimeter fence. Major subcontractors include National Roofing, Southwest Glass & Glazing Icon Plumbing and Northridge Electric.

Facebook Front Entry Concrete

– Jim Werkmeister

Jason Tabbert and **Matt Martinez** have been running a small crew of guys as we place concrete and set some architectural features in the front entry courtyard of VLL3-4. This work is being done for Franklin's Earthmoving, who subbed it out of their civil package for the area. Most of our work is complete at this point,



Route 66 Stadium, L-R: Jesus Villa, Justin Walker, Antonio Trujillo and Joel Loes.



ANM TI, L-R: Steve Vogel, Kevin Madrid and Pete Jacobson



ANM TI, L-R: Byron Alvarez and Nick Hidalgo

and we are waiting on other areas to become available to us.

Peyote Bird

– Jeff Slopek

Angel Ramirez just wrapped up this 4,000 SF TI in the historic district of Santa Fe. The building is now looking for a tenant to occupy the 1st floor and is waiting to find a tenant before the flooring is chosen and installed. The project’s challenges included keeping vandals off the site during off hours. We experienced graffiti during construction and windows being shot and shattered after install.

Flying J

– Jeff Slopek

Eli Gonzalez Jr. just finished this interior refresh of the Flying J Truck Stop. The refresh included all new ceiling tiles, fixtures, millwork and interior glazing. At the end of the project we were able to pick up some additional work on the exterior for concrete and asphalt. With the same owner we are about to start remodeling the 7-11 gas stations around town which will be re-branded as Deleks.

NMAR

– Jeff Slopek

New Mexico Association of Realtors awarded Klinger to do Phase II of their construction renovations. **Angel Ramirez** as the General Foreman also just finished this 2,300 SF TI, leaving the tenants ready and excited to occupy. The scope was new flooring, paint, fixtures, interior, millwork and storefront with a small portion of site work.

Dion’s NM in Santa Fe

– Joe Reed

Nelson Roop will soon be complete with the Dion’s NM 19 Santa Fe project. The project will give Dion’s their second store in Santa Fe. Key subs are N&G Framing, Pelletier, Albuquerque Cabinet Brokers, Summit Paint, Enchantment Carpet, CH Mechanical, Anderson Air, Kaufman FP, and DRB Electric.

ABC Addition

– Joe Reed

Lou Henckel and **Ernest Sedillo** are in the final stages of completing the Associated Builders and Contractors Vocational Training Facility. The facility includes 5 classrooms, a testing room, 2 large lab rooms, and an instructor’s room. Subs working on the project are ABC Door Co., AccuStripe, All American Enterprises, Alstate Steel, Cambro Construction, CCWC, Custom Grading, Division 10 Materials, Enchantment Carpet, Enterprise Builders, Fairway, Garvin Construction, Harrison Contracting, Hilltop, JTC, Kaufman FP, Lone Sun Builders, Mechanical Concepts, Metal Crafters, Millers, Insulation, Noel Company, Northridge Electric, Precision Masonry, Rodgers Plumbing, Scott’s Fencing, Seal Co, Sealant Specialists, Storefront Specialists, TLC Plumbing, Windsor Doors Sales.

Tempur-Pedic

– Brent Callahan

Klinger continues to work on several small projects. Some of the projects **Pete Jacobson**, **Jose Hernandez** and **Edgar Garcia** have completed are:





NMSA Klinger CREW with school staff: L-R, Jessie McGuinness, Joe Tafoya, Humberto Tena, Juan Angel Vasquez, Miguel De Los Santos, Shawn Stewart, Saloman Cordero, Edgar Montenez and Marcos Ochoa. Top Row; Joe Aguirre centered with school staff.

assistance with the installation of a utility elevator, installation of a new overhead door, creating pits for future equipment, and installing an exterior concrete pad for propane tank storage. Tempur-Pedic has been a valued repeat customer for many years.

NM School for the Arts

— *Mark Maestas*

Work continues under the leadership of **Joe Aguirre**. The new school campus is located within an existing building in the Santa Fe Railyard District of downtown Santa Fe. Phase I includes a complete renovation of three buildings totaling 72,688 SF. The original center was built in the late 1800s. It includes classrooms, a media center, administrative offices, a counseling center, art studios, rehearsal spaces, practice rooms, and kitchen. Future work will include dormitories along with a full cafeteria and a courtyard, and Phase III will include a performing arts center.

This project was a big challenge for everyone involved. We were spread over a large campus with multiple buildings being built concurrently along with roadwork that took place off of Montezuma. Joe and Mario did a great job coordinating the subcontractors as well as keeping up with all of the unforeseen conditions that we ran into with older buildings built in the late 1800's. Some examples of these challenges: no footings under existing bearing walls, beams that were undersized and had to be replaced, roofs built over existing roofs that were not supposed to be there, and even small landfills filled with old bottles that we had to remove. The owners and students are extremely happy with the job we did. Some of the subcontractors who helped us make this a success are Pelletier, Mosher Electric, KDC Plumbing and Mechanical, JTC, and Custom Grading. Thanks again to everyone

involved for help making this a very successful project.

Yonan Cultural Center

— *Adam Leyba*

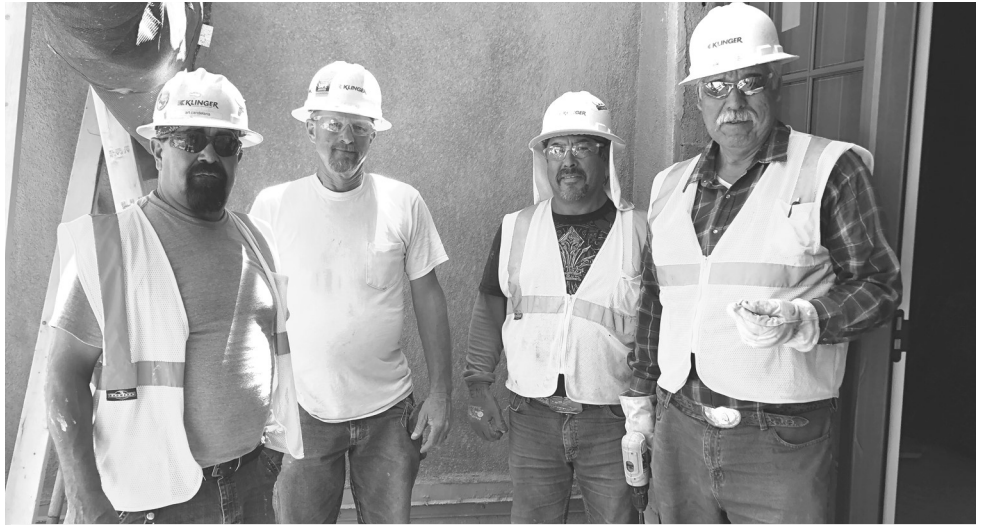
The Yonan An Cultural Complex is nearing completion. The Renovation of the 1930s Adobe and heavy timber structure started in January 2019 under the leadership of **Eli Gonzales** and is scheduled to be complete mid October. Painting is complete and we are in the process of installing flooring and refinishing the original oak floors and wood viga ceilings. We completely gutted and installed new mechanical and electrical systems as well as low voltage and AV systems. On the exterior we have completed the raising of the parapets, re-stucco, fencing, concrete walks, asphalt paving and are in the process of completing the extensive landscaping. When all said and done the project will have taken 10 months to complete. Special thanks to **Eli Gonzalez and Eli**

Jr, Hugo Garibay, Jesus Castillo, Francisco Sarmiento, Hector Ruiz, Alfredo Ramirez-Marin and Abel Marquez. You all did a great job!!

Eldorado Roof Terrace Pool

– Joel Loes

Superintendent **Art Candelaria** and crew continue to move forward on the unique terrace bar and rooftop pool project at Eldorado Hotel in Santa Fe. In late August, all of the guestroom renovations were completed and turned back over to the hotel. These room upgrades allow for private rooftop access from a new glass patio door. In mid-September, the pool will finally take shape as Hermanson Construction pours concrete which will release the full completion of the rest of the terrace bar and surrounding deck. The project is scheduled to wrap up this fall.



Eldorado Project, L-R: , Art Candelaria, John Patterson, Erasmo Medina and Rufino Urquidi

Swimlabs & Family Orthodontics

– Joel Loes

In August, Klinger broke ground on series of new projects at Ventura & Holly NE. The first project is a 7,000 SF SwimLabs, a swim school new to Albuquerque that will offer swimming lessons for young swimmers as well as high level technical training for competitive swimmers. In order to

benefit from shared mobilizations and oversight, after securing the Swim-Labs project, Klinger signed on with Fanning Orthodontics for their new 4,200 SF clinic. The clinic will feature an arc wall on the northeast so that patients have a clear view of the Sandias during procedures. The projects will overlap during the schedule, with SwimLabs completing in early 2020 and Fanning Orthodontics in the middle of the year. Superintendent **Jason Tabbert** has taken the lead on this exciting multi-building project.

Intel

– Jim Werkmeister

Klinger’s workload at Intel continues to remain strong throughout 2019. In addition to the projects being done to support the new round of tools, Klinger has been working several projects addressing the plant’s heating and energy efficiency. Most of this work is electrical, but we’ve done some small bits of structural steel and concrete along the way as well.

Work levels will remain strong at Intel throughout the end of the year and into 2020, as Intel is once again



Yonan Cultural Center, L-R: Eli Gonzalez Sr., Adam Leyba and Jesus Castillo



ABC Training Center:
Ernest Sedillo, Lou Henckel, Jesus Castillo and Vicente Ramirez

making significant investments in its Rio Rancho plant.

Facebook Facility Ops

– Jim Werkmeister

Klinger’s work for Facebook Facility Ops has continued to grow over the last year since we first started working with them. In addition to Facebook’s Fac Ops folks, we are also working directly with CBRE on a group of small projects. This list of small projects will continue to grow and evolve as more and more of the new construction areas get turned over to the Facility Ops group.

BIA Albuquerque Data Center

– Jim Werkmeister

Rob Ridenour is leading the effort to update the BIA’s Albuquerque Data down at Indian School and 12th. After quickly enlarging and re-building the mechanical yard, Rob and his team have shifted their attention inside where numerous improvements to the cooling system and power distribution system will be made along with expanding the number of

server rows. Work will continue into the winter.

Sandia Labs Federal Credit Union

– Brent Callahan

Daryl Morrill started the three phase 16,000 SF CU branch remodel in July which is currently scheduled to complete the end of January. Scope of work consists of entire demolition and remodel of the basement level which is mainly for training. Level one consists of demolition of roughly a quarter of the building and construction of seven loan officer offices and an open area for work stations, along with new flooring in the corridors. Level two consists of demolition of two conference rooms for the installation of a new break room, along with new flooring in the corridors. Major subcontractors include CH Mechanical, Icon Plumbing Solutions, Miller Bonded Inc., JTC, and Northridge Electric.

PHS Temporary Physician’s Lounge

– Brent Callahan

Jose Hernandez started this project in July which is currently scheduled to

be complete in September. The scope of work consists of demolition of two Conference Rooms for the construction of a temporary Physician’s Lounge. Major subcontractors include Ashcraft Mechanical, Pelletier, Premier Fire Protection and Specialty Electric.

Blue Cross Blue Shield

– Adam Leyba

The Blue Cross Blue Shield project is underway under the leadership of **Pete Jacobson**. This is a complete remodel / refresh of the occupied 105,000 SF building. The job is strictly done during off hours and the first of eight phases is nearing completion installing the raised flooring and flooring in preparation for all new furniture. Pete and crew have done a great job keeping the owner happy as well as minimizing disruptions while keeping the facility clean. Great Job **Pete Jacobson, Byron Alvarez Sr, Joe Velasquez, Thomas Kitsch** and **Marcos Ochoa**.

7-11

– Jeff Slopek

Angel Ramirez has taken on seven 7-11 gas station remodels. Each store has to be completed in seven days. The first one is already complete and the second one is underway. With the help of **Abel Marquez**, the two have been able to shave a day off the schedule already and are looking at possibly getting them down to five days per store. 7-11’s will be no more, after the remodels they will all be re-branded as Deleks or DKs.

Dion's in Roswell

— Joe Reed

Lou Henckel will soon be leading Klinger's effort to building the 20th Dion's in New Mexico. This store will be located in Roswell.

Paako Ridge Golf Clubhouse

— Joe Reed

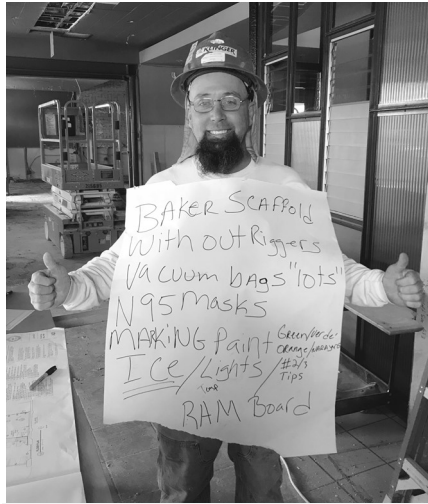
Larry Gastian is heading Klinger's efforts on the remodel/addition of the Paako Golf Clubhouse. Crews have started with demo, dirt work and MEP rough in. Companies currently on site include Groundhog Construction Services, Custom Grading, CH Mechanical, CAC Inc, Native Son and Silverado.

The new design includes a larger kitchen area, two dining areas, a private dining room, a large open space bar and spacious outdoor patio with views of the eastern slope of the Sandias and golf course.

General Mills Dock Expansion

— Joel Loes

Klinger is returning to General Mills for our second design-build project to extend the west dock area. The project is small on details, but high on impact for the operations at the local food manufacturer. The project is part of a larger scope to add a new process to the facility to allow the Albuquerque plant to manufacture a cereal that can't be done in any other GMI facility. The project is in design now with Dekker/Perich/Sabatini as well as our design-build MEP team including CH Mechanical and Evergreen Electric. The docks will turn over to operation in January 2020.



Jeff Cate gets creative when no paper was available for notes!!

Flying Star Nob Hill

— Mark Maestas

Jeff Cate and crew are renovating the original Flying Star in Nob Hill. The original remodel was Klinger's first project for owners Mark and Jean Bernstein in 1987. Project should be complete in middle of October. Ray Smith completed the original tenant improvement over 30 years ago. Thanks to the relationship he built, Klinger has built all their Satellite Coffee and Flying Star Cafes.

We welcome two new members to the Klinger team.



Zac Ross, Project Manager

Zac worked last summer at One Central & NMSA as an intern before graduating from Iowa State.



Daniel Rodriguez, Project Engineer

Daniel has been working with the crew at NMSA since graduating from UNM.



Paako Ridge: Justin Walker and Larry Gastian



*Top Row L-R: Tom Novak, Rob and Tami Ridenour, Jeff and Kimberly Slopek
Bottom Row L-R: Stephanie and Mark Maestas, Adam Leyba, Brent and Ilana Callahan.*



*R-L: Larry Gastian, Steve Vogel, Matt and Dana Schantz
and Mellodie and Lou Henckel.*

*This spring Klinger employees, spouses
and significant others came together for
a festive celebration at Hotel
Albuquerque.*

*A good time to gather and share good
times and lots of laughter over another
great Klinger year!*



Jeff Kardas and Ray Smith



***Time to
celebrate!***



***L-R: Shirley Anderson, Alma Gonzalez, Joyce Smith, Eli Jr.
and Eli Gonzalez Sr.***



***L-R: Larry Gastian, Lisa Anglada and
Rhiannon Lujan***



L-R: Joel Loes with Jessica and Angel Ramirez



L-R: Pete and Theresa Jacobson, Geri Lovato and Art Candelaria with Jennifer and Antonio Trujillo.

H A P P Y B I R T H D A Y



Ronald Angerosa	8/1	Nick Danielson	9/8	Jessie McGuinness	11/27
Kelly Peebles	8/4	Mark Maestas	9/12	John Patterson	11/27
Rolando Yazzie	8/6	Daniel Jimenez	9/15	Hugo Garibay	12/12
Christopher Armijo	8/8	Brandon Morales-Reyes	9/16	Daryl Morrill	12/12
Vicente Ramirez	8/9	Francisco Sarmiento	9/28	Joe Blevins	12/14
Gerardo Rosales	8/13	Nicholas Hidalgo	10/1	Brian Gruber	12/15
Jeff Kardas	8/21	Rogelio Perez	10/8	Erasmus Medina	12/20
Thomas Kitsch	8/22	David O'Bryon	10/9	Oscar Ponce	12/21
Rodi Pena	8/25	Felix Ruiz	10/10	Lisa Anglada	12/26
Carlos Gomez	8/27	Art Candelaria	10/11	Zachary Haynes	12/27
Joe Reed	8/30	Jim Werkmeister	10/13	Juan Angle-Vazquez	12/31
Juan Miranda	9/1	Jesus Castillo	10/21	Jeff Slopek	1/3
Eli Gonzalez, Sr.	9/4	Ramon Ramirez	10/22	Cordell Willie	1/4
		Eli Gonzales, Jr.	10/25	Marcos Ochoa	1/5
		Kevin Baca	10/29	Mario Marquez	1/9
		Zachary Ross	11/9	Larry Gastian	1/10
		Adan Castillo	11/13	Daniel Rosales	1/14
		José Hernandez	11/17	Humberto Tena	1/19
		Rufino Urquidi	11/18	James Rosas	1/20
		Tom Novak	11/19	Byron Alvarez Sr.	1/24
		Chris Griego	11/20	Matt Schantz	1/27
		Pete Jacobson	11/25	Brent Callahan	1/30
		Flavio Fuentes	11/27	Salomon Cordero	1/31

Y E A R S O F S E R V I C E



WOW! Check out all our employees with 20 or more years of service.

Thanks to you all for your commitment to Klinger Constructors.

Lou Henckel	36	Antonio Trujillo	19	Adan Castillo	7
Art Candelaria	28	Hector Ruiz	19	Zachary Haynes	7
Jim Werkmeister	27	Edgar Garcia	19	Jesus Villa	7
Jose Hernandez	24	Rene Byer	19	Jeff Cate	5
Kelly Peebles	23	Mark Maestas	19	Edger Montañez-Bustillos	5
Jeff Kardas	23	Rodi Pena	19	Hugo Garibay	4
Byron Gore	22	Larry Gastian	18	Anthony Gonzales	3
Joe Reed	22	Carlos Gomez	15	Timothy Bland	3
Rob Ridenour	22	Daniel Jimenez	12	Omar Anguiano	2
Jason Tabbert	21	Rogelio Perez	9	Justin Walker	2
Angel Ramirez	20	Matt Schantz	9	James Rosas	2
Vicente Ramirez	20	Abel Flores	9	Frankie Velasquez	2
Sergio Reynosa	20	Felix Ruiz	8		
Ramon Ramirez	19	John Patterson	8		

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