



DECEMBER 2022 NEWSLETTER

Wishing you Happy
Holidays and a
Safe New Year!



THE POWER OF MENTORS

- SHIRLEY ANDERSON

Most of us have had mentors throughout our lives and careers. Sometimes we don't even realize until years later the impact a person has had in improving our life personally and professionally. It might be someone you work with every day and learn to improve the skills needed to do your job, or someone you seek out because you admire how they handle life and all the challenges that come our way.

What's next for you? What future do you want to create? What is your dream for the rest of your life?

Seeking a mentor comes from a desire to improve and be your best. Getting more out of life depends on how well you know your best self, how well you understand your best work and how well you intentionally apply what you have learned.

I had the pleasure of being a mentor in a formal program created by CREW, Commercial Real Estate Women. I wondered what I had to

offer, but soon realized sharing life's experiences with someone much younger is helpful and valuable. I'm sure we can all look back at situations and know exactly how we would have handled it differently. Being a mentor gives others an opportunity to learn from our mistakes!

A famous personal growth spokesman, Earl Nightingale, said "The mind is like a rich field of soil where ideas are planted and grow according to your thinking." If you plant positive thoughts, you'll see positive results. If you plant negative thoughts, you'll get negative results. Your mind does not judge or have opinions regarding your input; it simply reacts to your mental processing.

Stay positive in your thoughts and share that energy with everyone around you.



-Jim Werkmeister

Skip Hansen stands out as someone who truly mentored me when I first came to Klinger. I was young and inexperienced; he was in his midfifties with experience dating back to his days as an ironworker. He needed help at Intel during the Fab 11 South construction era; and I needed to learn. It was a pairing born of need and practicality.

Skip gave me plenty of opportunity to contribute to Klinger's success in tangible ways. There was so much going on at the Rio Rancho site in those days, it was like drinking from a fire hydrant. He needed any help he could get. Once he saw that I could "walk, talk, and chew gum at the same time" (one of Skip's many phrases), Skip turned me loose on virtually everything we were working on.

Skip was an extremely pragmatic guy and had a knack for quickly getting to the crux of whatever problem was in front of him. He was also quite a character, and had a colorful way of wielding metaphors and aphorisms that everyone instantly understood. Nobody ever had to ask Skip what he meant!

Fast-forward nearly thirty years and its easy to see that Skip's mentorship and tutelage influenced me profoundly. I've spent most of my career at Intel and to this day encounter things there that remind me of him or something he said.



-Adam Leyba

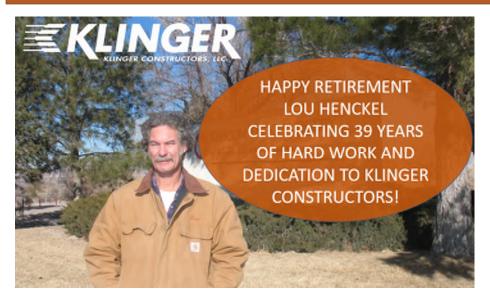
My mentor is my Father. He is the greatest example of perseverance and what can be accomplished by hard work. Growing up in Northern New Mexico in a single parent home with a mom who had her challenges battling multiple sicknesses. He also spent time with relatives as well as in orphanages. Bouncing from house to house, he didn't have much time for school so he dropped out at the age of 11 with a 5th grade education. All the cards were stacked against him from a very early age, but that never stopped him.

My dad started in construction working his way up to foreman on all sorts of projects from bridges to commercial buildings. He taught himself to read and was a wizard at reading blueprints. He eventually started building his own houses and selling them becoming very successful in his career. Never once did I hear him complain or see him have a victim mentality . I feel like he was too busy to even notice if

anyone was trying to hold him back. He just put his head down and worked harder than anyone else. His work ethic is legendary and even to this day he's still at it at the age of 71. Thanks Dad, for being the best example of and showing what can be done by putting in the work!

-Joel Loes

I have been lucky to find mentors in every corner of this industry. Having been a part of countless successful teams, I've made it a point to learn from everyone that will teach me. Robyn Hendrixson, retired from Mechanical Concepts, was one of my most trusted and appreciated mentors. Besides teaching me as much as I could take on about his professional world in HVAC, he also taught me about running a successful business, balancing work and personal life, and he was always available for a meal and a conversation.



KLINGER

Lou said he was going to really miss his truck and especially the credit card that came with it!



Lou was in the first ABC apprenticeship carpentry program. He believed in the program and became a certified instructor the year after he graduated and taught for the next 11 years.

Lou was also recognized by ABC National as Region 1 Craft
Professional of the Year in 2001



Celebrating Lou

Shirley Anderson

Lou Henckel started with Klinger in 1983 and worked on a wide variety of projects for many long time repeat customers. These included Presbyterian Healthcare Services, Flying Star, Satellite Coffee and his final project was Dion's Pizza on Albuquerque's westside.

Lou Henckel was also impacted by mentors in his career and shared stories when we celebrated his retirement last month.

He learned many carpentry skills from Mike Jenkins and a strong work ethic.

From Glen Kitchens he learned to never blame or criticize others when anything needed to be fixed, but address the problem quickly. Each mistake is an opportunity to learn.

Many years ago Lou went to Don Kawal with a job opportunity that paid more. Don said "If you enjoy what you do and who you work with you'll never want to leave". He then realized the grass is not always greener!

Lou truly appreciated what a good company Klinger is to work for and shared that with me in 1999 when I was still working at First Security Bank as a project manager. A conversation that would help to change my life forever.

We'll all miss Lou and wish he and

Mellodie the very best retirement in their new home in Texas.





Lou and Jessie McGuinness finishing up at Dion's Westside.

Dion's Pizza on ABQ Westside

Joe Reed

Lou Henckel was able to get the Certificate of Occupancy before he retired and allow Dion's to have another successful opening. As with most construction projects now a days, we faced several issuesmaterial delays, subcontractor crew shortages, and utility install delays. All parties did all we could to complete the project as quickly as possible to get great pizza, salads and subs in the hands of Albuquerque west siders.

Thanks to Jessie McGuinness and all other Klinger employees that provided a helping hand on Dion's NM 22. Special thanks to Dion's for the continued partnership.

Bank of Albuquerque on Montgomery

- Joe Reed

Jose Hernandez completed the renovation of an old Jack in The Box restaurant into a "new" Bank of Albuquerque branch. The project included a complete demo of the old restaurant interior, build back of the branch with several offices and new teller line. We also added a new drive thru canopy.

Los Alamos County Kiddie Pool

- Joel Loes

At long last, the Leisure Lagoon located at the Walkup Aquatic Center in Los Alamos is complete and opening in December. The project was a tremendous exercise in navigating the changing landscape created by manufacturing uncertainty and the efforts to balance complex systems of disparate parts for a perfectly operating system of pools. Thank you to Art Candelaria and the entire team at Los Alamos County for their efforts and understanding in getting the project complete, and thank you to the multitude of workers that realized this project.

Deluxe Design TI

- Joel Loes

The 22,000 SF tenant improvement for Deluxe Design was always destined to be one of the coolest projects we've ever been a part of, and that we would have nothing to do with! That is to say, Superintendent Vicente Ramirez and team built a great canvas for the creative minds of the staff of Deluxe Design to play upon. The Owner's team has created art on every wall inthe building including adorning new 10' x 10' sliding doors with moving murals of New Mexican and underwater scenes. At their very well attended grand opening, a local artist painted a huge mural. Thank you to Norm and Sandy for their trust in Klinger to join them in expanding their operation. If you ever question "can you print..." the answer from Deluxe Design is always "YES!"

Kairos Power

-Adam Leyba

Mario Marquez has wrapped up multiple projects at Kairos Power over the last month. The final piece of the ETU Enclosure was to install another 30 ton bridge crane in the original facility we completed in 2021. Also completed was the graphite room



work as well as the foundations for multiple bridge cranes. Kairos has been a great customer over the last couple of years. Great Job Mario and team!

Santa Maria de La Vid at Norbertine Community

– Adam Leyba

We are in the punch list stage of the final building at the Santa Maria de La Vid project. Three of the four buildings are already occupied. The expansion has allowed the abbey a religious retreat center to triple their capacity for guests, providing retreats with plenty of space for quiet prayer and reflection within Albuquerque's South Valley desert landscape. The Guadalupe Commons, which is the final of four structures, is an addition to the existing commons space adding a large multipurpose room, classroom, restrooms and storage areas. Thank you to the Norbertine community for allowing us to add to your wonderful campus. Also a Special thanks to Antonio Trujillo, Shawn Stewart, Rodi **Pena** and many more who worked on the project over the 16 month span. Key Subs included, Rogers Plumbing, Ideal Air, MCO Electric, Leyba Custom Builders, Firebird Structures, Beaty Masonry, Artistic Millwork, High Desert Roofing, Pelletier Construction, JTC Inc, TLC Plumbing & Utility and Floor Tech Contracting. Great work!

BIA at IPCC

– Jeremy Zak

We are near completion of our tenant improvements at BIA. All four phases are complete, we have picked up additional scope for this project and now projected to be completed in mid December, 2022. **Pete Jacobson** continues to do a tremendous job communicating and scheduling tasks



with our subcontractors, tenants, building management, and design team. Both tenant improvements (BIA OIMT TI/ NIPTC & SWRO TI) looks phenomenal, and the tenants are very happy with the final result. Thank you to Pete and his crew for their hard work.

BLUE HALO

Jeff Slopek

Matt Martinez and crew recently wrapped up an amazing transformation of the old 37,000 SF Raytheon building in the Sandia Science and Technology Park. Shortly after finishing the exterior/interior remodel, Matt mobilized in the high bay to start demolition of the 38,000

SF space. He is currently on his third Blue Halo contract; starting on the high bay tenant improvement portion. Big Kudos to Matt Martinez, Thomas Kitsch, Omar Anguiano, and Richard Shannon for keeping this client happy and getting us repeat business!

Kingston Residence in Santa Fe

- Daniel Rodriguez

The Kingston Residence turned out amazing. Over a five month span, this project turned out better than we could have imagined. Joe Aguirre supervised the updated modern designs by Dimitri Smirnotopoulos which gave new life to the assisted living facility. I have personally heard from the residents that they love the new look. Big thanks to our amazing crew and subs that assisted in the transformation of this project.





Intel

- Jim Werkmeister

CSA Work

Work continues on Intel's Hedgehog project in Rio Rancho. Rob Ridenour, Juan Hernandez, and the structural crew have finished their work on the PCD Room and the BGW Pit. They have also completed most of the selfperformed structural work on the TIPS Shell at the time of this writing. Remaining is the structural floor deck and grating for TIPS, the canopy, and the loading dock apron at TIPS. Klinger's TIPS scope should conclude sometime in early Q1 2023. Thanks to Sergio Reynosa, Rufino Urquidi, Abel Marquez, Gregorio Franco, Erasmo Medina, Antonio Loya, Tim Bland, Manuel Rojo, Johel Duran-Morales, Salomon Cordero, Nathan Francisco, Frank Shaw, David Horvath, Ryan Direen, Juan Rivera, Marcos Shaw, and Raymond Martinez.

Moving upstairs to the LOD Roof Steel project, all of the stub columns, roofing, and fireproofing have been completed. Alstate has delivered all of the fabricated steel to JTC for blast/paint, and thus begins the process of assembly, sequencing, shipping, and erection in the field. This will take awhile, as Klinger will be working with JB Henderson as they load the finished modules with duct and insulation before they get swung to the roof. Klinger expects a finish date sometime in late Q1 of 2023.

Electrical Work

Klinger's electrical crew continues its efforts to support Intel's Hedgehog project. The scope of the work has expanded significantly in the PCD



META team, L-R: Zach Haynes, Hugo Garibay, Edwardo Zamarripa, Juan Payan

Room, and that remains the focus of the largest part of our crew. The crew also has ongoing work in the Fab 9 area, but is looking for new projects that they can start in early 2023.

James Rosas, Karl Baker, Joe Blevins, Chris Griego, David Obryon, Willie Cordell, Stephen Bland, Eric Salazar, Sergio Rivera, Jose Canas, Eli Kotlisky, and Nicolas Moritz have all contributed to the crew's success at Intel.

Intel Hedgehog for Sundt

- Joel Loes

Klinger crews have kept up with the relentless pace of construction at Intel's site working for Sundt as a concrete and earthwork contractor. We have completed projects in and around Fab 9 as the Hedgehog project requires. Projects include extensive demolition, the creation of many trenches, foundations, and equipment pads, even the building of the engineered crane pad for the massive 1700 ton crane that has changed Rio Rancho's skyline for the next several

months. Superintendent **Rob Ridenour** continues to impress the

Sundt team as they offload more of
their scope into his capable leadership.

Intel ASU Sitework

Superintendent **Rob Ridenour** and Foreman **Daryl Morrill** have started a multi-acre site for Air Products inside the ASU yard. The project includes the sitework package for two air separator units, systems that will treat and contain chemicals on site. The project will be very fast paced, with a target of completing the site over-excavation, mass foundations, and underground piping in six months.

Intel Tips Fire Line

– Jeremy Zak

Klinger has begun excavation for the new foam fire suppression line for Intel's TIPS building. This work will be performed as a third-tier subcontractor under Western states Fire Protection and should wrap up sometime in Q1 2023. This is another of the multiple projects that **Rob Ridenour** and his team accommodate

at the Intel site. Special thanks to Nelson Roop, the Klinger site safety coordinator at Intel.

Intel Equipment Offloads

As more and more owner-furnished equipment shows up at intel, Klinger has been hired directly by Intel to unload and store these varied pieces of equipment. The equipment generally shows up with little to no notice, so **Rob Ridenour** and his guys have to juggle tasks in order to accommodate unloading these items.

META (Facebook) Facility Ops

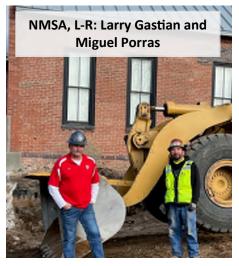
– Jim Werkmeister

Juan Payan, Zach Haynes, and Eduardo Zamarripa continue to support a variety of Meta's daily electrical operational needs at the multiple VLL datacenters in Los Lunas. With direction from Byron **Gore**. Zach continues to take on further estimating and management duties centered around this unique service Klinger provides to Meta. Work continues at a varied pace in this arena, with September marking four years of continuous service on site. Meta has lined up numerous projects for the Klinger crew, and we expect a higher volume of executed work in the field throughout 2023.

NMSA Phase 2 Dormitory

Adam Leyba

The much anticipated New Mexico School for the Arts Dormitory project is underway in Santa Fe. The 19,500 SF dorms are designed to house 60



students from all around New Mexico. Larry Gastian and Miguel Porras have completed the site demo and Custom Grading has begun over-excavation in preparation for the foundation to begin. The building will be a wood frame two story structure with 30 dorm rooms as well as three rooms for the full time residential assistants. It also includes multiple kitchen / break areas, lounges, practice rooms and a gym for the students. We are slated to be ready for occupancy in late 2023.

Kirtland Credit Union in Rio Rancho & Los Lunas

- Joe Reed

While Klinger has done work directly with KCU before, both of these projects are under contract for construction manager New Ground. The projects are strip mall bank branch tenant improvements and are quick-hitters which makes them a challenge in today's construction environment. Vicente Ramirez (Rio Rancho) and Greg Guillen

(Los Lunas) are leading Klinger's effort to complete them on schedule. Jose Hernandez has been doing several small projects while starting the demo at Los Lunas.

Blue Cross Blue Shield

– Jeremy Zak

Our Blue Cross/Blue Shield phase one is 75% completed. **Mario Marquez** and crew did an amazing job getting our steel into the building, and walls/floors/ceilings restored.

Thank you, **Mario** and crew, for doing a tremendous job. Phase two (new RTUs) were delayed due to supply chain issues. We will begin this project the first week of January 2023. We should be completed by the end of March 2023. **Mario** will see this project out until the end!

Dion's Commissary

– Joe Reed

Under the leadership of **Angel Ramirez**, Klinger is in the final stages of completing the Dion's
Commissary. Crews have been faced with several challenges. The existing slab was not adequate to support Dion's new rack system – thus we replaced 30,000 SF of interior slab. Issues with the specified epoxy





flooring system all contributed challenges to completion.

We have been able to work with Dion's, Architect/Engineers, and subcontractors to provide work arounds on issues as they come up to keep the project moving forward.

Dion's will slowly be moving into the new facility over the holidays, with the full production areas moving in after the first of the year.

Thanks to Klinger's current crew on site – Jesus Villa and Raul Saenz, along with others that have provided a helping hand as needed. Also thanks to the subcontractors that have worked on this project.

InnovAge Dental

- Joe Reed

This project finally got started as it was originally bid right before COVID in February of 2020. The project gives InnovAge a dedicated area consisting of two dental rooms, an x-ray room, a sterilization room with storage and an update lab room. InnovAge offers

all – inclusive care to seniors in Albuquerque and surrounding areas. **Larry Gastian** provided the supervision on this project.

Bueno Food Tortilla Room

– Joe Reed

Greg Guillen was selected to work at Bueno Foods for their Tortilla Room upgrades. Working at Bueno Foods is never an easy task, as they are a 24/7

food facility and the scope of work changes constantly. The project consisting of two phases – with new equipment installation, slab and drain repairs, new ceiling grid/tiles, wall finishes, large door installs and electrical upgrades. While working on the main project, Bueno also asked our crews to perform several maintenance projects around the facilities. Helping Greg out is Nick Hidalgo.

Dermatology and Skin Cancer Center of New Mexico

– Joe Reed

Joe Aguirre and crews have completed the interior demo and are underway on the build back. Once complete, the project will house both medical practices under one roof with 27 exam/treatment rooms, a shared lab for quick diagnoses of problems, two waiting area/nurse stations, offices for providers, back-of-house business offices, and large meeting/ breakroom. The project is scheduled to be complete in late May with a two phase move in early June.





Akins crew, L-R: Carlos Macias, Abel Marquez, Devin Cordova, Eli Gonzalez Jr., Elijah Yazzie, Jose Renteria-Gomez, Adam Mariano, Adan Castillo, Chris Armijo, Eli Gonzalez Sr. and Jonathan Root

Klinger employees currently helping
Joe are Cody Jenkins, Enrique Baylon
- Hernandez, Jose Varela, Jonathan
Martinez, and Elijah Yazzie.

Akins Manufacturing

- Joel Loes

Superintendent Eli Gonzales Sr. continues to lead the team towards final completion of the new 18,000 SF steel fabrication shop for Akins Manufacturing in Algodones. The building is in finishing stages with the target of bringing Akins' operation over in early January. The building is twice the size of their current facility, but as it was designed from the ground up for their operation, it will be far more than twice as efficient for steel fabrication. Thank you to the team and to Shawn and Veronica for hiring Klinger for this project. Klinger crews will erect a lot of steel in the future that was built by this team in Algodones.

Route 66 Legends Theater

- Joel Loes

It is with great pride and anticipation that Klinger and team return to the Route 66 Casino to perform our fifth structural stabilization project.

Superintendent Jason Tabbert is finishing up the pre-mobilization scope to stabilize and relocate major electrical equipment and then mobilizing on the remediation efforts for the Legends Theater. The theater is a 40,000 SF, 3000 seat music and performance venue that has been closed since the start of covid in 2020. With the upcoming stabilization and renovation, the theater will reopen with new seating, lights, and state-of-the-art audio and video capabilities. The complete project will take 18 months.



Special thanks to all who donated to the United Way of Central NM!

Joe Aguirre **Shirley Anderson** Art Candelaria **Jeffrey Cate Gregorio Franco Edgar Garcia Hugo Garibay** Eli Gonzalez (Sr.) Frederico Gonzalez (Jr.) **Byron Gore Zachary Haynes** Pete Jacobson **Cody Jenkins Adam Leyba Joel Loes Matthew Martinez Daryl Morrill** Rodi Pena **Vicente Ramirez** Joe Reed **Rob Ridenour** Manual Rojo **Nelson Roop Felix Ruiz Hector Ruiz Matthew Schantz Richard Shannon** Jeff Slopek Ray Smith Jason Tabbert Frankie Valesquez Joe Velasquez **Steve Vogel** Jim Werkmeister

AWARD SEASON





Rita and Jason Tabbert with the Eagle Award for La Secoya de El Castillo.



This year Klinger submitted NTx and La Secoya de El Castillo to ABC and NAIOP to be recognized in their Awards of Excellence annual programs.

NTX received an Eagle Award from ABC and from NAIOP.

La Secoya de El Castillo received an Eagle Award from ABC and a Merit Award from NAIOP.

THANKS TO ALL WHO WORKED ON THESE AWARD WINNING PROJECTS!



C O M M U N I T Y I N V O L V E M E N T





Klinger team volunteered at Road Runner Food Bank:

Lisa Martinez, Shirley Anderson, Joel Loes, Jeremy Zak, Zach Haynes, Adam Leyba, Jim Werkmeister, Joe Reed, Daniel Rodriguez, Jeff Cate and Rene Byer.

Thanks to Joe Reed for making it all happen!

DOGGIE DASH AND DAWDLE





Klinger Doggie Dawdlers Return to Animal Humane's Annual Fundraiser

Team Klinger, L-R: Collin Loes, Joel Loes, Shirley Anderson, Jeff & Kimberly Slopek with their good-boy Duke and Alexis Loes who helped to walk adoptable Rascal.

Team Anderson, L-R: Shirley, Taylor and Travis Anderson with their twin sons Aiden and Walker. Family friend Megan came along to help with family dogs Carl and Todd.

Klinger has been participating in the Doggie Dash & Dawdle since 2005. So good to join the fun event after two years of virtual walks due to COVID.



HAPPY BIRTHDAY TO YOU!



Jeff Slopek	1/3			
Mario Marquez	1/9			
Larry Gastian	1/10			
Jose de Jesus Varela Rodriquez 1/10				
Jeremy Zak	1/17			
James Rosas	1/20			
Matt Schantz	1/27			
Nathan Francisco	1/29			
Salomon Cordero, Jr.	1/31			
Edwardo Zamarripa	2/1			
Richard Shannon	2/3			
Josh Ortega	2/12			
Matt Martinez	2/14			
Rene Byer	2/21			

Omar Anguiano	2/25
Ray Smith	2/28
Juan Antonio Hernandez	3/4
Hector Ruiz	3/4
Daniel Rodriguez	3/5
Steve Vogel	3/6
Enrique Baylon-Hernando	ez 3/10
Greg P. Guillen	3/13
Liza Martinez	3/13
Ivan Saenz Montoya	3/22
Adam Mariano	3/25
Shirley Anderson	3/28
Jeff L. Cate	3/30
Nelson Roop	4/3
Ryan Direen	4/3
Abel Marquez Flores	4/4
Jesus Villa	4/4
Joe Aguirre	4/6
Drew Mirabal	4/9
Joel Loes	4/13
Sergio Rivera	4/13
Miguel Porras	4/19

Eli Kotlisky	4/20
Timothy Bland	4/26
Antonio Loya	5/2
Byron Gore	5/5
Carlos Macias	5/7
Antonio Trujillo, III	5/9
Shawn Stewart	5/11
Gregorio Franco	5/17
Rob Ridenour	5/24
Frank Shaw	5/25
Logan Whitaker	5/25
Stephen Bland	6/3
Eric Salazar	6/6
Joe Velasquez	6/8
Raymond Martinez	6/10
Aguilar Gonzalez	6/12
Adam Leyba	6/18
Frankie Velasquez	6/20
Raul Saenz	6/21
Angel Ramirez	6/26

YEARS OF SERVICE



Congrats to all employees who celebrated their years of service anniversary from July through December 2022

Thanks to you all for your commitment to Klinger Constructors!

Daryl Morrill	34	Larry Gastian	21	Omar Anguiano	5
Jim Werkmeister	30	Carlos Gomez	18	Edwardo Zamarripa	3
José Hernandez	27	Matt Martinez	15	Christopher Armijo, Jr.	3
Byron Gore	25	Rogelio Perez	12	Joe Blevins	3
Joe Reed	25	Matt Schantz	12	Liza Martinez	3
Jason Tabbert	24	Abel Marquez Flores	12	Cody Jenkins	2
Angel Ramirez	23	Felix Ruiz	11	Eddie Martinez	2
Vicente Ramirez	23	Adan Castillo	10	Enrique Baylon-Hernan	dez 2
Sergio Reynosa	23	Jesus Villa	10	Lukas Ramos, Jr.	1
Antonio Trujillo, III	22	Karl Baker	8	Martin Estrada	1
Edgar Garcia	22	Hugo Garibay	7	Miguel Porras	1
Rene Byer	22	Joe Velasquez	6	Juan Rivera	1
Rodi Peña-Quiros	22	Timothy Bland	6	Eric Salazar	1
Hector Ruiz	22	James Rosas	5		