

CONSTRUCTION BREAK

PROST BUILDERS
Fall 2024

75th Anniversary Celebration and Columbia Chamber of Commerce Ambassadors Ribbon Cutting



Prost Builder's 75th Anniversary Celebration

Prost Builders, Inc. is celebrating its 75th year in the construction industry in 2024. For eight generations, construction has been built into the DNA of the Prost Family. Paul R. Prost continued the legacy by creating the Handley-Prost

Construction company with Roy Handley in 1947. The duo went on to build St. Joseph's Retirement (Old Folks) Home in Jefferson City, Missouri. Two years later, Paul started his own company, Paul R. Prost Builder, and welcomed his younger brother, Jay Prost, to join him in his dream of building quality projects with skilled workers to satisfy clients throughout the region.

This year, Prost Builders is officially 75+ years strong. Our long list of successful new construction projects—as well as restorations and renovations of Missouri's beloved historic properties—includes the State Capitol in Jefferson City to the Everlast Manufacturing Corporation in Moberly, to the Country Club Office Condos in Kansas City to the Loft Apartments in St. Louis, to the Palace Office building in Neosho to Mark Twain's Home in Hannibal, to the Marquette Tower Office Building in Cape Girardeau to the brand new EquipmentShare Technology Development Center in Columbia.



Everlast Manufacturing Corporation Groundbreaking in Moberly



Warren Prost, Jay Prost, and Paul Prost at the workshop in Jefferson City

PROST 
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► Design-Build
► General Contracting
► Construction Management



Which company owns Bugatti, Lamborghini, Audi, Porsche, and Ducati?

Test Your Knowledge

- 1) Which type of fruit is produced by the ficus tree?
 - a) fig
 - b) starfruit
 - c) date
 - d) mangosteen
- 2) According to legend, the Lone Ranger's mask was made from which item of clothing?
 - a) his mother's shawl
 - b) his brother's vest
 - c) his father's shirt
 - d) his grandmother's apron
- 3) Which European capital is built on 14 islands connected by 57 bridges?
 - a) Oslo
 - b) Helsinki
 - c) Bern
 - d) Stockholm
- 4) Which company owns Bugatti, Lamborghini, Audi, Porsche, and Ducati?
 - a) McLaren
 - b) Volkswagen
 - c) Mercedes
 - d) Peugeot
- 5) Mississippi State, Fresno State and Gonzaga University all share which mascot?
 - a) wildcat
 - b) bulldog
 - c) cardinal
 - d) bear

—from *mental_floss*

Answers: 1) a 2) b (His brother, a Texas Ranger, had been killed by the notorious Butch Cavendish.) 3) d 4) b 5) b

Educate Your New Hires In The Business Basics

What do your employees need to learn in order to succeed? The short answer is, everything. You've got to start with the basics, though. Concentrate on educating newcomers to your organization (and veterans, too) in these fundamentals:

- **Your industry.** Whether you're responsible for a mom-and-pop store or a huge corporation, some aspects of your business may not be obvious to every member of your workforce. Educate people on what you do, what's new in your industry, what changes they should expect, how customers and others view your work and your company, industry demographics, and so forth.
- **Management style.** How do you measure and reward performance? What does your organization expect from the people who work for you? The answers to these questions are vital to employees' success. In addition to spelling out what's expected, be sure to explain why each item is important. When employees understand that an unscheduled absence means more work for their colleagues or problems for their customers, they'll try harder to be reliable about showing up.
- **Customer relationships.** Your workforce needs to know who the big customers are, as well as understanding the importance of even the smallest customers and the most modest product or service orders. They should know how to use the tools you have available for taking care of customers—everything from customer relationship management technology to your voicemail system. In addition, you need to show them how satisfying every customer helps your organization—and the individual worker.

Out Of The Blue

Blue is a notoriously tricky pigment to capture. It's rare in nature—the stone originally used to produce blue paint was once worth more than gold. So humans tried to manufacture the blues they needed with mixed results. The dyes and paints they came up with often turned out to be poisonous, expensive, impermanent—or all three.

Mas Subramanian wasn't at all interested in this problem. In the department of chemistry at Oregon State University, he was looking for materials with novel magnetic properties to use in advanced computer hard drives. He would mix up likely chemicals and bake them in a furnace at 2,000 degrees Fahrenheit. But when he added manganese oxide to the recipe, he got a colorful surprise—a pile of bright blue powder.

The new pigment is stable and nontoxic. It reflects infrared radiation, so it might help keep buildings and vehicles cool. Now, Subramanian is working with paint manufacturers and energy conservation companies to develop the product.

Tips To Meet Your Deadlines

The surest route to success is to earn a reputation for always meeting your deadlines—at work, in school and in your personal life. When people know they can trust you to keep your promises on time, you'll be sought out and valued for your reliability and performance. Here are a few keys to hitting the mark:

- **Give yourself some breathing room.** Build a little more time than you think you'll need into each deadline. This will let you deal with interruptions and unexpected setbacks.
- **Post visible reminders.** Don't just jot down an end date on a Post-It note. Record deadlines on all your calendars, and place notes where they'll be visible so there's no chance you'll forget your commitment.
- **Plan your work.** Go backward from your end date to determine milestones and checkpoints you need to meet along the way. Know when and how you work best, and schedule your time around that so you'll be at your peak efficiency.

Four Important Phrases To Boost Morale

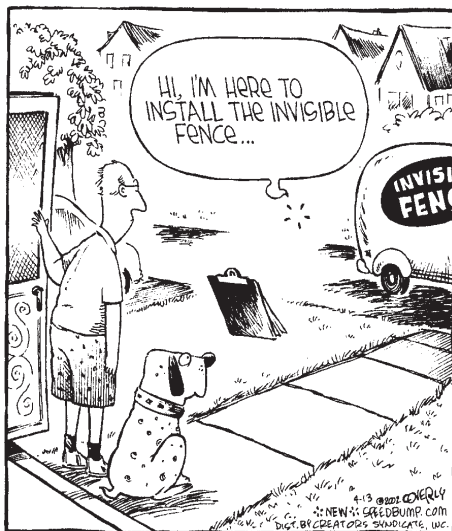
Some managers worry so much about what they can't say to employees that they limit their conversation to "Do this" and "Good job." But you can't run a workplace without active communication.

These useful phrases and questions can help enhance employee morale and productivity:

- **"How can I help you with...?"** This doesn't mean volunteering to do employees' jobs for them. Just make sure they have the resources to do good work and remove any unnecessary obstacles.
- **"Good work on _____."** The key here is specificity. A generic "You rock!" doesn't tell employees what to repeat. When you praise an employee's work, point out exactly how they succeeded to reinforce the results.
- **"I am interested in your opinion on..."** Asking employees what they think shows you trust their judgment and value their ideas. But don't ask for input unless you're willing to seriously consider it. If employees think you're just pretending to be interested in their thoughts, they'll stop sharing.
- **"Thank you for _____."** Don't take a "That's their job" attitude. Show genuine appreciation for employees' efforts. They'll reward you with greater openness and loyalty.

SPEED BUMP

Dave Coverly



Construction By The Numbers

- A total of 11,896 construction workers were employed in the construction industry in 2023. [Source: Bureau of Labor Statistics]
- The approximate dollar value of construction work done in the U.S. in May 2023 is estimated to be \$1.9 billion. [CENSUS]
- 54.6% of the industry is made up of people between the ages of 42 and 61. [JBK]
- Women made up 10.8% of the construction workforce in 2023. [Bureau of Labor Statistics]
- Construction spending in the United States topped \$2.1 billion in 2023. [U.S. Census Bureau]
- At \$1.43 trillion dollars, over 79% of construction spending occurred in the private sector in 2022. [Statista]
- Multifamily residential construction rose by 18% in 2023 and is estimated to decrease by 7% to \$131 billion in 2024. [FMI]
- Commercial construction spending is at \$128 billion as of July 2023, up 11% from the previous year. [FMI]
- Office construction saw an 8% increase in 2023 due to the need for Class A office space in major markets. [FMI]
- Construction related to sewage and waste disposal grew by 7% in 2023. [FMI]
- 20% of U.S. construction occurs in New York, Dallas, Houston, Los Angeles and Washington. [FMI]
- Conservation and development construction is valued at \$11 billion. Restoring the U.S. Gulf Coast to protect cities from storms is a large factor in the 21% increase in conservation and development spending. [FMI]
- Costing \$501.78 per square foot, New York City is the most expensive city to build in the world in 2023. [New Civil Engineer]
- 90.9% of construction workers use a smartphone and 82.8% use a laptop on a daily basis for work purposes. [JBK]
- 97% of contractors experienced a moderate to high impact on their business from material cost fluctuations. [USCC]
- 54.4% of construction companies use the Bluebeam Revu mobile app for construction plan management. [JBK]



The Best Time Is...Right Now!

Timing, as they say, is everything. In *Buy Shoes on Wednesday and Tweet at 4:00* (Harper Collins), Mark Di Vincenzo reveals the best time to do just about anything. Here are a few secrets:

- **Car service.** Take your car in Monday morning. Most drivers don't want to deal with a tune-up as the week begins, so you'll get your vehicle back sooner.
- **Operations.** If possible, schedule any operation requiring anesthesia early in the day. By afternoon, anesthesiologists might be tired and more prone to error.
- **Promotions and raises.** Approach your boss in January to ask about a new position or a bump in salary. Companies whose fiscal year ends in December will be more open to spending money at the beginning of a new budget period.
- **Gym memberships.** Although advertising is heavy in January, you can often find good deals during the summer months when gyms are trying harder to entice people to join.

Preserving Missouri's History

For three quarters of a century, Prost Builders has left an indelible imprint on the landscape throughout Missouri with a variety of restoration, new construction, and design-build projects. On some of these buildings, we have installed a historic development plaque to signify, as Vaughn X. Prost, President of Prost Builders, says that "Prost Builders is proud to continue to save and restore historical structures to preserve our Missouri history for our children and visitors to our state."



Memorial Baptist Church Addition Groundbreaking in Columbia

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Prost Builders: A Proud Legacy

As an engineering and construction company, Prost Builders has offered a wide range of services in Central Missouri. Our expertise spans ecclesiastical, multi-family, commercial, industrial, governmental, educational, healthcare, and design-build projects that are a testament to our strong work ethic and commitment to quality construction. Prost Builders is now moving forward with a

new logo that will promote our company for the next 75 years of our commitment to constructing new facilities that will

help new businesses grow and thrive. At Prost Builders, we utilize the latest technology, latest construction equipment, and highly-qualified craftsmen to earn the tagline: Legacy, Pride, Excellence.



Special Learning Center Groundbreaking in Jefferson City

75⁺
YEARS
STRONG

- ▶ Design-Build
- ▶ General Contracting
- ▶ Construction Management