

Utah Construction & Design

November 2019

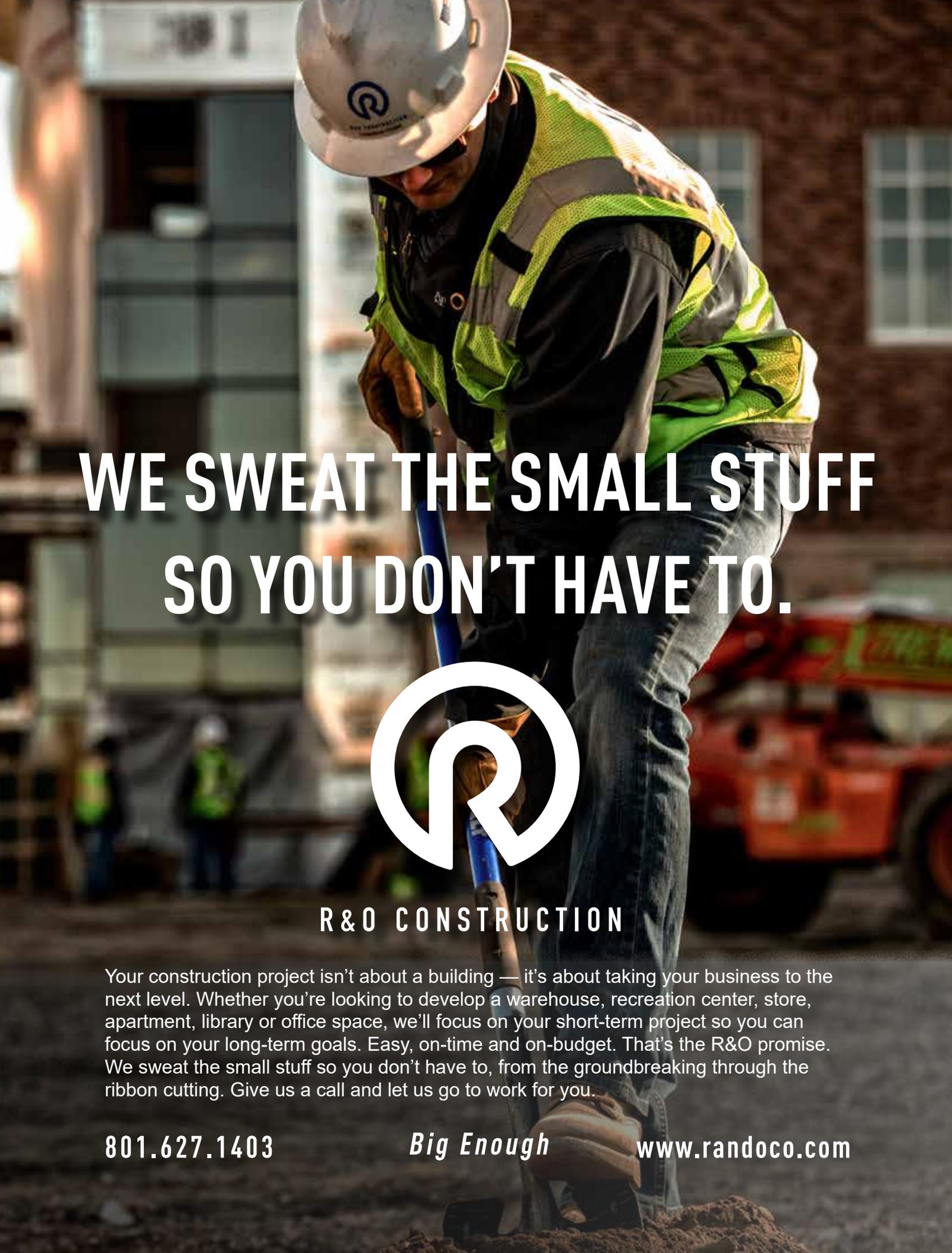
Taking Flight

Historical restoration projects like The Monarch are revitalizing Ogden's Nine Rails Creative District.

Also:

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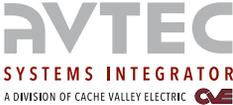
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On the cover: The Monarch in Ogden opened November 1, marking a new era in Ogden's art community. The 65,000 SF renovation is the ninth project completed by Ogden-based Fischer-Regan Enterprises, LLC., in the city since 2010. (photo by Dana Sohm, Sohm Photogrfx)

Historical Restoration Projects are Just 'Cool'

MThere is something about timeless, historic architecture that is just *cool*, particularly when an old building that has become a forgotten part of a community has new life breathed into it, and it becomes something entirely different and meaningful to the local residents. Maybe it's a nostalgia thing.

Salt Lake City's downtown west side has been undergoing such a transformation for the past 30-35 years or so, with brilliant results (and tons more hot new development to come for the entire downtown SLC area; 2020 is shaping up to be *busy*).

Ogden's historic downtown area has also seen some impressive historic restoration in the past decade, **with The Monarch** being the latest 'new' *cool* project on 25th Street in the heart of the City's new '**Nine Rails Creative District**', one that is certain to draw a huge amount of interest from the local artistic community.

The brainchild behind The Monarch is **Thaine Fischer of Fischer-Regan Enterprises, LLC**. He has a passion for historical restoration, with nine such projects completed in Ogden since 2010 (seven are on the historical register), including the Star Noodle Parlor on 25th Street, the firm's second-ever project, one that gave him true 'insight' into what it meant to people who live/work/play in the community to have something they once loved restored back to them.

"When we redeveloped Star Noodle Parlor with the iconic neon dragon sign, we brought it back to life and had a crowd of 300 or so...and people were crying,



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The iconic sign of the Star Noodle House Parlor, Fischer-Regan's second project in Ogden.



saying how special that building had been to them in the past," said Fischer. "There was so much community impact by restoring that building and that sign particularly – that got us the passion, the 'bug'. We thought, if we can do this and make a living AND have the community impact on top of that...we've stayed focused on that type of (redevelopment) product."

The Monarch at its core is a community art studio – 41 individual studios that can be rented out by anyone who works in a creative field anything from 'art to architecture' and everything in between. It also features three event spaces (the largest is 6,500 SF), along with hip retail (Art Box) and restaurant (WB's) components. It's a dynamic re-creation of an depression-era automotive garage, built in 1929 as an amenity for clients of the Bigelow Hotel. Fischer-Regan purchased it in 2011, and sat patiently waiting for the right time to make something happen. >>

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Termination of Convenience Clauses: Are They a Convenience or a Hindrance?

By Jason Robinson & Trevor Furner

In contracts, there are essentially two types of termination clauses. The most common clause is termination for cause, also known as a termination for default, which most contracts contain. The second type, and the one discussed in this article, is termination for convenience. Outside of these clauses, the only way for a party to exit a contract is to breach the contract.

Termination for convenience (TFC) clauses have been a mainstay in government construction contracts for years. However, TFC clauses are becoming more prevalent in private construction contracts.

A TFC clause is a clause within a contract allowing the parties' contractual relationship to mirror that of at-will employment. In other words, it allows a party, or parties, to terminate a contract for almost any reason.

While technically a party does not need a reason to terminate a contract for convenience, it does have some limitations in its capacity to exercise the TFC clause. The main limitation concerns the parties' good faith. In effect, all parties must enter the contract in good faith with the intention of fulfilling the contract. If a party terminates the contract to avoid making the final payment or it always intended to terminate the contract the party will likely be held liable for breaching the contract.

The most commonly used TFC clause comes from the American Institute of Architects (AIA) A201 contract. In Section 14.4.1 of the A201, it reads:

The owner may, at any time, terminate the Contract for the owner's convenience and without cause.

Keep in mind, this exact language is not required. Any contractual language allowing one party to walk away from a contract

without requiring any justification of their actions can be considered a TFC clause.

Typically, after a contract has been terminated for convenience, the terminated party is entitled to: payment for work it completed; costs it incurred due to the termination of the contract; reasonable profit and overhead on work that has yet to be executed; and anything else stipulated in the contract. These entitled costs are meant to incentivize parties from terminating their contract for trivial reasons.

The terminated party is also deprived of the opportunity and contractual right to fix, or cure, any defective work; and thus, the terminating party is unable to recover any costs associated with repairing the damaged work. If a party desires to withhold payment for defective work, they can go the traditional route of terminating the contract for cause/default. However, if the parties have contractually agreed that the cost of repairing defective work can be offset, a court will uphold that contractual agreement.

In some situations, outstanding change orders are recoverable after a contract has been terminated for convenience. If the change orders were approved in accordance with the contract, then costs associated with the change orders can typically be recovered. However, if the change orders were not approved in accordance with the contractual terms, or were approved after the contract was terminated, it is likely the costs will not be recoverable.

It is important to note that the minute details of what may or may not be withheld are usually determined by the contractual terms. For instance, some contracts may have a liquidated damages clause – specific damage amounts stipulated by the contract – that take effect



Jason Robinson



Trevor Furner

when a contract has been terminated for convenience. Other contracts may afford a party to be reimbursed for costs associated with winding its subcontractors. This is entrenched in the theory that parties have the right to contract freely and judges do not want to create a habit of allowing parties to alter contractual terms once a dispute has arisen.

In conclusion, when a contract has been terminated for convenience it does not seem to be very convenient at all. However, three steps can be taken to make this process more convenient. First, know the language of your contract. Second, explicitly follow the language of your contract. Third, contact your lawyer if a contract is being terminated for convenience. If you follow these three steps, you will maximize the possibility of the process being convenient. ■

Jason Robinson is a shareholder of the Salt Lake City law firm Babcock Scott & Babcock. His practice has focused on construction litigation and has dealt with termination for convenience clauses in contracts. Trevor Furner is a law clerk with Babcock Scott & Babcock and is a second-year law student at BYU's J. Reuben Clark Law School. He is also an aspiring construction litigation attorney.

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Low-altitude aerial drone
photography by Dana Sohm

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Homestretch! The New SLC Airport Opens in 9 Months

ULI Utah chapter thriving; UAPA hosts fall conference; Catalyst Business Park to start; UTOPIA partners with Morgan City; UDOT Conference draws 2,300; W.W. Clyde completes latest MVC section; Jacobsen breaks ground on new HQ.

It's all systems go for the executive team on The New SLC, Salt Lake City's revolutionary \$3.6 billion airport redevelopment project, nearing its final nine-month construction period before the grand opening September 15, 2020.

The question is, does it feel like the 'homestretch' for those who have been on the project since it broke ground more than five years ago in July 2014?

"Oh yea!" chuckled Leon Nelson, Construction Director for HDJV (Holder/Big-D Construction joint venture), ever the optimist. "We're going hot and heavy and heading to the finish line. We have everything mapped out on what needs to be done between now and the finish. We're tracking to that September date, but the reality is we have more (construction) after that."

Nelson, along with Thomas Walters, Project Superintendent for HDJV, and Mike Williams, Project Director for The New SLC, conducted a media tour Sept. 18, three days past the one-year-to-go mark, to give the Fifth Estate one more tour of the giant facility before the final push to get everything done.

Williams is pleased with progress made thus far, although he acknowledged that like Nelson, the last 9-10 months will be crazy busy, with 1,700-plus craftworkers currently plying their trade. Williams says he enjoys the high-profile, high-pressure nature of airport work.

"I've been doing airport redevelopment projects since the early 90s," he said. "I've always been interested in Salt Lake City and this project, although it took many years to get started. When the project was going to





Project Director Mike Williams (top left) and Construction Director Leon Nelson (middle) were among The New SLC executive team that gave local media a ‘one-year-out’ tour of the massive facility Sept. 18. More than 1,700 craft workers are plying their respective trades as crews make a huge push during these final months leading up to the September 15, 2020 grand opening. (Opposite) An aerial shows the South Concourse layout and rental car facility; Williams has been working on airport redevelopment for nearly 30 years, and had eyed the Salt Lake project for some time before moving to Utah in 2012. (aerial courtesy Don Green Photography)



move forward, I wanted to move out here and deliver it.”

Nelson said Williams’ organizational skills are unmatched, and a key reason why the project has gone as smoothly as it has.

“Mike Williams is THE man!” Nelson said. “He knows all, he sees all. He’s one of the best (construction) directors I’ve ever worked with, period. Collaboration, attention to details, inspiring all the

people we work with to flock in the same direction...Mike is good at what he does.”

Regarding the last one-year push, Nelson “really at this point in time we’re looking at two-week and three-week points of time – we have a litany of milestones we’re tracking towards.” He mentioned the E Concourse, which will be captured and demolished in December, along with a hard stand operation to the west of the new South Concourse. Commissioning and IT work over the next 6 months are also big milestones, just to make sure everything “lives and breathes” Nelson said in reference to technologically complex electrical and mechanical systems.

“We have a 30,000-activity schedule that helps us manage the work,” Nelson added, an almost unfathomable number to comprehend on a single construction project. We have a series of maps that allow workers to identify exactly where we’re going to be in sequence. It takes scheduled activities and puts it in a visual format, >>

so everybody can understand it without question.”

“We’re in the milestone-a-day timeframe right now,” added Williams. “For us, really anything that starts to bring the spaces to life, that gets finishes in place and starts to look like a finished facility is exciting at this point. We have a lot of work that will be required on the systems side to bring the facility to life. Although we’re focused on making it look good; we have to make it operate. So, we have a lot of milestones to hit from now until opening day.

“We have three full-time schedulers to facilitate that,” he continued. “As we update it weekly with input from all field superintendents of exactly where we’re at any point in time...there are tweaks that need to be made to the anticipated flow along the way. We do have a wide time horizon that keeps people locked in on where we’re headed next.”

Building Information Modeling has been a huge boon to keeping on schedule, with 120 BIM modelers at the project’s peak meeting weekly to resolve clashes and ensure everything fits together as designed.

“We’re making sure everyone is going off the same sheet of music,” said Nelson. “Building Information Modeling has been a huge tool that has helped mitigate clashes, and also overcome them once they’ve been identified. We’ve been largely successful with that.”

At the AGC of Utah’s 2020 Economic Outlook, Nelson maintained his positivity about the current pace, one that remains brisk, to say the least.

“Hang on to your hat,” he chuckled.

Ibi Guevara, (top) addresses attendees at ULI Utah’s 2019 Trends Conference in October, the group’s second annual conference geared to urban development. Guevara is serving as President of ULI Utah from 2019-21. Best practices and trends were discussed by a panel of industry professionals, including (left to right): Kristy Schmidt, Vice President Corporate Real Estate & Workplace, LendingClub; Brandon Fugal, Chairman of Colliers International in Utah; Andrew Bybee, Owner, STACK Real Estate; Heather Kirkby, Chief People Officer, Recursion Pharmaceuticals; Clint Betts, Executive Director, Silicon Slopes (moderator). (photos by Dana Sohm)

ULI Chapter Thriving Locally

It’s been two months since the Utah Chapter of the Urban Land Institute hosted its second annual ULI Trends Conference October 10 at Grand America Hotel in Salt Lake City, another robust industry event focused on urban planning and best practices development strategies.

Ibi Guevara, current President of ULI Utah (2019-21), recognized the chapter’s stout 33% membership growth in the past year, for which it was recognized at a ULI National Meeting in September in Washington, D.C.

Guevara also mentioned the launching of an Urban Land for Public Officials program this past summer, designed to raise awareness on issues facing the development industry, such as density, financial projections, processes

and improving relationships with local authorities and municipalities.

“We want to develop a better understanding of the urban land process... and gain a greater sense of (developer roles) in setting policy,” said Guevara, Director of Business Development for Salt Lake-based Hunt Electric.

“We’ve put a lot of focus on consistent, quality programming,” said Rachel McIllece, Manager for ULI Utah since May 2018, in explaining how the chapter has grown from 190 members to 270 in the past 18 months. “That, combined with our trends conference this year and last year, has helped our growth numbers. And we’re making an impact in the community with the programs we’ve launched.”

McIllece said she’s received a ton of positive feedback from two workshops geared around the Urban Land for Public Officials program, and how it’s meant to educate elected city officials on the nuances of development, and how cities and developers can better work together during the community planning process.

“It’s eye-opening for them and we want to help them make educated decisions about development, we want to bridge that gap,” she added.

ULI Utah put on 21 programs in 2019, in addition to the wildly popular Trends Conference, a mix of events for young professionals in the industry, tours of new and upcoming projects, and other educational/networking opportunities. McIllece praised ULI members for their volunteer efforts and said the chapter



couldn't function without their support.

"I have really amazing volunteers," she said. "You have to have good people involved to get everyone on board."

ULI's Trends Conference featured a number of prominent industry professionals and a panel of experts from the commercial real estate world who dished on a number of current topics, including:

- Use of technology in the A/E/C world and how collaborating on the front end with all parties (read: owners, architects, contractors) leads to better projects and happier clients.
- Continuing development of Silicon Slopes area in Northern Utah/Southern Salt Lake counties. By all accounts, it will remain one of the most robust areas in the entire state for the foreseeable future, particularly as the I-15 Tech Corridor project gets closer to completion.
- Development potential at the site of

the current Utah State Prison, and the myriad opportunities that exquisite piece of property will offer developers over the next two decades. Panelists said they have confidence in state government leaders to facilitate the "right development", hopefully with a huge up-front collaborative effort by the master planners of each community within this 600-700-acre area.

- Top-shelf amenities in office and multi-family properties, and how owners continue to push for 'more' in terms of offerings to building tenants. Shared amenity space is a hot design trend right now; amenities can include deluxe spa/fitness rooms, full-service kitchens/cafeterias, games rooms, and of course, convenient mass transit options. The expectation is that tenants will pay higher rents for better spaces.
- Co-working spaces have helped bump profitability for office building

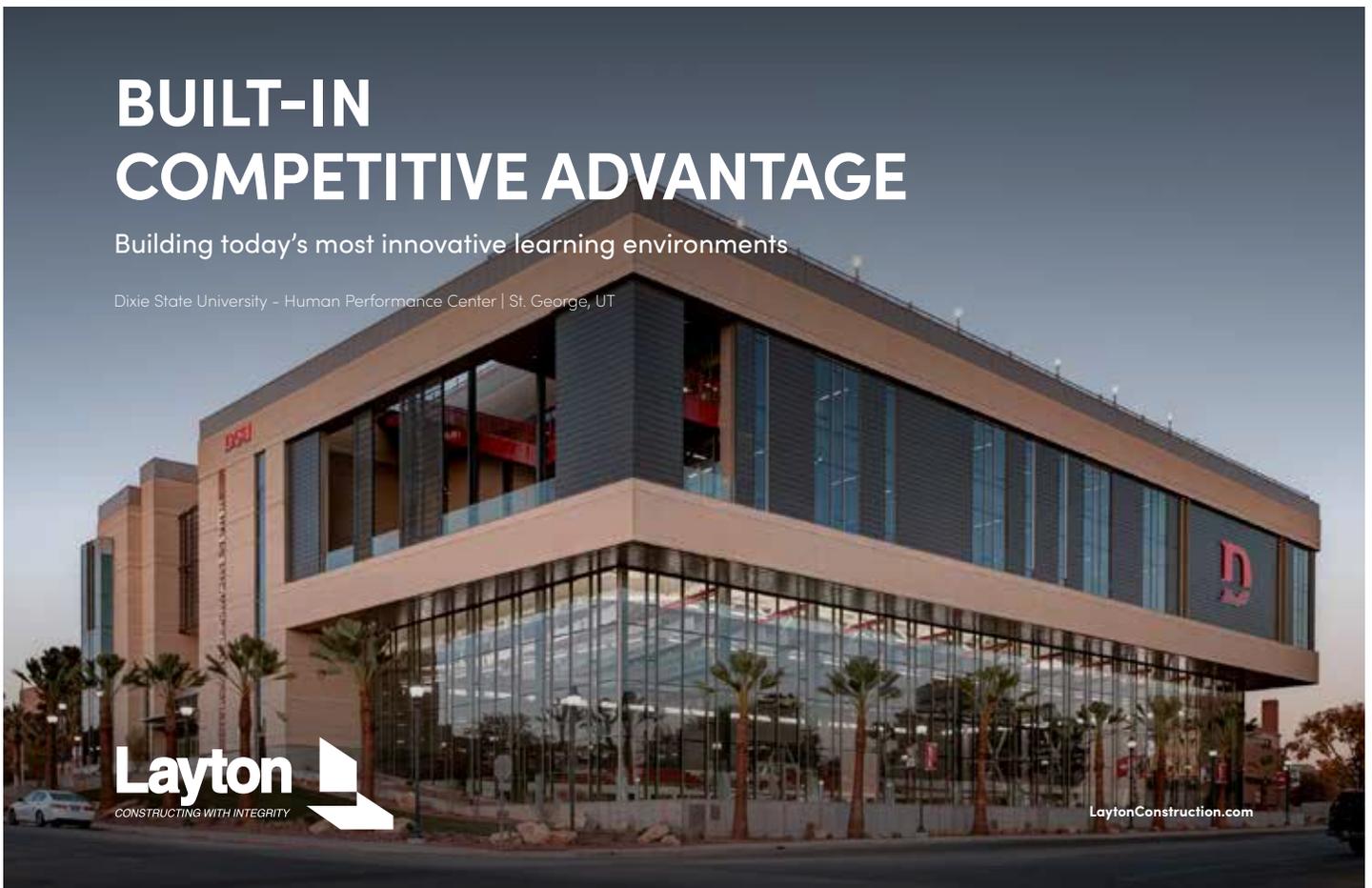
owners on some projects. It remains to be seen how the co-working movement will shake out long-term, given the reported financial challenges of We Work, but no doubt that projects like Kiln at The Gateway in Salt Lake have been successful in this market.

- The need to address air quality. It's the 900-pound gorilla in the valley and it isn't going away anytime soon, simply given that only 2% of vehicles in Utah are electric, plug-in electric, or hybrid, per a UDOT report from June 2019. The need for more efficient and sustainable buildings remains a common objective for the local A/E/C community in an attempt to reduce GHG emissions. Like labor, air quality issues along the Wasatch Front – primarily during first three months of the year – will need to improve to ensure positive economic growth and expansion. >>

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UAPA Reaches Milestone with Regional Leadership Council; Expanded Conference

The Utah Asphalt Pavement Association (UAPA) recently held its Fall Conference (formerly known as the Southern Utah Asphalt Seminar) in St. George in early November, with a record number of attendees and exhibitors on hand. The event included a Welcome Address from Dr. Williams, President of Dixie State University, and a panel discussion from UAPA’s recently formed Southern Utah Regional Leadership Council (SURLC), chaired by Jeremy Leonard of Western Rock Products.

“As we formed the leadership council in Southern Utah this past spring, we had two major goals in mind: Expand the Fall Conference to offer more educational offerings for our region and develop a strategic vision through our council representatives to address opportunities and challenges in the asphalt pavement

industry that are unique to Southern Utah,” said Leonard. “It’s amazing to see the growth of this event in just one year. I attribute that to the expanded educational sessions.”

Sessions at the UAPA Fall Conference included, the use of fibers in HMA (hot mix asphalt); the basics of a good road; the differences between Marshall and Superpave mix designs. During lunch, attendees were able to learn about the complete reconstruction of the runway at the St. George Regional Airport, and innovative processes being deployed across the state for pavement preservation.

Reed Ryan, Executive Director of UAPA, noted that “the success of this conference falls directly on the creation of the regional leadership council. It’s amazing to me that through UAPA we can bring together owners, agencies, producers of HMA, contractors, and preservation specialists. This conference is just the start of their work, I can’t wait to see what they do next.”



Reed Ryan has been UAPA’s Executive Director since January 2012.

Now in its eighth year since creation, UAPA continues to grow and celebrated crossing the 100-member threshold earlier in 2019. For more information regarding the association or other upcoming events, including the 2020 Utah Asphalt Conference, visit www.utahasphalt.org.

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UTOPIA Partnering with Morgan City

UTOPIA Fiber, Utah’s open-access fiber optic network, recently announced it is partnering with Morgan City, the second city in the last year to do so, following Woodland Hills.

“We are excited to partner with the City of Morgan, who have been dealing with limited options for broadband and slow internet speeds,” said Roger Timmerman, UTOPIA Executive Director. “With this new agreement, UTOPIA Fiber will bring competitive options and the fastest speeds in the country to this rural Utah community.”

Morgan City Council unanimously voted to partner with UTOPIA. The small, rural community with approximately 1,600 homes will soon have better connectivity than some major U.S. cities.

Morgan will see its first UTOPIA Fiber connections in late November. By spring of 2020 all areas in Morgan will be completed and ready to connect. It will be the 13th city on UTOPIA Fiber’s network, which has 11 competing service providers.

Dakota Pacific WVC Acquisition to Become Granite Mill HQ

Dakota Pacific Real Estate acquired a 410,000 SF industrial building in West

Valley in July, and is in the process of turning it into an office/warehouse space, including a 60,000 SF space within the facility that will become Granite Mill’s new headquarters.

Granite Mill, who is also part of the acquisition team, is a full-service commercial manufacturer specializing in wood finishes of all kinds; it was established in Salt Lake in 1907, more than 112 years ago.

“We are excited to be partnering with Granite Mill on the acquisition of this prominent, well-located industrial asset,” said Lane Critchfield, CEO of Dakota Pacific. “The Salt Lake City industrial market has experienced tremendous growth in recent years and we believe that it is well-placed for continued success into the foreseeable future.”

The approximately 410,000 square foot industrial warehouse is located directly east and adjacent to I-215. The building was originally constructed by Franklin Covey in 1993 to serve as the company’s primary printing and distribution facility and currently houses several manufacturing-based tenants.

Parr Brown Earns National Recognition

Salt Lake-based law firm Parr Brown

Gee & Loveless announced that the firm has been ranked both Regionally and Nationally by U.S. News – Best Lawyers in the 2020 “Best Law Firms” list.

The firm was ranked in 31 Tier 1 practice areas; nationally it was ranked in 1 Tier 3 practice area.

According to the publication, “Firms included in the list are recognized for professional excellence with persistently impressive ratings from clients and peers. Receiving a tier designation reflects the high level of respect a firm has earned among other leading lawyers and clients in the same communities and the same practice areas for their abilities, their professionalism, and their integrity.”

“We are grateful to again be recognized as a Top Tier law firm by our clients and peers in 31 Tier 1 Regional Levels; we believe such recognition speaks to the depth and breadth of our expertise, as well as our desire to meaningfully contribute to the interests of our clients and community,” said Robert McConnell, President of Parr Brown.

Catalyst Business Park to Start

Salt Lake-based Roderick Enterprises recently announced it is set to break ground in mid-December on the first building of Catalyst Business Park in American Fork, located a half mile west of the Pleasant Grove exit off I-15.

According to Michael Roderick, General Partner, the project is designed to include nine buildings totaling 1.23 million SF on an 80-acre site. Designed by AE Urbia of South Jordan, the first building is 169,000 SF and will utilize tilt-up concrete. The project aims to attract and service Fortune 500 companies that need convenient freeway access and a high-end image. Target industries will include technology, medical, e-commerce, distribution, building supply, healthcare, and other industrial markets. >>



Salt Lake-based Roderick Enterprises recently announced it is set to break ground in mid-December on the first building of Catalyst Business Park in American Fork, located a half mile west of the Pleasant Grove exit off I-15.

UDOT Hosts Popular Annual Conference

A record 2,300 attendees descended upon Mountain America Expo Center in Sandy Nov. 5-7 for the Utah Department of Transportation's 2019 Conference, participating in dozens of educational presentations and programs, along with a massive industry EXPO with hundreds of industry-related vendors and keynote addresses from UDOT's top brass.

UDOT Executive Director Carlos Braceras kicked things off during day one of the three-day annual event by expressing his appreciation to the many people who are tied to UDOT, either as direct employees (1,700 people) or the thousands of consultants and contractors that design and build projects for the massive organization.

Braceras was jovial and animated as he addressed the crowd during the first day's luncheon, expressing extreme optimism at the future of the state's transportation system, even as a "transformational shift" is happening within the Department as to how its work will be done in the future.

Braceras quoted American entrepreneur Robin Chase, in saying "transportation is the center of the world! It is the glue of our daily lives. When it goes well, we don't see it. When it goes wrong, it negatively colors our day, makes us feel angry and important, curtails our

possibilities."

So, Braceras reasoned, "if transportation is truly the center of our world, it stands to reason that transportation is THE top priority for building the communities of our dreams -- doesn't it?"

He said having a diverse transportation system – including well-maintained roads, highway and bridges, along with convenient and quick connectors to functional mass transit – is a necessity to guarantee our "freedom" in living our lives to the best of our abilities, and to enjoy optimum "quality of life".

Braceras referenced a 'Quality of Life Framework', which UDOT developed as part of Utah's Transportation Vision this past year. The 'Framework' includes four dimensions, he said:

Good Health; Safety; Strong Economy; Better Mobility. Good Health "encompasses both the health of individuals and communities, recognizing the role of transportation in both mental and physical health."

Braceras said Safety is a critical element of Good Health actually, as is the role of transportation in our environment. Good Health means more than just being alive – it means being healthy enough to "enjoy the life we have created in the communities of our dreams."

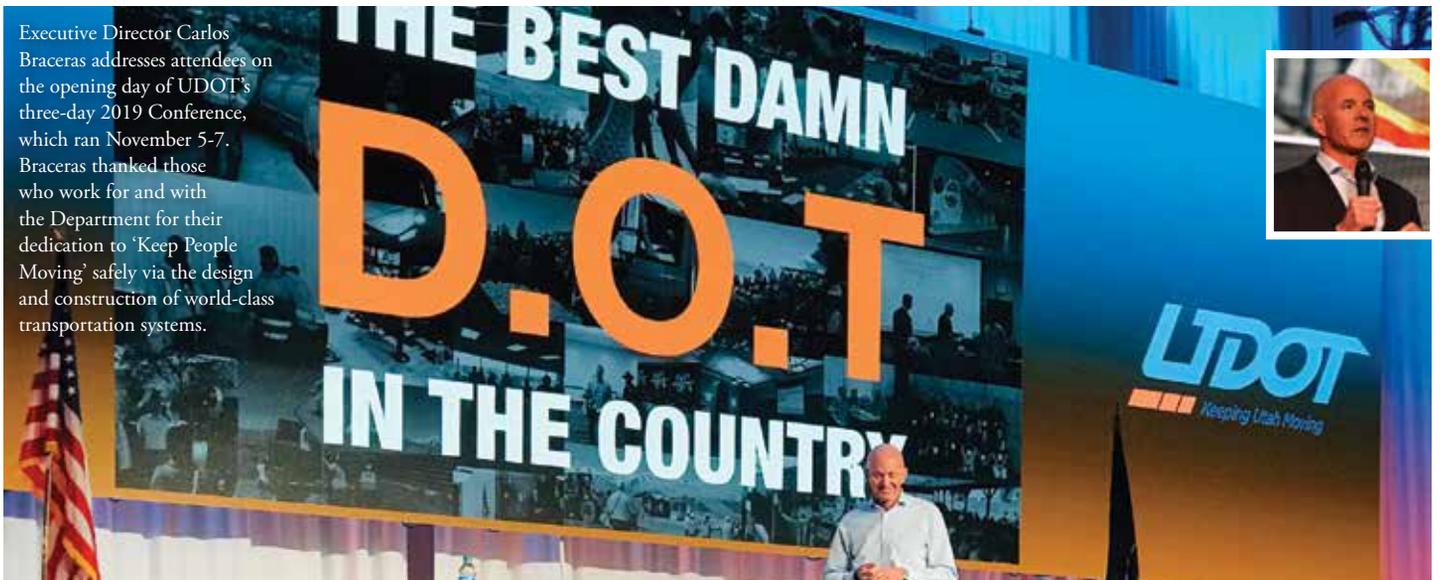
Strong Economy is a nod to the importance a thriving transportation

system is to business and commerce across the board. Better Mobility is the underlying mantra of the Department to 'Keep People Moving' throughout the state, safely and efficiently.

Braceras mentioned a number of big-time transportation projects either under construction or in design such as Mountain View Corridor, US-89 Reconstruction, and several projects along I-15. He also singled out four specific projects in different regions, each uniquely different and each vitally important to the communities they directly serve: Park City's desire for more mass transit options within its city; potential bypass roads for the more rural cities of Toquerville and Heber City; a new interchange at Mountain Green. Each is vitally important to the communities they directly serve, and of course, all roads connect to the overall 6,000-mile system throughout the Beehive State.

"Four Utah towns, four different mindsets," said Braceras. "They may not even realize they're doing it, all four are looking at the Quality of Life framework – Good Health, Better Mobility, Strong Economy and Connected Communities – and making requests of us from within the context of their own unique perspective. And that's just as it should be. It's their community, and their dreams for its future. Our job is to come alongside and in the spirit of partnering, help them to achieve their dreams – whatever they may be."

Executive Director Carlos Braceras addresses attendees on the opening day of UDOT's three-day 2019 Conference, which ran November 5-7. Braceras thanked those who work for and with the Department for their dedication to 'Keep People Moving' safely via the design and construction of world-class transportation systems.



5K Run Marks Completion of Latest MVC Section

The latest section of Mountain View Corridor opened October 26 with a 5K run, a notable milestone for the Lehi and Saratoga Springs communities as the six-mile-long road runs from the intersection of 2100 North and Redwood Road to S.R. 73, extending the already open section of MVC (2100 North from Redwood Road to I-15).

“This project was unique in that it was greenfield, farm fields, with some difficult earth work with existing soil conditions,” said Jeff Mikell, Project Manager for W.W. Clyde & Co. of Orem. “It’s a Clyde Companies value to ‘build better communities’ and this job is the most southern segment of MVC and it connects the growing communities of Lehi and Saratoga Springs. It’s going to be a game changer.”

Teri Newell, Deputy Director of Planning and Investment for UDOT, hearkened back nearly a decade to the first opening of Mt. View Corridor on 2100 North and how important the road has been to the burgeoning Utah County population. This new section is equally critical to the local communities it services.

“We know these transportation systems are going to help improve your quality of life,” said Newell to a strong contingent of people (she noted more than 1,000 signed up for the run, including herself). “It’s not just building roads that improve quality of life, we have other active transportation features here. You’re going to appreciate the trail system opening up today with trail access to Murdock Canal and Jordan River trails.”

The asphalt paved road includes two lanes in each direction, a six-foot sidewalk on the east side, a 10-foot trail to the west, and a pedestrian/bike trail underpass at Redwood Road and 2100 North. The project included 62,000 tons of HMA, 11,000 LF of drainage pipe, and 584 CY of structural concrete.

“This project will improve mobility in this area,” said Rob Clayton, Region 3 Director. “We also recognize there is more work to do on improvements in this area.” >>

Work being done by W.W. Clyde & Co. on various segments of the six-mile long extension of Mountain View Corridor in Utah County, which officially opened October 26. (photos courtesy W.W. Clyde & Co.)



Jacobsen Breaks Ground on its New HQ

Salt Lake-based Jacobsen Construction broke ground October 1 on its new \$12 million, 62,000 SF headquarters, at the site of the former KJZZ Studios at the International Center in Salt Lake.

“We’ve been thinking about our growth for the past five years and realized as we’ve been tucking people here and there, in closets and unusual spaces, that it was time to figure out what we were going to do to accommodate the need we have as we continue to grow,” said Doug Welling, President/CEO of Jacobsen.

Welling said the firm purchased the seven-acre property less than a year ago and worked with VCBO Architecture of Salt Lake City on its design. Jacobsen initially thought about repurposing the former television studio but ultimately couldn’t work with the unique structure and demolished it.

The new building will be a three-story glass and metal panel exterior with a definite ‘wow factor’ given the nature of the work Jacobsen has done for nearly a century.

“It will be quite stunning in its look,” admitted Welling. “It’s a very professional look for the type of professional services we provide our clients. It will provide one place for us to collaborate and associate and call our Jacobsen home.”

Welling said the firm has grown approximately 40% in revenues and employees the past five years. Jacobsen ranked No. 4 in *UC&D’s* 2019 Top General Contractors rankings with \$627 million in total revenues (\$473 million in Utah). Close proximity to the airport played a decision in the location of the new headquarters.

“It’s right off I-80 and five minutes from the airport – we can come and go to construction sites across the country,” added Welling, noting a \$300 million project in

Beverly Hills, Calif., VA facilities in Texas and Arizona, and solid work in Virginia and Hawaii as examples of current projects. “At any given time we’re in a dozen states.”

Polished concrete, triangular wood ceilings, expose concrete walls, all-glass office fronts, and a dramatic glass and terrazzo grand staircase will highlight the interior; exterior finishes will include Zinc metal panels and GFRC on a concrete shear wall lateral restraint steel structure, along with two-sided and four-sided SSG curtainwall and window wall systems.

“Our future is bright,” said Welling, who expects the building to finish in October 2020. “We have many new clients and the economy continues to grow and expand. We’re positioning ourselves for the next 40 to 50 years.”

Kier Building Dixon Place in Sugar House

Low Property Group of Salt Lake City broke ground in November on ‘Dixon Place’, a 59-unit, six-story Class A mixed-use development in Sugar House at 1034 East Elm Avenue. Designed by MVE + Partners of Irvine, Calif., the project will include nearly 50,000 SF of rentable space and 2,200 SF of ground-level retail space (plus Lowe Property Group’s headquarters). Honoring the area’s industrial past, the 87,800 SF project will feature exposed brick and concrete while incorporating glass and steel elements that add a modern touch. Large windows throughout will provide ample natural light for residents and create an inviting atmosphere that seamlessly incorporates the building into the surrounding community.

Amenities will include a business lounge and conference room for remote workers, fitness center, no-cost bike share program, a coffee bar and pool table for residents to enjoy. A two-story green wall will serve as a focal point in the lobby space and was inspired by the mountain vegetation surrounding Salt Lake City’s desert environment.

The project is being built by Ogden-based Kier Construction and slated to open by Summer 2021.

Executives of Jacobsen Construction break ground October 1 on the firm’s new 62,000 SF headquarters at the International Center in Salt Lake City, former site of KJZZ Studios. The three-story building will have a professional look with steel, glass and metal part of the design. (rendering courtesy VCBO)



AGC, SLC Fire Dept. Create Standards for Temporary Stair Scaffolding

Over the course of the last year, the Associated General Contractors of Utah Builders Safety Committee has worked together with Salt Lake City Fire Dept. to resolve fire safety issues with egress and scaffolding systems during construction.

Pat Salandi of Salt Lake-based Jacobsen Construction led the committee in finding a compromise with local fire marshals and industry members. In order to resolve this issue, the Builders Safety Committee met with scaffolding suppliers, building contractors, and SLC Fire to ensure that the solution worked for the industry as a whole. AGC demonstrated the new standards to local fire marshals and departments, even running mock trial rescues to ensure the fire departments’ concerns over access and egress were met.

As a result of these discussions, new standards allow temporary stair scaffolding systems which comply with both OSHA and

SLC Fire standards effective immediately. Any contractor must now follow these standards to provide a safe and useful method of access.

“These new standards will help the membership of the AGC here in Utah and help the fire department meet their needs for safety,” said Salandi. “It wasn’t an easy road to travel, but in the end we felt like it was a win-win situation for both parties.”

Pendry Residences Underway at The Canyons

Columbus Pacific Properties broke ground this summer on Pendry Residences Park City, a multi-story, 450,000 SF, luxury ski-in, lift-out destination resort.

The project will feature 150 fully-serviced residences, with numerous plush amenities such as 18,000 SF of retail, a 6,000 SF spa and wellness center, 7,000 SF of indoor meeting space, a 4,000 SF ballroom, a spacious lobby, a signature restaurant, and the cherry-on-top – a roof top pool with destination bar, slated to be the first of its kind in the region.

Designers from SB Architects of San Francisco are using locally-sourced ledgestone cut stone, vertical wood siding for towers, thermally-treated wood siding for the plaza level, and a Dri-Design metal panel system. The project boasts over 50 unique unit types, when factoring in plan options and height differences. It is slated to open in winter 2021. >>

Rendering of Pendry Residences Park City project, highlighted by a swanky roof top pool/bar, slated to be the first of its kind in the Park City area. (courtesy SB Architects)





Former U.S. President Barack Obama shared the stage November 20 with USGBC President/CEO Mahesh Ramanujam at Greenbuild 2019 in Atlanta. (courtesy USGBC)

Obama One of Keynotes at Greenbuild 2019

Greenbuild 2019 concluded November 22 in Atlanta after a spirited four days discussing the built environment’s impact on climate change, and the role of organizations like the U.S. Green Building Council in mitigating that impact.

“President Obama is a longtime friend of the green building community and a global leader in the fight against climate change. It was an honor to be able to share the Greenbuild stage with him and to have the opportunity to exchange stories, ideas, and strategies about how we can create a better living standard for all.”

– Mahesh Ramanujam, USGBC President/CEO

Mahesh Ramanujam, President/CEO of USGBC, shared the stage with former U.S. President Barack Obama November 20, discussing a host of prominent environmental-related topics over the space of an hour. Obama mentioned how global economic inequality and climate change are inter-connected, and that both will need to be addressed in order to make significant changes in reducing global warming and other climate changing factors.

“The reason I say those two things are connected is that it is hard to figure out how we solve sustainability issues and deal with climate change, if you also have huge gaps in wealth and opportunity and education,” said Obama. “Because what happens...is that as wealth gets more and more concentrated, and more and more energy is used up by the few, the many become resentful and it undermines our sense of politics and a sense of community. We’re not going to solve the former if we’re not also attempting to do the latter, and I think that’s important to remember.”

Greenbuild 2019 included countless inspiring educational sessions and dynamic keynote speeches each day. Besides Obama, keynotes included civil rights activist Dr. Bernice King, architect and MacArthur Fellow Jeanne Gang,

youth climate activist Jamie Margolin, and climatologist Dr. Marshall Shepherd.

Ramanujam said Obama’s presence was key, and appreciated what the 44th President said about climate change.

“President Obama is a longtime friend of the green building community and a global leader in the fight against climate change,” said Ramanujam via email. “While in office, his administration negotiated the landmark Paris Climate Accords, expanded the impact of our field, and helped open the door for energy efficiency investments in both the public and private sectors. It was an honor to be able to share the Greenbuild stage with him and to have the opportunity to exchange stories, ideas, and strategies about how we can create a better living standard for all.”

He said Obama is keenly aware of the importance of Green Building, and during their discussion on his Presidential Center in Chicago, one of the first things he said was ‘We’ve got to be LEED (certified)’.

“It’s gratifying to know that people leading our country on the world stage recognize what we do here – that they validate it and that they understand it can play a critical role in preserving their legacies, setting examples for successors, and for fostering a culture that values sustainability,” said Ramanujam. ■



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AGC Hosts Industry's First 2020 'Outlook'

Economists Gochnour of the U, AGC's Simonson, expect Utah to keep momentum going; both predict the record-long growth cycle to continue, albeit at a slightly slower pace.

Natalie Gochnour cut quickly to the chase in delivering her remarks at the Associated General Contractors (AGC) of Utah's 2020 Economic Outlook November 19 at Little America Hotel in Salt Lake City.

"It truly is a good time; I'm hugely positive about Utah!" exclaimed Gochnour, Associate Dean of the David Eccles School of Business at the University of Utah and Chief Economist for the Salt Lake Chamber. "We're in the longest expansion nationally and in Utah."

And the construction industry is a driving factor in the robust economy, she said, leading the way with the top growth rate of all major economic sectors at 6.4%, with 6,900 jobs added in the past 12 months (Oct. '18 to 'Oct. 19).

Gochnour also mentioned having recently been appointed as a transportation commissioner and gaining greater "insight into the world you live in" and the complexity of issues facing firms in the construction industry, including safety in work zones and inherent risks working next to fast-moving (think 60-70 MPH) traffic. "Working in a setting that dangerous really caught my attention," she said. "As an economist I'm motivated by the challenges you work with" – citing labor, fluctuating material prices due to changing federal policies, and complexities in the engineering and design of intricate structures.

The current economic expansion cycle has been happening since 2009, and Gochnour confidently predicted that it will continue through 2020 and 2021, with many firms reporting strong backlogs of work. Utah's job growth has been a robust 3.3% this year (about twice the national average) and averaged nearly 3% during the past decade.



Natalie Gochnour addresses AGC of Utah members during the association's 2020 Economic Outlook November 19. "It's a great time to be in business; I think we should all smile ear to ear about the opportunities here in Utah,"

"What characterizes Utah's economy is that...it's been durable," she added, with a strong population growth (over 50,000 people annually the past four years) and positive net migration (between 20,000-25,000 since 2015). Overall, Utah has had positive net migration in 26 of the last 28 years.

In breaking down specific jobs within the construction sector, Gochnour said General Building is up 11%, followed by Heavy/Civil at 6.5%, and Specialty Trades at 5.0%. The value of permit authorized construction in both the residential and non-residential sectors is also projected to finish up in 2019 from the previous year.

She did caution AGC members, however, to remain vigilant in watching what happens on a federal level, since Utah typically "follows what happens nationally". The main factor inhibiting growth is labor – the obvious elephant in the room that every trade is keenly aware of. To that end, she recommended contacting federal political representatives and requesting action on immigration reform.

"The ongoing labor shortage is made worse by hostile immigration policy,"

she said. The nation needs to figure out a solution for getting more hourly-rate and seasonal workers back into the construction industry.

She also spent some time talking about the open seat for Utah's Governor, a race with no less than six serious candidates on the Republican side (Democrats do not have a candidate at this point), and wondered how that might impact the economy, if at all.

"It's a great time to be in business," she added. "I think we should all smile ear to ear about the opportunities here in Utah."

Simonson Says...Growth, Albeit Slower Nationally

Ken Simonson, Chief Economist for the AGC of America, followed Gochnour and also predicted a solid year for construction nationally, although there are indicators of slight dips in certain markets. The Western U.S. is robust and will stay hot in 2020, with Utah setting the pace in many ways.

"Based on the stock market, all indexes closed at record highs last week," said Simonson, an 18-year veteran at the AGC. "Investors are no longer worried about recession in the U.S. Nobody is forecasting a

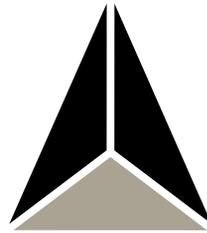
decline in real GDP.”

Simonson expects non-residential construction markets to fare well across the board, save for the beaten down retail market. Utah’s markets have some similarities to what is happening in other parts of the nation, especially in the western region. Heavy/civil markets have the highest ceiling with up to 10% growth, including power, highway, and transportation (land, air, water). Markets with 5% growth potential include educational, health care, and water/wastewater.

Nationally, Simonsen had office, resort/hospitality and industrial projecting flat; in Utah, those markets continue to perform well with several high-profile projects either recently finished, under construction, or in design/planning, although office will have a hard time keeping pace with recent historic levels.

Simonson predicted a 2% gain in Utah over the first nine months of 2020, modest numbers, but growth nonetheless. He listed a number of factors contributing to Utah’s growth.

- Construction in Utah contributed \$11.1 billion – 6.3% – of the state’s \$177 billion GDP.
- Construction wages/salaries totaled \$5.5 billion in Utah (\$468 billion in U.S.)
- Private non-residential spending in Utah was \$2.5 billion in 2018; State and local spending was \$3.3 billion. (Totals not available for residential or federal construction spending in Utah).
- Non-residential (building and heavy/civil) starts in Utah totaled \$6.3 billion in 2018, according to ConstructConnect.
- Construction employment in Utah hit an all-time peak in July 2019 of 109,400; in September that number was essentially the same (109,200).
- Construction employment in Utah was up 4.1%, two full points above the U.S. average of 2.1% (No. 15 overall).
- Construction industry pay in Utah averaged \$51,052 in 2018, 5% more than the state average for all private-sector employees.
- Neighboring states Nevada (12.3%), Arizona (10.2%) and New Mexico (8.7%) were the top three in the nation in construction employment change.
- Utah’s population growth (up 1.9%) continues to rank in the Top 5; it placed third (Nevada and Idaho had 2.1%). ■



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Exploring the Utah Amenity Bubble: How to Weather Any Storm

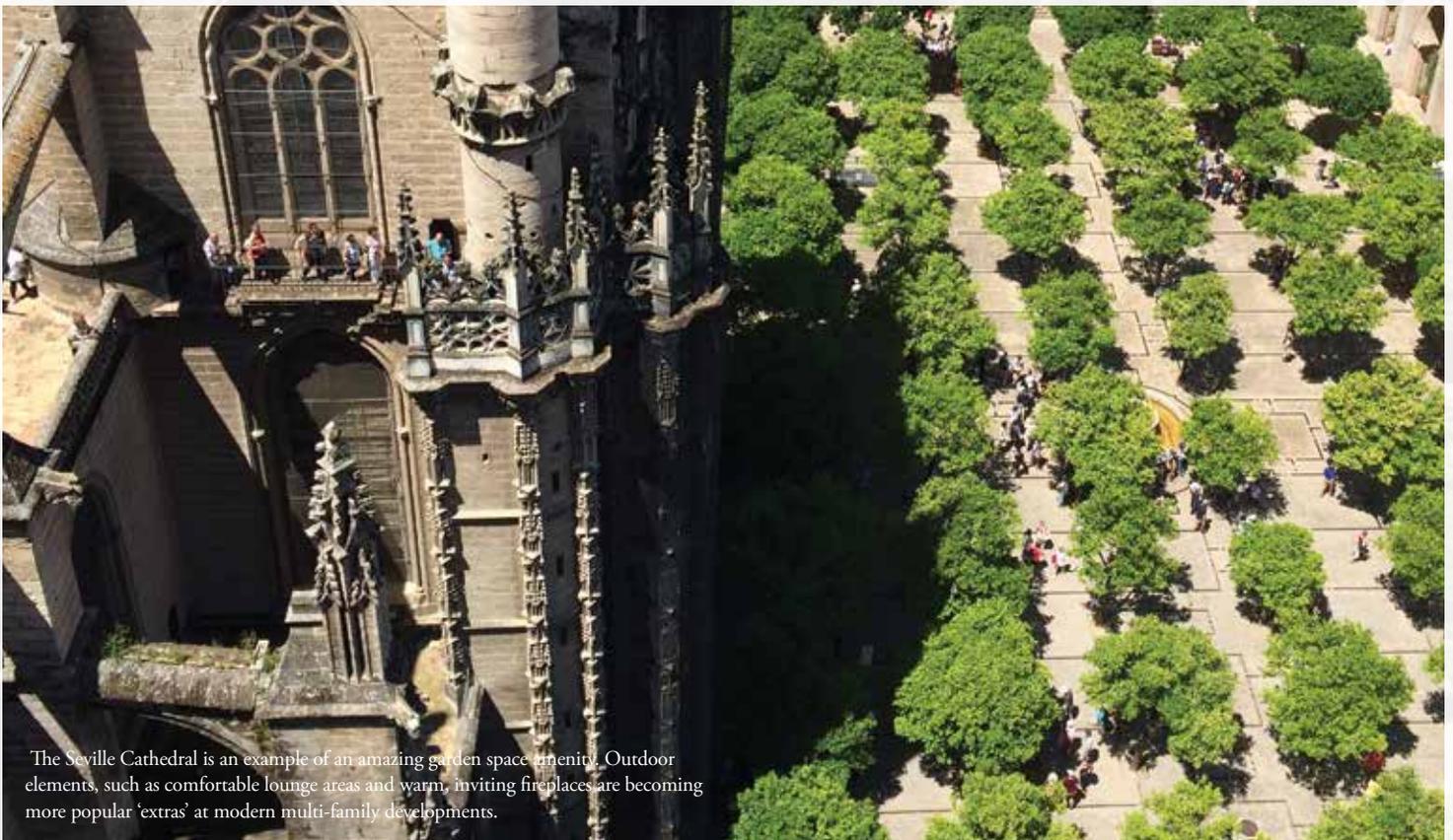
By Brandon Reed

As a developer, you may be concerned about wasting money on amenity spaces that aren't getting used or benefitting your bottom line. In today's amenities race, you may be worried that when the bubble pops, the extra amenities you've created won't stay relevant and could make your properties less competitive.

During a bubble, the relative price of low-amenity properties is higher than during a crash. Currently, most renters are primarily concerned with finding a place within their budget, reasonably close to their place of work or transit, and in time for the start date of their new job. The lack of available housing options and the continual rise in rent keeps these low-amenity properties competitive.

Once the bubble bursts, renters will have more options. The first properties affected will be those with few or poorly planned amenities. It's rare that a newly minted apartment community doesn't provide at least some of the go-to amenity checkboxes – but how do you know if your amenity spaces will still be attractive to renters when the market cools down?

We specialize in creating one-of-a-kind rooftop and outdoor living experiences. By recognizing what makes the difference in amenities' relevance under various market conditions, you can appropriately plan for apartment amenities that will bring sure results.



The Seville Cathedral is an example of an amazing garden space amenity. Outdoor elements, such as comfortable lounge areas and warm, inviting fireplaces are becoming more popular 'extras' at modern multi-family developments.

Get the Space Right

Think of it this way: If you place a world-class exercise system in the basement with no windows, you've gotten the space wrong. It will always be a less attractive amenity space because of its lack of natural light, not because it is the wrong type of amenity. Just as in locating your development, the amenities within need to have priority given to location and proximity to other amenities.

While it takes effort to get a space right, it's a sure win for your property. This way it doesn't matter which amenities are hot, you will always have an area provided for whatever programs will attract your target tenants. To explain how this works, let's look at an example:

Built during the 15th century or earlier, the Court of the Oranges in Córdoba, Spain, is believed to be the oldest outdoor space that still retains its original design. The main feature of the courtyard is a grid of orange trees aligned to the interior columns of the mosque, each connected by a thin stream of water. With Cordoba's

warm climate, the cooling effect of this design is substantial in creating an inviting atmosphere for people to congregate.

This arrangement of space has been maintained through centuries of medieval conflict and multiple changes in ownership. It has been a key place of worship for two major world religions. It's such a reliable arrangement of space that it has been replicated throughout Spain and the rest of the world.

Aim to make your amenity space feel good to people. If it's a comfortable place to be, it will always be a draw.

Create and Market 'Living Experiences'

Once you've got a space that feels good, you're ready to start thinking about marketing. When future tenants look at your property, they will be thinking about the experience they want to have. Don't just put in a pool or roll some barbecues onto a rooftop patio. It's not enough to provide amenities – you've got to create an *immersive experience*.

If you've ever bought an Apple

product, you know what this means. It's an experience just opening the box. In fact, the packaging is so cool, it's tempting to hold onto for months after you bought the product. Apple is expert at marketing an experience. They focus on what their customers want to feel and design for that rather than a list of checkboxes.

Work Until You are Excited!

Be intentional enough to do things right the first time. It's much better to revise the drawings or do a capital call for more funds before something gets built and you're stuck with it. Even better, learn beforehand what it takes to make a successful space and budget for that from the start.

A sure-fire way to get the most out of your amenity spaces is to not stop until you feel excited. If you're not feeling envious of the lucky tenants who get to hang out in the place you've crafted for them, keep going. By doing so you will naturally be inclined to up your game on each project and ensure that you remain competitive. ■



Brandon Reed is Founder of Salt Lake-based Loft Six Four, and has 18 years professional design experience. He can be reached at brandon@loftsixfour.com or (801) 580-3325.



Babcock Design Names New Associates; Four FFKR Employees Earn EDAC; Charity Mair Remembered; Scott McNeil Passes Away at 74

Salt Lake-based **Babcock Design** recently promoted two people to Associate – **Katie Bennett** and **Chad Littlewood**.

Bennett joined the architectural firm in 2017, bringing a depth of experience designing mixed-use, multi-family projects. Her real strengths lie in understanding the complexities of multi-family projects and her experience in other west coast markets.

Prior to joining Babcock, she worked two years in Portland, Ore., and three years in Irvine, Calif., focusing mainly on multi-family projects in addition to commercial, industrial and educational projects. She is a licensed architect in the state of California and Utah.

She received her Masters of Architecture from the University of Kansas; much of her design sense was formed during a year abroad in Copenhagen. She is passionate about collaboration with all the disciplines in creating more sustainable, thoughtful, and profitable projects for her clients.

Littlewood has been with Babcock Design since 2013. He studied at the University of Utah and received his Masters of Architecture in 2012. Being with Babcock Design throughout the early stages of his career, he has worked with many talented individuals who have influenced the professional that he has become.

Littlewood's interest in architecture stemmed from a young age – the idea of using his creativity to shape the built environment has always been a driving force for him. As his career evolved, additional factors began to expand his focus and has allowed him to become



Katie Bennett



Chad Littlewood



Christina Haas



Mary Sorensen



Michael Dolan



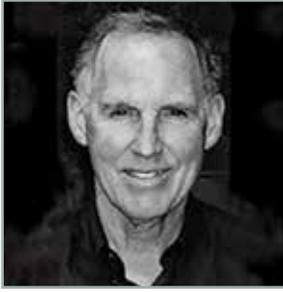
Sydnie Young

a critical member in a variety of project types. Public work, in particular, has always been an area of focus that he wanted to explore. He has a strong belief that buildings and spaces he creates are meant for interaction and reaction; they should evoke an emotion amongst the users.

FFKR Architects of Salt Lake City announced that **Christina Haas, Michael Dolan, Sydnie Young, and Mary Sorensen** have earned the internationally-recognized Evidence-Based Design Accreditation and Certification (EDAC.)

Evidence-Based Design (EBD) is the process of basing decisions about the built environment on credible research to achieve the best possible outcomes. EDAC Appellation represents:

- A commitment to and expertise in transforming all healthcare settings into healing environments.
- Contribution to health and improved outcomes through research-based, human-centered design methods.
- Positively impacting patients, caregivers, and operations.
- The purpose of EDAC is to improve the quality of healthcare facilities by offering Certification in the specialized field of healthcare design. This approach begins with research, education, advocacy, and innovation that drive better, safer, and healthier care environments.



In Memory

Scott Ford McNeil, 74, passed away October 16, 2019 after battling various health ailments for several years. McNeil founded Sandy-based civil engineering firm McNeil Engineering more than 35 years ago and was the firm’s leader for many years. Those who knew him remember a passionate, caring, unbelievably kind individual, one who was driven to excel in every aspect of his life. He leaves behind a legacy of hard work, charitable service, and a genuine love for people he encountered along the way.

McNeil was born in Salt Lake City September 15, 1945 and after graduating from Olympus High School in 1964, he served a full-time mission for the Church of Jesus Christ of Latter-day Saints in the North German Mission. He attended the University of Utah and earned a B.S. in Civil Engineering, and initially began his career working for the (LDS) Church Engineering Department, before founding McNeil Engineering. He was licensed in 15 states as a professional engineer and received many prestigious honors, including the 2005 Utah Engineer of the Year.

McNeil married Kathleen McKean on February 28, 1969 – they happily celebrated their 50th anniversary earlier this year. McNeil established a pattern of service throughout his life. While finishing school and starting a young family, he served in the Army Reserves from 1970-1975. He was a die-hard University of Utah fan, as well. He was preceded in death by his father, David McNeil. He is survived by his wife, Kathy, and their five children: Tracy Martin (J.R.), Ryan (Mindy Green), Devin (Kelly Nelson), Mandy Keller (Jeff), Hillary Ingle (Cody), as well as Anne Ford McNeil (mother), JD McNeil (brother), Tyler and Ginna McNeil (brother), and 18 grandchildren.



In Memory

The A/E/C industry lost a long-time contributor earlier this year with the passing of **Charity Longaker Mair**, who died August 20 from cardiac arrest, just two days after her son, Skyler, passed away. Mair had been working at Spectrum Engineers of Salt Lake City since December 2018, working as a coordinator in the firm’s marketing department and specializing in federal proposals, after spending a dozen years with Franson Civil Engineers of American Fork. Mair’s passing caught those close to her by surprise, and they recognize that she had so much love for her son, that his passing was too much for her heart to bear. Mair’s current and past employers remember a hard-working, dedicated, and cheerful person.

“Not only was Charity extremely talented in her role with federal proposals, but as a co-worker, she brought joy, compassion and a listening ear with her to work each day,” said Dave Wesemann, President of Spectrum Engineers. “She was well known for the candy jar on her desk; a little way of bringing sweetness into the office and then creating an opportunity to talk. Charity’s love and care is what we will miss the most.”

“Charity Mair exemplified the characteristics of her name, that is to say, she was helpful, kind, thoughtful, and conscientious of her work and all those around her throughout her professional life,” added Kevin Franson, General Manager, Franson Civil Engineers, where Mair worked from August 2006 thru November 2018. “She was at the ready to help on any project, whether big or small. She worked tirelessly to assist the technical staff and put forth the effort to meet project deadlines time and time again. Her kindness was appreciated by many and continued on even after leaving for a position at another firm.”

Mair was born May 19, 1976 in Salt Lake City and graduated from Skyline High in 1994. Her writing and project management skills were evident early via her involvement with the school newspaper and a creative magazine. She is survived by her daughter Shayna, and son John-Zander (JZ), along with her father, John, and several siblings and step-siblings. Preceded in death by her mother, Elizabeth. ■



TAKING FLIGHT

The Monarch is the ninth project completed by Fischer-Regan Enterprises in the past decade in Ogden. The ambitious restoration of this former depression-era automotive garage is a signature project for the City's new 'Nine Rails' Creative District, as it serves primarily as a community art studio/event space for 'art to architecture' and everything in between.

By Brad Fullmer





It may sound rudimentary when you hear developer Thaine Fischer say “we buy birdcages” – a tongue-in-cheek reference to the worn-down, dilapidated, usually abandoned buildings his firm purchases and ultimately restores in the historic downtown Ogden area, giving them second life as a retail or other commercial mixed-use space. But it’s definitely an insightful comment, given the disrepair and general state of these forgotten buildings.

“Most of the stuff we buy is full of pigeons and broken windows,” says Fischer, 57, Managing Partner for Ogden-based Fischer-Regan Enterprises (FRE), LLC. “But they’re all historic buildings, typically vacant, not in great shape.”

His firm – owned and operated by Fischer and his wife, Tahna Regan-Fischer – recently completed its latest venture, The Monarch, which opened November 1. The 60,000 SF building is an impressive restoration of a depression-era structure (completed in 1929) that originally served as a parking/service garage for the Bigelow Hotel, built in 1927 on the corner of Washington Boulevard and 25th Street. It marks the ninth project completed by the Fischers since 2010, and it illustrates a unique passion they have for historic redevelopment, and for their adopted Ogden Valley community. Of the nine projects they have completed, seven are on the national historical register.

“We kind of fell into this,” Fischer laughed, while sampling menu items at the building’s signature restaurant, WB’s (operated by Pig & Jelly Jar restaurateur Amy Britt), two days before the Monarch’s grand opening. He was explaining his journey from being a bartender/college student to selling real estate, to then running a small resort management company, to where he and his wife are today, 13-plus-year residents in Huntsville and owners of a dozen properties, all within what Fischer says is “a \$15 Lime scooter ride” from his office at 2444 Washington Boulevard. “It’s turned into a really fun endeavor.”

Sometimes It’s ‘Who You Know’

Thaine Fischer was a 21-year-old college student by day – he studied electrical engineering at Arizona State University in Tempe – and bartender by night, who happened to attend a summer holiday party of his roommate’s wealthy employer and, well, the story is almost too good to be true.

“If I could get 40 to 50 creatives in one location, I felt there would be enough cool energy that would create value for them. It’s about getting people out of their garages, their basements, and bringing them into an area that is a super creative environment, and let them hang out with their tribe.”

**– Thaine Fischer
Director, Salt Lake Office**

“You want the real story?” Fischer grins, seizing the opportunity to tell of fortuitously meeting Jerry Nelson, a revered general contractor, developer and businessman in Scottsdale, Ariz., who is President and Founder of Pinnacle Peak Land Company and Pinnacle Paradise, Inc. Since 1971, Nelson, 90, has developed what Fischer said is “most of northern Scottsdale”, with big-time developments like Pinnacle Peak Village, Pinnacle Peak Country Club and Shopping Plaza, Troon Village, Troon Golf & Country Club, and Troon North golf course, among other projects in Arizona and Mexico.

“My roommate in college was the assistant golf pro at (Nelson’s) new country club called Troon in North Scottsdale,” he begins, saying it’s a “sister club” to Royal Troon in Scotland. “We went to his house

The Monarch in Ogden

for a Fourth of July party and I ended up getting thrown out for having too many cocktails.”

The next morning, Fischer realized he had left his shoes and jeans at Nelson’s palatial house, and though extremely embarrassed, “I didn’t have money for new shoes,” he said. So he called Nelson (mildly shocked a person with that kind of wealth actually answered his own phone) and arranged to go back to his house.

“So, you’re the guy causing all the ruckus last night! What do you do?” Nelson asked. When Fischer said he was an electrical engineering student moonlighting as a bartender, Nelson replied “I need a bartender. We have a country club that we invite clients to, and we have an hour to sell them golf lots. How

fast can you pour?”

Fischer took the job, and for two years poured drinks at Troon, before one day Nelson pulled him aside and told him he should sell real estate instead. Fischer was at first skeptical, believing he was ticketed for a successful career as an electrical engineer and being in his final year at ASU.

“He’s like, Thaine, you’ll do better in real estate,” recalled Fischer. “I said ‘no, I’m an engineer, I’m going to work for Motorola. I’m going to get out of college and make \$45-\$50 thousand as soon as I get out’. He’s like, ‘let me put it into perspective...that’s my jet fuel bill for the month’. I’m like, ‘okay, you have my attention.’”

Nelson, whose goth birthday party he attended this year, said “it was a major

impact” on his life. “I’ve had two huge impacts, one was my ex-father-in-law, who gave me amazing leadership skills. I’ve had people give me good direction.”

Realizing Community Impact of Projects

Fischer established a small resort management firm in Arizona – Fischer Villa Resorts – and ultimately sold it. He and Tahna had bought a second home in the Ogden Valley in 2004, and then he convinced her two years later to move to the Wasatch Front full-time to raise their two daughters, which he says is probably “my best sales pitch ever” in convincing his wife to swap the warmth and sunshine of Arizona for chilly Utah winters.

He thought he could take the lessons learned from his real estate experience



and some modest capital, and develop some projects. The first was an old bookstore on Washington Boulevard in 2009-10 with an exterior that had been covered up with a hideous type of concrete façade board that Fischer hated.

“Once we started tearing down the crap they put up in the 70s, we found this gorgeous building with incredible brick underneath it,” he said. “That was our first big ‘ah ha’ moment, that there could be some cool sh-- under that.”

Ogden-based R&O Construction got the bid to do that first project, and Fischer said it was completed on time and on budget, and subsequently “R&O has done most of my projects. Where we really trust R&O is where we have complicated projects that need to be on time and on

budget. And they’re large. They’ve been great partners to work with.”

The firm’s second project included Star Noodle Parlor, one of three buildings the firm was forced to hold onto for a couple of years through the recession, not exactly according to plan, but the end result was magical.

“When we redeveloped Star Noodle Parlor with the iconic neon dragon sign, we brought it back to life and had a crowd of 300 or so...and people were crying, saying how special that building had been to them in the past,” he recalled. “There was so much community impact by restoring that building and that sign particularly – that got us the passion, the ‘bug’. We thought, if we can do this and make a living AND have the community impact on top of



Hip new eatery WB's occupies The Monarch's restaurant space along 25th Street; Sandy native/Seattle resident Jeffrey Cook admires the black wrought iron entry gate (middle right); 41 studio spaces are rented out by myriad creative types, including live podcasters (bottom right)

The Monarch in Ogden

that...we've stayed focused on that type of (redevelopment) product."

Great Patience, Persistence in Bringing The Monarch to Life

One thing FRE has been this decade is patient with the development of its projects. The Monarch is a prime example of that, having been purchased in 2011 and put on the national register a year later. Fischer said "we took a step back and said, 'what do we really want to do with 60,000 square feet? How do we program this space?' We buy in a place we can hold buildings for a long time. It's not the cost of the building, it's the cost of improving it and bringing a building up to code."

Fischer said they thought about doing a year-round farmer's market type

of venue, with vendors renting 10 ft. x 10 ft. spaces, and some retail in the front of the building. Then on one of Fischer's fairly regular trips back to Arizona, he saw an article in one of the in-flight magazines about a giant art tent, about 30,000 SF, installed during winter months where artists rent space and sell their work. As he fleshed it out a little more, he thought it might be a better overall idea, one with more long-term pluck.

"Show me an arts district in the history of America that's failed, ever," Fischer said. "Creative and arts districts are amazing in how they are economic development tools for cities. Cities are lucky to get these districts – Ogden was actually progressive in making a physical arts district (the city council created Nine

"I'm a strong believer in art as a tool to improve community and develop community. I'm happy I've been a mentor to Thaine during this process. Art is the best weapon of mass construction."

– Juvenal Reis, Founder, Reis Studios (NYC)

Rails Creative District about 18 months ago, according to Tom Christopoulos, Ogden City's Director of Community and



Windows to the west bring in excellent natural lighting and beautiful evening sunsets; more studio spaces.

Economic Development).”

A friend turned Fischer onto a businessman/artist from New York City who had developed such a project, albeit on a much larger scale. His name is Juvenal Reis, founder of Reis Studios in Long Island City (Queens), New York, which is an 84,000 SF converted warehouse that houses 250 artists from 35 countries.

Fischer called Reis and tried to get a meeting with him for over a year, to no avail. He persisted, was able to finally set up a meeting, and flew out to NYC to meet with the 64-year-old Brazil native and pick his brain about the potential of The Monarch. The two formed an instant bond, and Reis flew out a couple of times to Utah to offer his advice, and was on hand for the Grand Opening.

“I think it’s fantastic,” Reis said of The Monarch. “I’m a strong believer in art as a tool to improve community and develop community. I’m happy I’ve been a mentor to Thaine during this process. Art is the best weapon of mass construction.”

At the heart of the project is 41 individual art studios that provide a collaborative environment where artists and other creative types can work on their individual projects and inspire each other. The Monarch also includes three event spaces, the largest of which is 6,500 SF on the second floor, capable of holding nearly 500 people. In addition to WBs, the Art Box is a quaint retail shop along 25th Street and a nice compliment to the space.

“I find it fascinating when you put a bunch of creatives together,” said Fischer.

“If I could get 40 to 50 creatives in one location, I felt there would be enough cool energy that would create value for them. It’s about getting people out of their garages, their basements, and bringing them into an area that is a super creative



The Monarch in Ogden

environment, and let them hang out with their tribe.”

Construction on The Monarch actually began in late 2017, according to Mitch Thompson, Project Manager for R&O. After three months of painstaking demolition, crews were tasked with reinforcing a sagging roof system and installing new structural elements of steel and concrete throughout the facility, including new moment frames, BRBF systems and structural concrete elements.

“The biggest challenge was all the environmental concerns,” said Thompson. “When we originally started, we had a lot of abatement to do – lead paint, asbestos, old mastic on tile – and then piecing the building together during construction to make sure it stayed standing.”

Fischer-Regan was helped with financing by Phoenix-based Dudley Ventures, led by James D. Howard, Founder

and Principal Shareholder. Howard spoke at the grand opening about the uniqueness of this project.

“We’ve been involved in hundreds of these transactions, over \$2 billion worth,” said Howard. “There are very few projects, however, that really capture your heart. And I think it’s indicative of the importance of what this project is to Ogden.”

Howard added that The Monarch was honored this year nationally as a project that is “truly innovative, catalytic, and making a difference in communities,” he said. “You can see how proud I am that we were able to play a small part in making this happen. My hat is off to them.”

Reis added, “The only way you can do this (kind of project) is by adding value to the artist...so they can do better in their lives, they can believe in themselves. In the end we’re all going to go...this time we have here, let’s enjoy it and let’s make the best

we can. Let’s give artists the tools they need to document our own history.”

Fischer is thrilled with the attention being paid to The Monarch and grateful it has been so incredibly well-received by the at-large community. He’s also exhausted by the amount of work he’s put into not just The Monarch, but the other eight projects completed this decade.

“We have a couple more (buildings) we’re waiting to develop,” he said. “I’m pretty tired right now. I’m going to take a year or two off and relax!” ■

The Monarch

Owner: Fischer-Regan Enterprises, LLC

Architect: Carbon Architects

GC: R&O Construction



Cars used to roll up this ramp during the building’s past life; now it’s the entry to The Monarch’s main 6,500 SF event space. The rustic charm is evident in the restored ceiling/roof system. Inset: Thaine Fischer (center), his wife Tahna Regan-Fischer, their daughter, and Juvenal Reis, founder of Reis Studios in New York City and a mentor to Fischer on this project.





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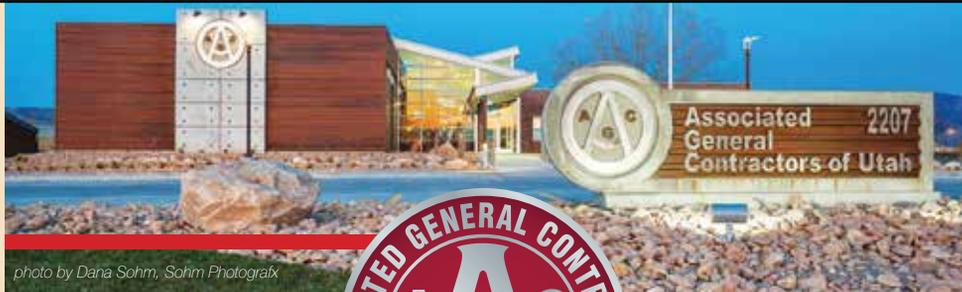


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LOCAL PRESENCE, GLOBAL IMPACT

As HKS' Salt Lake office marks its 20th Anniversary, its key Principals are proud of the firm's community impact throughout various regions of Utah, and its ability to bring global design expertise to local projects. The firm's corporate office in Dallas is also celebrating its 80th year in 2019.

By Brad Fullmer



The firm's design of George S. and Dolores Dore Eccles Theater has earned rave reviews, and will stand as one of Salt Lake City's landmark entertainment projects for decades. (all photos courtesy HKS)

When Mike Vela came to Salt Lake City more than 20 years ago from Texas to start an office for HKS, he simply aimed to replicate the successful practice that had been operating for 60 years at the firm's Dallas headquarters, with the ultimate task of making Salt Lake a very diverse office, one capable of working across several major markets at once, and with no geographical limitations.

"I've always thought our Dallas office was diverse and I wanted to grow a similarly diverse practice here," said Vela, 67, who began commuting back-and-forth from the two cities well over two decades ago as he worked on the design of the skyline-changing American Stores Tower project (now Wells Fargo Building, completed in 1998), which would become the tallest building in Utah's capital at 26

stories and 422 ft. high (two feet taller than the 28-story Church Office Building for the Church of Jesus Christ of Latter-day Saints).

Little did the San Antonio native know at the time that he would quickly be calling Salt Lake home, a proposition that suited him just fine, as his wife was from Utah and had expressed a desire to move back to the Beehive State. When Vela was approached by HKS executives about opening the



as the Director of HKS’ Salt Lake office, which marked its 20th anniversary this year as it officially opened July 1, 1999. He appreciates the significance of the 20-year milestone, citing many contributions from across the firm’s corporate office to its long-term success.

“I know that you would hear this from other architects, but I think we’re genuinely different than the good firms that are here in Utah,” said Vela, who started with HKS 35 years ago and was recently promoted to Global Performance Leader responsible for the firm’s performing arts projects worldwide. “We come from a different mindset; we’re not regional, we’re *local*. Whatever we learn globally, we apply here. That’s the benefit our owners have – we are cutting-edge in so many different markets and can bring that knowledge to them in Salt Lake.”

“I know that you would hear this from other architects, but I think we’re genuinely different than the good firms that are here in Utah. We come from a different mindset; we’re not regional, we’re local. Whatever we learn globally, we apply here.”

**Mike Vela, Director
HKS Salt Lake**

satellite office, he jumped at the chance.

“I knew (HKS executives) wanted to increase our presence here,” said Vela, and make Salt Lake the firm’s fifth regional office. “Quite frankly, I was the obvious choice; it was a two-second sell. This is where we’ve chosen to raise our kids.”

Local Relevance, Global Reach

Two decades later, Vela finds himself

“I think within Salt Lake City, HKS is a little bit of an enigma – people don’t quite understand who HKS is,” added Brian Junge, a Principal who joined HKS in Salt Lake in 2005. “We want to demonstrate... that we’re an international company with 24 offices worldwide, and we are a piece of that global network of design talent. It not only differentiates us, but because we’ve been here 20 years, we get the best of both.

We’re integrated into this community of Salt Lake City, but we’re also integrated into this giant network of an 80-year-old firm that’s global. It’s a unique position, and I hope people can see that as a real benefit to our architectural design community.”

Roger Phillips, a Principal who was Vela’s first hire in 2000 while still in graduate school at the University of Utah, said he couldn’t have imagined the kind of diverse opportunities HKS would be able to offer geographically, noting his work on Seattle Children’s Hospital over a seven-year stretch from 2002-2009.

“HKS has totally given me the opportunity to learn from international, world-class design,” said Phillips. “We have great resources and can look at projects with a little different perspective.” He credits Vela for making it happen in Salt Lake City.

“He is THE man,” said Phillips. “Mike’s influence is everywhere; just assembling a talented group of individuals that make up our office. In architecture you get some strong personalities and he’s put together an office that is pretty cohesive – we all get along and enjoy each other’s company. He’s a great mentor.”

Vela indeed was meticulous in who he brought into the Salt Lake office. Gary Blazzard, a Principal, joined HKS in 2001, bringing two decades of experience and a strong, well-rounded skill set. Vela plucked Emir Tursic, a Principal, from a Construction Documents class he’s been teaching for the University of Utah’s College of Architecture for 16 years, and is one of several U of U architecture grads working full-time at the firm. Junge, the fifth office Principal, came aboard in 2005 after six years with large national firm Perkins + Will in Chicago and six years in Salt Lake with a couple of firms, notably FFKR Architects for three years.

Each credits Vela for fostering a team-first atmosphere and also setting the tone in regards to work ethic and staying true to long-standing principles of trust, reliability and integrity. Vela also has stressed the importance of being a local firm and being involved in the community in various capacities. >>



HKS designed the Utah Bishop's Central Storehouse for The Church of Jesus Christ of Latter-day Saints in 2011.

“We’re admonished to...really own our city,” said Vela. “For us it means we’re truly invested in our city. All of us have positions with the AIA, ULI, Chamber of Commerce, Landmark Historic Commission...things in the community beyond the 8 to 5 (schedule) we work at the office.”

Vela’s long-time commitment to teaching the U’s Construction Documents class backs up his statement of being invested in local causes. He truly loves teaching, while also giving him a chance to hand-pick talented students that might fit the firm’s culture.

“You teach them about the grind of architecture and try to give them ‘real world’ experience,” said Vela. “It’s wonderful to work with students. They’re interested, they’re excited, they have all

these expectations. It’s like architecture candy. It’s gratifying working with people who are going to grow up and be the architects of the future. It’s phenomenal to be involved in their careers that way.”

Tursic added that “the majority of people in our (21-person) office were born and raised in Utah, and the majority are University of Utah graduates. Often times there is a misconception that we’re an out-of-state firm and everybody has relocated here. That is not the case.”

Impact Downtown and Worldwide

HKS’ relevance to the local community is perhaps most prominently on display in Utah’s capital city. Indeed, downtown Salt Lake has benefitted from HKS’ design expertise on a number of landmark

projects in the past decade.

“We have been able to participate in the renaissance that has happened downtown,” Vela said, quickly rattling off a truly stout list of high-profile projects including the George S. and Dolores Dore Eccles Theater, Ballet West and Capitol Theater, Fourth Street Clinic, the Wells Fargo Building from two decades ago, and the much-anticipated 39-story Kensington Tower project set to begin in January, which will be the tallest building in the state. “I’m proud that we have each participated in the concentrated growth of downtown Salt Lake City.”

“We’ve taken a great interest in what we see as a rebirth of downtown Salt Lake City,” added Junge. “Performing arts work, multi-family projects, commercial

work, and hospitality – each sector in the downtown is represented by the work we’ve done, especially over the past 10 years and moving into the future.”

HKS’ ability to offer its employees a chance to collaborate with other talented architects on out-of-state – and out-of-country – projects is also a huge bonus, as Phillips alluded to. He and Tursic both were heavily involved in the ginormous \$8.5 billion City Center project in Las Vegas, – a 67-acre, six-tower complex replete with an excess of glitzy Vegas extravaganzas that would have made ‘ol Blue Eyes (Sinatra) himself blush.

“Just some really big numbers,” said Vela. “There were 88 architects within HKS working on that project, and another 20 firms on it, and we were the managing firm for all of it. In this office we were responsible for the convention center (Tursic) and pool deck (Phillips) – a mere \$1.1 billion of the \$8 billion.”

“Just the scope of it, the amount of construction drawings, coordinating with other firms,” said Phillips of the uniqueness of a project like City Center. Tursic said the opportunity to work with other world-class firms, and to be a part of the design of large out-of-state projects, is unmatched.

“We actually all actively participate in projects out of state and out of country,” said Tursic, a Bosnian native who came to Utah via Germany more than 20 years ago. “Brian has worked all over the world, and up until 5-6 years ago I had worked on more projects out of state than in Utah. But that has flipped now – Utah is booming and we’re (busy) staying on top of projects here. We have learned a lot of things working overseas and in other offices that we’re implementing in our own market.”

Tursic pointed out two overseas Proton Beam Therapy Cancer Treatment Centers in Riyadh, Saudi Arabia, and Manchester City, England, as highlights of his international experience thus far.

“That makes it attractive for our young architects,” said Tursic, “because they get to work on a project in Asia, in Europe, in Chicago, and that’s why I say we’re unique.”

“If there is a ‘mega-project’ that we’re doing as a (corporate) firm,” Vela said, “we all work on it.”

“I loved it,” Junge added of his worldwide design experience with HKS, mostly on big international healthcare projects. “I’ve had many, many unique and different opportunities – I could write a book about each of the different pursuits.”

“Mike and his team have deep roots in the Salt Lake community and a real passion for improving the urban landscape for generations to come. Even though we are a global firm, we are firmly imbedded in the communities we serve.”

**Dan Noble, President & CEO
HKS**

He mentioned a memorable project in Dubai (it required nine different visits), and two major projects in India, along with projects in Singapore, Vietnam, and several in China that stand out on his resume, and offered keen insights into working with other talented architects from different cultures.

“I’m a huge fan of what I’ve seen in terms of talent and creativity,” Junge said of working internationally. >>



HKS employees and their family members at a holiday gathering; the firm’s Salt Lake office was founded by Mike Vela (far right, red jacket) in July 1999.

CEO Offers High Praise to SLC

As HKS celebrates its 80th Anniversary this year, President & CEO Dan Noble was effusive in his praise of what Vela and the other Principals have built the past two decades in Utah. Salt Lake is a shining example of how satellite offices have flourished by adopting a ‘local-first’ mentality in whatever city they move into.

“Salt Lake has been a great market for our work over the years,” Noble said. “Mike and his team have deep roots in the Salt Lake community and a real passion for improving the urban landscape for generations to come. Even though we are a global firm, we are firmly imbedded in the communities we serve.”

Noble raved about Vela’s quiet leadership style, and his skills as a designer.

“Mike is one of the kindest and most gracious people I know,” said Noble. “He’s a great mentor and advocate for his team. And, he’s passionate about his love for Salt Lake. He’s also a really good architect.”

Noble said having offices like Salt Lake hit milestones like 20 years is directly relevant to what HKS has been accomplishing during the same time period. HKS has become a global powerhouse (it ranked No. 3 in *Building Design+Construction’s* 2019 Top 150 Architecture Firms) with 1,500 employees spread across 18 U.S. offices, and eight international offices. Noble said it’s hard to grasp sometimes just how quickly the firm has grown, especially considering that Salt Lake was its fifth office.

“We never set out to be a large firm, we just wanted to do great work,” said Noble. “Our growth has been organic as well as opportunistic. When we see great talent, we try to add it.”

Noble mentioned HKS founder Harwood K. Smith and his core principles, and said the significance of 80 years is due to “the quality of the relationships and projects we have built. We’ve learned a lot over the last 80 years, and we are excited to forge into the future and tackle tomorrow’s challenges.”

Vela also echoed his excitement at the future of the firm, and said he has no



intention of slowing down anytime soon.

“I’ve got a lot of work to do before I retire,” said Vela, “and a lot of good people behind me, supporting me, people that I’ve been able to coach and teach. They all come with great intelligence, and they’ve been good in the support of everything we’ve been doing in Salt Lake City.” ■

Layton Hospital (above) is among the firm’s largest recent healthcare projects along the Wasatch Front; Mike Vela’s work on Wells Fargo Center (then American Stores Tower) in ’97-98 led him to open a Salt Lake office for HKS July 1, 1999. Inset: The 39-story, 448-ft. high Kensington Tower project illustrates the firm’s prowess with multi-family/mixed-use design, and is expected to break ground in 2020. It would be the City’s tallest structure, 26 feet taller than Wells Fargo Center.

Notable HKS Salt Lake City Projects	Location	Year Completed
Wells Fargo Tower	Salt Lake City	1998
George S. and Delores Dore Eccles Theater	Salt Lake City	2016
Janet Quinney Lawson Capitol Theatre	Salt Lake City	2013-Phase 1
Janet Quinney Lawson Capitol Theatre	Salt Lake City	2019-Phase 2
Jessie Eccles Quinney Ballet West Studios	Salt Lake City	2014
Intermountain Healthcare Layton Hospital	Layton	2018
Intermountain Healthcare McKay-Dee Hospital	Ogden	2002
Intermountain Healthcare Utah Valley Hospital West Bldg.	Provo	1999
The Church of Jesus Christ of Latter-Day Saints	Salt Lake City	2011
Utah Bishop’s Central Storehouse		
Montage Deer Valley Resort	Park City	2012





Rimrock Construction executives
row: Brett Jones, Division Leader
Phillips, CFO; Scott Miner, Presic
Business Development/Marketing
Manager. Back row: Steve Benson,
family #2; Mark Hampton, Board
Division Leader - Hospitality; Du
Leader - Multi-family #1; Tim M
Prescient Steel; Doug Whatcott, D
Purchasing. The firm recently com
adjacent to I-15 in Silicon Slopes.
Rimrock Construction)

PEOPLE FIRST FOCUS DRIVES RIMROCK

As it marks its 20th anniversary this year, Draper-based contractor has capitalized on its burgeoning multi-family success to become one of the top commercial general contractors in the Beehive State.

By Brad Fullmer

Mark Hampton smiles as he leans back in his chair and watches one of the ‘Who We Are’ videos about the people who work at the company he helped found two decades ago – Draper-based Rimrock Construction. The videos have a homey, comfortable charm to them, offering a glimpse into the lives of the folks who have made this two-decade old

company one of the top commercial general contractors in Utah.

The narrator says, “Rimrock is a unique group of...professionals that know and understand real estate, that understand design to funding, to cultures, to market studies...and all of that is enveloped in integrity and open and honest accounting. We navigate for our clients and with



include (left to right): Front
- Rimrock Solution; Laurie
lent; Justin John, VP of
; Blake Eastman, Operations
Division Leader - Multi-
Member; Bryan Wroten,
aine Williams, Division
oline, Division Leader -
Director of Estimating/
pleted Lehi Tech Building
(project photos courtesy



Rimrock Construction 20th Anniversary

our clients, shoulder to shoulder, the treacherous landscapes of real estate, because they can be treacherous. We want to be a value added bonus...to those who select to use us.”

The videos are meant to illustrate the value the firm puts on its employees, and their unique collective expertise in the topics mentioned.

“The only secret of success is the people who work here,” said Hampton, 57, who holds the title of Founding Partner, having transitioned out of his role of President/CEO three years ago to spend more time doing local service work. “This is not an employee-employer atmosphere. Guys have been here 20 years with us. The reason we are what we are is because of the people that are here. These are deep, dear friends – the deepest.”

Hampton credits Richard White, the other co-founder of Rimrock, for setting the tone of the company via his hard work and uncompromising ethics. Both men had worked together for a number of years in the construction industry, and after

pursuing other ventures for a few years in the 90s, reunited in 1999 to form Rimrock.

Rimrock has two other owners in addition to White and Hampton – Cherokee and Walker, a Salt Lake-based private equity firm, and Blue Diamond Capital of Provo.

“Richard is full of integrity and one of the hardest working people out there,” Hampton said of White, who retired in 2015. “He’s a natural leader. He was in charge of construction, I did marketing, accounting, bonding. Because of our no-debt philosophy, we have an unlimited bonding rating...that tells you something.”

EXPLOSIVE GROWTH FUELED BY MULTI-FAMILY EXPERTISE

Rimrock Construction has had incredible success building multi-family type projects since its inception, and has consistently ranked among the top builders in that market for many years. As a result, the firm now finds itself among the top general contractors in the Beehive State in total revenues, reporting \$318.9 million in 2018, which ranked No. 9 overall and No.

5 among general builders, according to UC&D’s 2019 Top General Rankings from July. That’s a healthy jump from just two years ago, when it had revenues of \$224.4 million, and even the \$276.1 million from 2017.

More than half of the firm’s revenues (55%) came from multi-family projects – a number that has been significantly higher, with Hampton saying it’s been historically more in the 70% range. Multi-family includes apartments and assisted living facilities – both are staples with Rimrock.

Hampton referenced the firm’s long-time status as a “preferred HUD general contractor” dating back to its first HUD project in 2000. Rimrock’s HUD expertise helped carry the firm through the recession. “In the downturn, we actually did great,” Hampton said. “We had a lot of HUD-funded projects at that time because HUD were the only group lending money.”

In the past five years the firm has been intentionally diversifying into other markets; of its \$318.9 million in revenues from 2018, 55% was in multi-family, with hospitality (15%), commercial office/retail





Hyatt House, Salt Lake City

(15%) and industrial (10%) accounting for most of the balance, per UC&D rankings.

“We’re focusing on getting larger projects and growing with our clients,” said Scott Miner, 43, who was named President of Rimrock in 2016, having joined the firm as CFO in 2011. “Our strategy has been to make clients successful, and what’s helped drive that is the economy. We’re having opportunities to work on larger and bigger projects, and we’re also focused on diversifying and expanding into other markets.”

Miner said Rimrock even bid on and was awarded a K-12 project for Provo School District within the past year, but it was put on hold while it awaits funding.

And it’s not like the multi-family market is slowing down anytime soon, given the massive housing shortage throughout the Wasatch Front. Rimrock is as busy as ever, said Justin John, Vice President of Business Development who has been with the firm since it started and recalled the early days when it was just three people – Hampton, White and John –

working out of Hampton’s attic in Lehi.

The company’s first project, he said, was a dumpster pad for Franklin Covey, a simple job that was a couple thousand bucks. The first job “we lost sleep over” said John, was a \$6 million HUD project in Draper, which he described as a “baptism by fire” that turned out fantastic.

“That was a great step for us getting into assisted living (projects) and wood-framed construction,” he said. The firm’s ability to negotiate directly with firm’s and work with owners and architects up front in a design-assist capacity has built many long-standing relationships with many clients, to the point where Rimrock is licensed in seven western states in addition to Utah.

“The contractor should have a huge say in the design process,” said John. “When I look at a project, I can tell you if your square footage is right, if the elevators and stairs are right, the locations of amenity areas...we take our experience over 20 years and apply it to every project – we add value that way.”

The multi-family market, meanwhile, remains red-hot, as John said the firm is >>

“Our strategy has been to make clients successful, and what’s helped drive that is the economy. We’re having opportunities to work on larger and bigger projects, and we’re also focused on diversifying and expanding into other markets.”

**Scott Miner, President
Rimrock Construction**

Rimrock Construction

as busy as it's ever been building apartments with 2,300 units currently under construction and another 3,000 units slated to begin by next summer. Revenues are expected to top \$400 million this year, John said.

STRONG CULTURE AND FAMILY ATMOSPHERE

Most successful firms have a strong internal, family-first culture, and Rimrock is no exception. Like the videos suggest, working with long-time, trusted friends is more than half the battle in having a successful career.

"What drew me to Rimrock initially was the opportunity to work with really great people," said Miner, who actually worked as a plumbing apprentice throughout high school and college before earning a finance degree. "The opportunity came through a friend of mine who had worked here a number of years. I was looking for a company who I could be with long-term that I could have my values align with, and it ended up being a great fit."

"The thing that has kept me here has been the people," added Duaine Williams, Division Manager for Multi-family Division and a 19-year veteran of the firm who was the second construction employee hired in 2000. "It's been exciting to see the growth and the many relationships we've built. It's nice to feel like you're at home when you're at work, knowing that people have got your back, and that you can call them at any time if you need something."

Clients are also viewed with that same lens, said Williams. "We looked at it as these people are not only clients, but friends. A lot of the subcontractors we work with have also grown with us and helped us become what we are today. We used to think if we did a \$10 million project, we were big-time. Now it doesn't seem like we have a project under \$30 million."

"It shows that when you have correct principles and treat people fair, success falls after," said Blake Eastman, Operations Manager and an 18-year Rimrock vet. "Our method for success is you keep improving on (everything). We value our subs and view it as a team effort. We find the best way to resolve things, to keep that team together." ■



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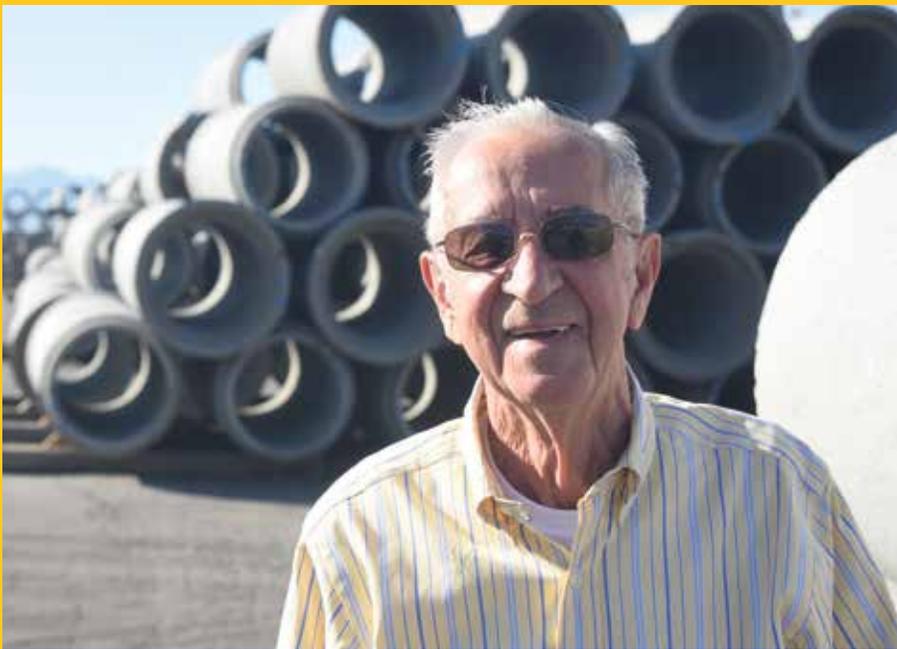
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Great at Eighty-Eight!

Aldo Bussio – who turned 88 in November – remains the heart and soul of Geneva Pipe and Precast, more than 63 years after the company’s inception.

By Brad Fullmer



In a career spanning an unfathomable 63-plus years, 88-year-old Aldo ‘Bush’ Bussio (pronounced Bush-E-o) continues to defy Father Time and remains the heart and soul of Orem-based Geneva Pipe and Precast, putting in his customary five days a week – rain, snow or shine – and setting the tone throughout the office with his calm, effective leadership. He turned 88 on November 6.

“He’s a very quiet person,” says Gina Johnson, his youngest daughter whose

husband Kurt serves as President of the precast concrete pipe specialists. “He keeps his word; he’s just honest with his dealings and always helping out clients. When a contractor gets in trouble, he’s the first to help them try and get back on their feet.”

Bussio is a second-generation Italian immigrant; he recalled a story his father, Joseph (Joe) Bussio, told him many years ago, about why he emigrated with his wife and 18-month-old child to the U.S. in 1922 from a small Northern Italy town outside Torino.

Aldo ‘Bush’ Bussio, who celebrated his 88th birthday on Nov. 6, maintains a five-days-a-week work schedule and has no intention on slowing down. He helped start Geneva Pipe more than 63 years ago. (photo by Brad Fullmer)

“It was a time of great inflation (in Italy, post-World War I); dad told a story...he had a wheelbarrow full of money, and it would only buy one shirt. He had an aunt in Utah... he had to be sponsored to get into the country.”

The Bussio family settled in Provo, with Joe taking a job with Provo Brick and Tile Company, proving his worth as a hard worker and loyal employee over many years. Joe’s young family grew to five children, and young Aldo was eventually drafted to serve in the U.S. Army during the Korean War from 1952-54. When Aldo returned to Utah, he said “I didn’t want to work for anybody; I bought a truck and started hauling feed to farmers in Heber Valley as an independent contractor.”

In 1956 at age 25, Bussio met Joe Burnham, who had founded The Geneva Pipe Company earlier that year, and was in need of someone with truck driving skills. Burnham, who had a small facility on a 13-acre lot (site of the present location of the corporate headquarters in Orem), was impressed with the young trucking entrepreneur and the two entered into a partnership.

At the time, the company had a small facility with one Eckles Tamp Machine that could only produce pipe ranging from 4 to 36 inches in diameter, and only in 4-foot-long sections. Burnham retired in 1977, and



Clockwise from top left: (1) Bussio family members all have pitched in and worked for their father over the years, including (left to right): Vince Bussio, Gina Johnson, Tori Trevino, and Tami Chipman. (2) Patti Olsen recently celebrated her 80th birthday; like her boss, she has no intention of retiring, and enjoys managing the firm's fleet. (3) Workers operate a Reikers tip out station, which performs final steps of production quality control, including air testing, pipe classification, and date markings. (4) Grey Jackson has been with the firm more than 35 years; he credits 'Bush' for running a tight ship and being a consistent leader. (photos courtesy Geneva Pipe and Precast)

Bussio decided to buy him out, offering one million dollars for Burnham's two-thirds stake in the company, letting him pay it off over a 10-year period.

Technology started improving in the late 80s, Bussio said, as the company went from using old tamp machines to 'packerhead' machines, which fed concrete mix (mud) into forms that had a 'packerhead' with rollers. The next advance was vibrating machines, and a complete modernization and total refurbishment of the firm's Orem plant in 1997. The company has manufacturing facilities in Orem, St. George (Washington City), and Salt Lake

City; Southern Utah and Las Vegas markets are serviced by an additional plant in Moapa, Nev. In addition, a new metal fabrication facility was also added at the Orem plant, allowing the firm to fabricate in-house a great deal of the equipment it needs for its four facilities.

Bussio has received several notable awards in his lengthy career, and served as Chairman of the Board of the American Concrete Pipe Association in 1990. He was honored for his contributions to the industry in 2005 by ACPA with the Richard E. Barnes Lifetime Achievement Award.

"He's been really good to me," said

Grey Jackson, a 42-year-vet of the company who was out in the yard driving a forklift and moving pipe. "He used to be pretty strict, he's more mellow now. He wants quality, it's something we always strive for. Quality always comes first."

He insists that coming into the office every day is still enjoyable, as it keeps his mind sharp and gives him a chance to keep track of the company's progress and socialize with people he truly enjoys being around. He likes to travel with his wife, Valerie, and one of his true passions is a genuine love of hunting. Bussio said his hunting excursions have taken him >>

across the globe; he's been to Africa 10 times, along with Mongolia, New Zealand, Australia, Canada, and Argentina. And each fall for the past 20 years, he goes on a pheasant hunt to South Dakota, tromping across a 30,000-acre parcel owned by a couple of old farmers who have become good buddies.

"They treat us good," he smiled.

Bussio's commitment to keeping his five-days-a-week schedule is also to ensure that he doesn't just wile away, sitting at home twiddling his thumbs. It also gives him the opportunity to work with three daughters – Gina, Tami Chipman, and Tori Trevino. His son, Vince Bussio, also worked at the company for many years.

"My dad never drove a car and retired when he was 65...and he drove my mother crazy!" Bussio chuckled. "He lived to be 89, and I decided at that time I'd never do that to Valerie."

Bussio isn't the only octogenarian at Geneva Pipe and Precast's Orem headquarters. Patti Olson, who turned 80 in January, joined the company in May '81 at age 41 and continues to manage the fleet, along with other administrative duties.

"I've been basically everything," she said. "When I started, it was me and 20 guys. It's been fascinating to watch it grow. Now we have a whole accounting department and for years it was just me."

Olson said being the only woman for many years was never a problem – her co-workers have always been "wonderful people to work for."

"I've always been treated with respect – and now I'm Grandma!" said Olson. "Some of the kids who work here now, their dad's worked here for many years." She says Bussio is "a wonderful boss – I have learned so much from him. He's a very kind person, very fair. Most people wouldn't keep someone at my age, but there are still a few things I can do."

Olson, like Bussio, doesn't know what 'retirement' would even look like, even though her husband has been retired for a dozen years.

"If I retire I'll probably die," she laughs. "I've worked all my life; I still enjoy it!" ■



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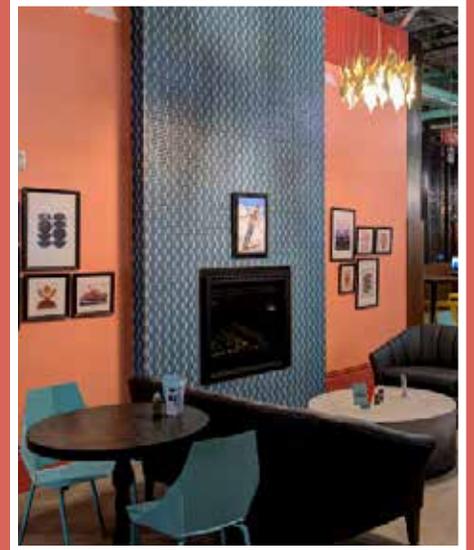
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A graphic design for Midwest D-Vision Solutions. It features a large, stylized letter 'M' composed of yellow and white triangles on the left. On the right, the company name "Midwest D-VISION SOLUTIONS" is written in a sans-serif font. Below the name is a logo consisting of a green square with a white 'M', a blue square with a white 'D', and a white square with a blue 'W'. Underneath the logo, the words "BOUNTIFUL GLASS" are written in a large, white, serif font. At the bottom, the phone number "801.377.4355" and the website "www.d-vision-solutions.com" are listed.



Ornate designs and local pop culture items are thoughtfully executed throughout Punch Bowl Social's fun and diverse interior spaces, with varied designs and lively color schemes. (photos courtesy Interior Construction Specialists)

LOCAL FLAVOR

Punch Bowl Social's recent move to The Gateway in downtown Salt Lake adds fine dining, entertainment and fun, with a Utah-themed twist.

By Taylor Larsen | photos courtesy ICS

The music is bumping and the place is packed. No, this isn't 10:00 p.m. at some downtown nightclub. It's actually the Gateway Mall's newest joint – and it's one 'o clock on a Wednesday afternoon. It's Punch Bowl Social – one of Fast Company's 50 Most Innovative Companies for 2019, and it wants to be the go-to for a growing urban scene that mixes food and fun.

The company is arriving in downtown Salt Lake City at a great time. The Rio Grande area is going through a revitalization with recent nearby apartment additions like Hardware Village and 4th West Apartments, and a future hotel planning to break ground early next

year. Now, there is a whole new boat of people needing a place to play. Punch Bowl Social gives The Gateway a singular eating experience in the iconic mall.

“We have a scratch kitchen, craft cocktails and a social gaming element. It’s ‘Eatertainment,’” emphasized Megan Freckelton, Design Director for Punch Bowl Social.

How do they differentiate themselves in a crowded ‘eatertainment’ field? By going all-in on millennials. The Denver-based company is confident it has solved the seemingly-endless millennial puzzle. Freckelton echoed that sentiment.

“They’re one of the biggest demographics,” she said. “They want social environments and authenticity in a brand.” They don’t want the droll, chain-like experience that comes from some other restaurants or entertainment spots, she adds, before mentioning the coup-de-gras: “They want something unique!”

Make no mistake — this space isn’t just for millennials. With its bar designation, Punch Bowl Social caters to anyone 21 and over. The Salt Lake City location has a 360-degree bar, vintage arcade, mini-bowling, karaoke, photo booth, ping pong, darts and giant Jenga, among other amenities.

It’s fun, no doubt. But not all of the space is meant to be a space to loosen the ties and let the hair down.

“We designed the space to make available a lot of different types of social interactions,” says Freckelton. “Whether it is business meetings, team meetings or meeting up with friends, there are lots of opportunities to use the space however it is needed.”

Being visual artists at heart, they’re interested in trendy design choices. “We’re not doing Pinterest,” jokes Freckelton. “We try to peel back the onion a couple layers with our designs. We’re not going for exactly what they are known for. We want a timeless space that tells a story.”

What does that mean for the Gateway location?

“With Salt Lake City, the Winter Olympics and winter sports were the jumping off point,” she said, as Salt Lake City’s transformation under the banner of the 2002 Winter Olympics was a fertile

ground for design ideas. They peeled back another layer with the Olympics and ancient Greek history and combined those motifs with stars and astronomy, and then polished it off with color schemes that pay homage to Utah’s western salt flats and the copper mining in Bingham Canyon.

Finding the myriad motifs within the 15,000 SF restaurant could be a career in itself, with the Winter Olympics-themed custom-design wallpaper, fluted columns

through the space, ancient Greek-inspired furniture pieces in the Holiday Lounge area, galaxy-inspired upholstery and the teal-colored salt and copper colored pallet choices peppered throughout the building, to name a few. And that gamble to go all in on a city pays off every time.

“People often don’t realize that we have different locations because each space feels so different,” said Freckelton. “It’s a compliment to us.”

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A custom chandelier spikes the social flavor of this circular bar; at 15,000 SF, Punch Bowl Social has ample room to accommodate large groups and parties.



Steven Brown, Punch Bowl Social's General Manager of the Salt Lake City location, enjoys the 'local' design elements sprinkled throughout.

"I love that there are little Easter-egg style elements throughout Punch Bowl Social Salt Lake City, things that you might only notice if you're from here," said Brown. "Like the murals from one of our local

artists, or that our Holiday Lounge feels like a Utah ski lodge. If you look closely, you'll find all kinds of nods to Salt Lake City's Olympic history, from gold laurel leaves on the wallpaper and light fixtures to the Greek Olympian-style busts with ski goggles on them in the bowling alley. It makes for a fun place for our team to work and for our customers to visit."

Construction of the space required the demolition team (Salt Lake-based Red Rock Demolition) to take the interior down to metal studs and concrete floor, said Freckelton, so the team could have a blank canvas. From there, magic ensued, and the team had fun making the space have a true local flavor.

One of the lesser-known historical

“People often don’t realize that we have different locations because each space feels so different. It’s a compliment to us.”

– Megan Freckelton,
Punch Bowl Social
Design Director

elements used by the design team is also the stuff out of trivia fantasy. Start with ‘Pink Floyd’ (not the band), the Chilean Flamingo that escaped Tracy Aviary in 1988. He escaped his enclosure en route to a living in the wetlands along the Great Salt Lake, where he was last seen in 2005. Punch Bowl Social saw a perfect fit for the bird in the karaoke room.

“We designed it based on Pink Floyd, the flamingo” says Freckelton. “We have a custom wallpaper featuring him and went back to the Greek-inspired furniture for the upholstery.”

The name of the room? *Interstellar Overdrive*, a song from Pink Floyd’s (the band) debut album ‘*Piper at the Gates of Dawn*’. ■

Punch Bowl Social

- Owner: Punch Bowl Social
- Architect: ajc architects
- GC: Interior Construction Specialists (ICS)
- Structural Engineer: Reaveley Engineers
- Interior Design & Furniture: Punch Bowl Social
- Electrical Sub: Taylor Electric
- Mechanical Sub: Rocky Mountain Mechanical
- Steel Fabrication & Erection: Carver Sheet Metal and Watts Fabrication
- Flooring: Commercial Flooring Systems
- Demolition: Red Rock Demolition

Shake it Up

Restoring a 1930s-era elementary school and turning it into Utah's first-ever Shake Shack was no small feat, but one that aims to stand the test of time.

By Harrison Wright

It's not everyday a 90-year-old former elementary school is converted into a modern, functional restaurant, but that's exactly what happened with the transformation of the old Crescent Elementary School into Utah's first-ever Shake Shack restaurant, the keystone project of The School Yard development in Sandy.

The art-deco style building (approximately 8,000 SF total) was originally built in 1930 and operated as an elementary school through the 70s, before becoming the legendary 'alternative high school' Valley High in the 80s. The nearly six-acre property was purchased in 2016 by Draper-based Wadsworth Development Group (WDG), who decided to raze only part of the school (the addition built in the 50s was demolished), even though tearing it down entirely and starting with a blank slate was likely a less expensive, and definitely easier, option.

Ultimately, WDG CEO Kip Wadsworth made the decision to restore the building and make it into a space for two restaurants (a second tenant in the south portion of the building is expected to be announced in 2020).

"He's fond of the building," said Brad Watson, Project Manager of The School Yard, of Wadsworth, who is a Draper native and appreciates the historic charm of the old school (also the inspiration for the catchy name of the development). "Especially the condition it's in and how

it's turned into such a cool building after it was (seismically) retrofitted."

The building is on the National Register of Historic Places and has been a wildly popular eating spot since it opened in August, while causing many locals who attended the school to reminisce.

"Everybody knows it's the old Valley High or old Crescent Elementary – it's such a landmark," said Watson. "We've had so many people tell us 'thanks' for keeping the school intact. Cost-wise it's 'sixes' – we certainly wouldn't have run into the headaches we had. It would have been easier to scrape, but it's such a cool project, and it makes sense that we did what we did, in my mind."

R&O Construction of Ogden was the general contractor for the core and shell portion of the project. Gary Matthews, Project Manager, said working on old historic buildings always includes unexpected conditions that usually have to be addressed on the fly, with innovative approaches needed to solve construction problems. This restoration was no different.

"There were a lot of unforeseen things with the structure," said Matthews. "Even the structural engineer, they weren't sure what we were going to find." New structural beams and rebuilt sections of existing masonry, requiring technical craftsmanship, were essential components of the reinforcement process.

The School Yard also includes an 8,500 SF multi-tenant building that was designed with some similarities as the original school, particularly the arched windows, said Watson, who added that two more lots are available on the property at its south end. ■



photo by Don Green Photography



photo courtesy R&O Construction



photo courtesy Wadsworth Development Group



Century-ions of Safety

As CSDZ celebrates its Centennial anniversary, Salt Lake office leaders are proud of the firm's 25+ years in Utah and driving hard to be their best.



Heather Johnson

Finding insurance is a – excuse the pun – risky business. With a thousand and one insurance agents out there, and a host of options to pick from, how do you know if you have the best one? Grady Dotson, Vice President at CSDZ in Salt Lake City, knows the answer: it's CSDZ – even if he has to ask you a question or two to prove it.



Grady Dotson

“What do you like that your agent does for you?” Dotson asked of a prospect's insurance agent.

“Well, he delivers my bond,” the person replied, emphatically. For those uninitiated in construction insurance, that means the broker does his job – but that's it.

That's not good enough for CSDZ –

evidenced by its long-standing commitment to excellence over 100 years in business.

An unwavering desire to take on less-traditional job duties sets the firm apart as brokers and makes it the go-to insurance representative for construction companies.

“Cobb Strecker Dunphy & Zimmermann may sound like a law firm, but we're not attorneys,” jokes Dotson. Even then, the team will “review contracts and let clients know what we see and what the agreement looks like” on the insurance side. “We want to be involved and understand the industry, and not only from an insurance perspective. We want to understand them as a business partner. We're not selling a piece of paper.”

Client Executive Heather Johnson mentions that the drive to “be the best” is what sold her on the company.

“The culture and expertise, that's what brought me on board,” she posits. “With what we do and who we are, the impact we can have is exponential.”

As executives for the Salt Lake office



“we are focused 100% on alleviating these issues. We want solutions and we want to keep helping people.”

That emphasis on safety and security has bolstered the firm’s sterling reputation, one built over the last century, one relationship at a time (as cliché as that may sound).

“We’re on job sites, hosting industry roundtables. We challenge clients to go from compliance to best practices,” Johnson

emphasizes.

Dotson and CSDZ see the real-world effects of that safety culture and its reach. He recounts how a client came to him for advice on how to create a safer workplace. It led to the creation of the Safety Leadership Academy, a program designed to “train up the next generation” of safety-oriented professionals.

CSDZ’s “inch-wide, mile deep” mantra means Dotson and Johnson are involved

(which celebrated its 25th anniversary last year), Dotson and Johnson are old pros in construction. Dotson was born in Utah and left for a spell, returning for his undergraduate at BYU. He started with CSDZ 20 years ago at its Minneapolis headquarters, so he’s been around the block. Johnson’s path to the insurance industry was a little different. She’s been in the A/E/C industry for 20 years, working for local firms on mainly civil projects.

In a world that feels like chasing money is the only way to push ahead, CSDZ shows a better way – a safer way.

“We don’t want people checking boxes (on the job site); we want a culture of safety,” Johnson said. “And why? We love you and you love your families. We want you to go home safe and sound!”

CSDZ is passionate about construction – and recognizes that industry improvements can be made. The passion shows when speaking to company President Jerry Ouimet.

“We have lots of concerns – serious injuries and fatalities haven’t gone down in 20 years. Suicide and opioid abuse are the highest of any industry,” he says. But,



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CSDZ 100th Anniversary Profile

in virtually every facet of construction – peeling layers back to find secondary and tertiary concerns for a construction company beyond surety bonds. Things like understanding drone liability, keeping tabs on autonomous vehicles for fleet protection, and more.

“Contractors have so much money in reserve that they are targets for cyber criminals,” Dotson says. “We’re making sure they know how to manage that risk.” Every type of risk for a construction business is on the table for the CSDZ team.

“We want to understand (clients) as a business partner. We’re not selling a piece of paper.”

Grady Dotson, Vice President, CSDZ

CSDZ on a national level merged with independent insurance brokerage Holmes Murphy in 2018. The strategic merger with their long standing partner “allows us the opportunity to bring employee benefits, well-being and talent management to clients,” said Ouimet. It broadened each company’s reach and scope, moving CSDZ from three locations to eleven across the country.

As a privately-held, employee-owned firm, Dotson says that is part of the incentive to go the extra mile for clients and not just punch a timeclock.

“There is a difference when you feel ownership for what you do, instead of just completing your tasks and checking your watch all day, waiting to go home.”

Those properties help CSDZ carve out a bigger niche with each passing year. How? Ouimet stressed alignment.

“We work with nearly 99% privately-held business; we’re aligned with them,” he said. “We understand continuity challenges and what (firms) are going through.”

Johnson understands that the CSDZ way may not be for everyone.

“We can’t be everything for everyone... some clients don’t align with us,” she said. “They may just want an insurance transaction. We want to value what our clients value; we also want them to value the things we do.” ■



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→ Publisher's Message (continued)

That same patient approach was taken on another historical restoration project, this one in Sandy at 110th South State Street, site of the former **Crescent Elementary** (and later iconic alternative high school, **Valley High**). **Wadsworth Development Group** of Draper bought the nearly 6-acre site in 2016 and ultimately decided to preserve the 'original' portion of the school that was built in 1930 (the 1950s addition was demolished). It's now the home of Utah's first-ever **Shake Shack**, which has been wildly popular so far and serves as the anchor building of the **Schoolyard** development. There is space for another restaurant in the same building as Shake Shack (that would be the former school gym, an art deco gem); the site also includes a new 8,500 SF mixed-retail building and two currently empty lots on the south end.

I actually attended Crescent Elementary for one year – first grade ('73-'74) – so I appreciate that WDG was willing to put in the extra effort in preserving the school, as opposed to razing it completely and starting with a blank slate. When I toured the building in mid-April with **R&O Construction** (GC of the core and shell) PM **Gary Matthews**, it was fascinating to see the old concrete ceiling and unreinforced masonry walls, and to learn about the innovative approach required to structurally reinforce the building and get it up to code. Nice work!

In addition to these projects, we look at the recently completed **Punch Bowl Social**, another 'cool' T.I. project in downtown Salt Lake, this one at **The Gateway**, which continues to re-invent itself in myriad ways. Look for more from The Gateway in 2020 – lots happening!

In our **Industry News** section we have an update on **The New SLC Airport**, which is nine months away (gulp!) from completion. The executive team held one final 'media tour' in mid-September, and needless to say it's going to be a sprint for the 1,700 workers on site to button up the final details on this \$3.6 billion project. Good luck to the various crews during this final 'homestretch' – the airport redevelopment might be the most anticipated public project in Salt Lake City's history!

In this issue of *UC&D* we also profile three firms celebrating anniversaries this year.

Architectural firm **HKS** is celebrating 20 years since its **Salt Lake** office opened in July 1999 (its corporate office in Dallas marked its 80th anniversary this year as well). HKS has designed a number of landmark healthcare and entertainment projects during its two decades in Utah, notably iconic downtown projects like Eccles Theater, Ballet West, Capitol Theater and the Wells Fargo Building.

Draper-based **Rimrock Construction** is also celebrating its 20th anniversary this year. The large commercial general contractor has had meteoric growth this past decade and is known for its expertise in the multi-family market (apartments, assisted living facilities, condos, etc.), along with hospitality, commercial office/retail, and industrial. The firm ranked as the No. 5 general builder in *UC&D's* 2019 Top General Contractors rankings in July, with revenues of nearly \$320 million; company executives expect to hit \$400 million in 2019.

Insurance brokerage firm **CSDZ** (formerly Cobb Strecker Dunphy & Zimmerman) is celebrating the 'Big One' this year – No. 100! The Minneapolis-based firm specializes in helping firms with bonding, as well as their safety and risk management programs, with satellite offices in Madison, Wisc., and Salt Lake City. The SLC office was established more than quarter century ago in 1993.

Buckle up, the new year is almost here!

Regards,



Bradley Fullmer

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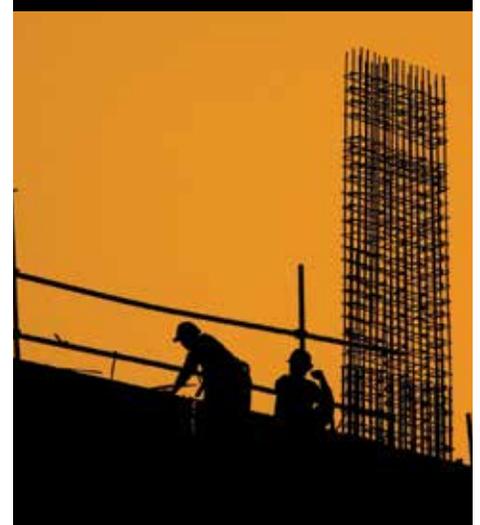
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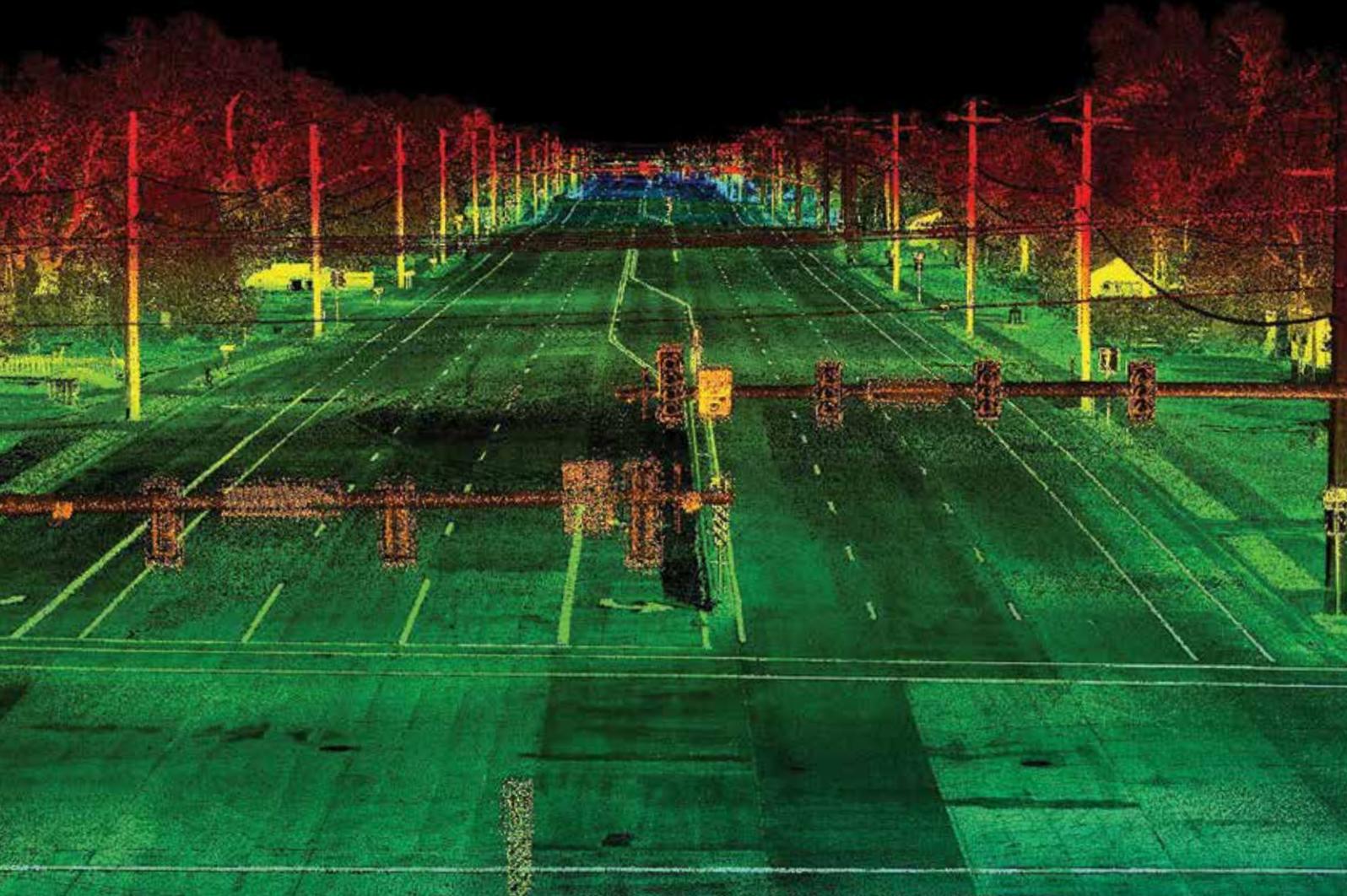
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