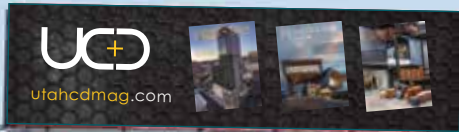


THE CONSTRUCTION 5+ DESIGN

JUNE 2025

Sign of the Times

Built around an existing billboard, **One Burton** makes a bold statement in Utah's multi-family market, while creating a "downtown" area in South Salt Lake.



- + Intermountain IIDA '25 BEST Awards
- + 2025 Top Utah Architectural Firms
- + Q&A w/ James M. Williams, AE Urbia
- + Utahraptor State Park



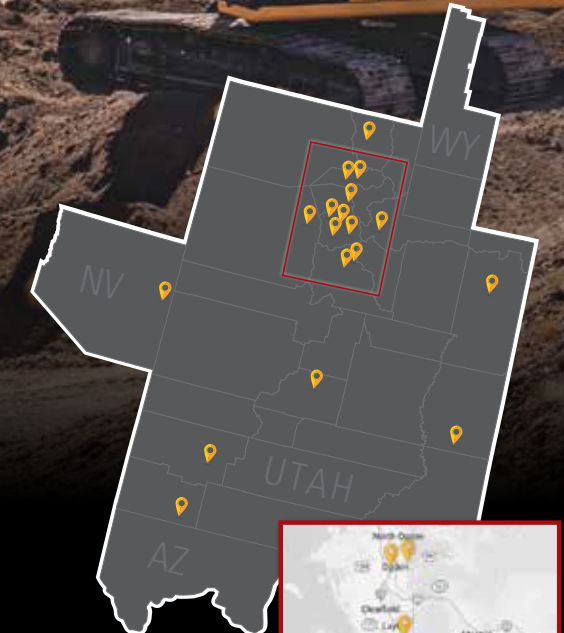
NOW
NOW
NOW
NOW
LEASING
++++
ONE
BURTON
++++
ONE
BURTON
.COM
A
INTERMOUNTAIN
DESIGN
GROUP
GREENSPACE
8

wadman builds



We Proudly Support The Ones Who Build Our World

UTAH'S CAT[®] DEALER SINCE 1951



18 Locations
to Serve
You! →



SALES | RENTAL | PARTS | SERVICE

wheelercat.com | 800-662-8650



SITE BOX



**IT'S LIKE HAVING A
"MINI-CFC STORE" RIGHT ON SITE!**

TO GET A SITE BOX AT YOUR JOB SITE CALL FOR DETAILS

1(866) 931-8027

WEST HAVEN
2008 W 2550 S • West Haven, UT 84401
(801) 627-8156

SALT LAKE CITY
270 W 2950 S • Salt Lake City, UT 84115
(801) 975-0190



801-845-1100
289 E 400 N Morgan, UT 84050
www.centerpointut.com

SETTING THE NEW
BENCHMARK OF
EXCELLENCE



DESIGN BUILD | COMMERCIAL | INDUSTRIAL | EXCAVATION | UTILITIES





YOUR VISION, OUR COMMITMENT
BUILT TO LAST



R&O CONSTRUCTION

Our commitment is to bring your vision to life with unmatched precision, dedication and expertise. From the first blueprint to the final detail, we focus on creating structures that stand the test of time—built to last and designed to exceed expectations. With R&O, you're not just building a project; you're building your legacy.

randoco.com

COLE WEST

HOMEBUILDING | CUSTOM BUILDS | LAND DEVELOPMENT | MULTIFAMILY | RETAIL



COLEWEST.COM

We Build *Community*



**We don't just build.
We build for life.**

At Jacobsen, we never lose sight of the life to be lived inside of what we build. It's why we take care in crafting each detail to perfection.

We do it for those who will call your building "home."

Built for Life



JACOBSEN
CONSTRUCTION



Today's multi-family residential construction design calls for maximum ceiling height with minimal floor-to-floor depth, enabling developers to fit more into multi-story buildings.

To address those demands, Vulcraft-Verco has re-engineered its Dovetail Floor Deck to provide more strength, fire resistance and acoustical performance with as little as 5 ½ inches of deck depth, giving you the design flexibility to create a project that is both economical and practical.

NEXT GENERATION
DOVETAIL DECK

NUCOR
VULCRAFT

VERCO DECKING, INC.
A NUCOR company



THE LEGACY CONTINUES

50TH
ANNIVERSARY
RALPH L.
WADSWORTH
1975 • 2025
ENGINEERS

CELEBRATING
50 YEARS

WWW.WADSCO.COM

DESIGN
WEST

ARCHITECTURE
INTERIOR DESIGN
LANDSCAPE ARCHITECTURE
MASTER PLANNING

MEETING IMPOSSIBLE DEADLINES
SINCE 1892



designwestarchitects.com

HUGHES

GENERAL CONTRACTORS

RELATIONSHIPS INNOVATION COLLABORATION OWNERSHIP

We build more than structures - we build futures.™

"Driven by excellence and innovation, we foster collaborative relationships transforming the construction experience into a journey of growth and success."

NORTH SALT LAKE | ST. GEORGE/WASHINGTON | CEDAR CITY | LYMAN, WYOMING



Phone (801) 292-1411

900 N. Redwood Rd. North Salt Lake, UT 84054

www.HughesGC.com



The Focal Apartments
Murray, Utah



Great
designs that
pencil.

"Fast-Track Feasibility Package," complimentary for qualified commercial developers. It's what we do best - design the right solution for your property so you can be certain. Contact info@beecherwalker.com to get started.



801.438.9500
www.beecherwalker.com

A love of good design.

40 Years

A HISTORY YOU CAN TRUST



801.478.8100
steelencounters.com

STEELENCOUNTERS

Facade | Curtainwall | Steel Joist | Steel Deck



WWW.RVCONST.COM
801.355.6881

CELEBRATING 40 YEARS OF
CONSTRUCTION EXCELLENCE



- 16 Publisher's Message
- 18 Industry News
- 22 Marketing Strategies
- 24 A/E/C People
- 28 Mechanical Trends

Features

- 30 **Carrot Over Stick** A true team effort between owner, designer, and contractor produces a stunning Class A office tenant improvement for Leavitt Equity Partners.
- 34 **Village People** The largest LIHTC project in Utah history shows what is possible when bright minds meet to solve affordable housing issues, including empowering residents.
- 40 **Finding a Groove** With a decade under its belt, Salt Lake-based di'velept design is carving out a niche in multi-family and self-storage markets while designing projects in multiple U.S. states.
- 44 **Sign of the Times** Dubbed the "billboard apartments" during its construction, One Burton gives the area hopes of becoming a true downtown for the up-and-coming city of South Salt Lake.
- 52 **Hot Projects in a Cool Market** Utah's multi-family market has cooled from 2023's blaze of deliveries, but newly built and upcoming projects are still looking to capture tenant interest.
- 62 **Utah Raptor State Park Comes Alive** Utah's newest state park includes 60+ new campsites, subtle architecture, and historical treasures for the adventurous traveler.
- 66 **Prototype Prowess** Young Subaru Ogden showcases the design-build expertise of Morgan-based Center Point Construction, who produced a slick new 72,000-SF prototype building.
- 70 **Brilliantly Executed Spaces & Thinking** IIDA Intermountain awards the BEST in interior design for 2025, with Method Studio earning "BEST of the BEST" for Traeger Grills HQ and KWA Interiors receiving "People's Choice" for AHDEPT Venture Studio.
- 78 **Q&A w/ James M. Williams** The dynamic founder dishes on the glories of tilt-up concrete and its vast potential as a cost-effective, aesthetically beautiful building type.
- 82 **2025 Top Utah Architectural Firm Rankings**

On the Cover: The eight-story, 300,000 SF One Burton apartment complex in South Salt Lake has a dynamic mid-century modern design and high-end hospitality feel, with 180 units and loads of top-shelf amenities. (photo by Dana 'Da Legend' Sohm, Sohm Photogrfx)

Table of Contents



Great Multi-family Projects Still Abound



While the multi-family arena has certainly dropped from 2023's dizzying heights, there are still a plethora of interesting—and much-needed—apartment, condo, and townhome projects going on in Utah, the majority concentrated along the Wasatch Front.

In this issue of *UC+D*, we look at a handful of projects and their positive impacts on their respective communities. The first is **The Village at North Station** (page 34), an ambitious project developed by Gardner Batt. The project is the largest LIHTC project in state history and delivers over 800 affordable units in Salt Lake.

Our cover story is on **One Burton** (page 44), a prominent building often referred to as the “billboard apartments” during construction, given that the owner was required to keep the existing sign in place and build around it. Because the project is right next to Interstate 80, there were plenty of passing eyeballs on this project at all times. Designed in a mid-century modern style, its unique structure makes it a real showstopper and a project generating significant buzz in South Salt Lake.

Three more fun and lively offerings round out this issue's multi-family features, including **CINQ** (page 56) and **Salt Lake Crossing** (page 60) in the downtown Salt Lake area and **The Focal** in Murray (page 54). Each of these projects pushes the envelope on modern apartment living.

Utah Raptor State Park (page 62) is an exciting new outdoor adventure in the Moab region that proved to be a very challenging earthwork and infrastructure project for all involved.

We also take a look at the **Young Automotive Subaru** (page 66), a massive new 72,000-SF dealership featuring a whopping 52 service bays, making it one of the largest dealerships in the Beehive State and the largest in Young Automotive Groups's portfolio.

Another interesting section recaps the **IIDA Intermountain Chapter's BEST Awards** (page 70), highlighting the best in interior design. Kudos to Method Studio for earning the BEST of the BEST award for their **Traeger Grills HQ** adaptive reuse, transforming the historic Newspaper Agency building into a slick, modern corporate headquarters.

Congratulations to Jarod Hall and his team at Salt Lake-based **di'velept design** as they celebrate the firm's 10th anniversary and continue to make traction in a handful of markets, including multi-family, self-storage space, and retail.

We also sat down for a Q&A with **James M. Williams** (page 78) about the tilt-up concrete market. Williams is one of the most ambitious designers in Utah and one of few people nationally who can claim to have founded both a structural engineering company AND an architectural firm. He embraced tilt-up concrete years ago and has spent much of his career refining the process and making it a highly sought-after and versatile building type for an array of clients.

Finally, this issue includes our **2025 Top Utah Architectural Firm Rankings** (page 82), which highlights 29 participating firms—a new record—22 of which disclosed annual revenues.

We're halfway through 2025 ALREADY—goodness, that was fast! Keep enjoying the summer sunshine!

Bradley Fullmer



Utah Construction + Design Magazine
2075 S. Pioneer Road Ste. B
Salt Lake City, UT 84104
O: 801.924.8788
www.utahcdmag.com

Bradley Fullmer
Publisher
bfullmer@utahcdmag.com

Ladd Marshall
General Manager/Sales Director
lmars@utahcdmag.com

Taylor Larsen
Editor
tlarsen@utahcdmag.com

Fara Asay
Graphic Design



Utah Construction + Design is published seven (7) times a year. Postage paid in Salt Lake City, UT. All rights reserved. Reproduction in whole or in part without written permission is prohibited. Subscribers: If Postal Service alerts us that magazine is undeliverable to present address, we need to receive corrected address. Postmaster: Send address changes to 2075 S Pioneer Rd. STE B, Salt Lake City UT 84104. To subscribe, contribute editorial content, or for Advertising rates/Media Kit, please email lmars@utahcdmag.com.
Vol. 13 No. 3

Coming in July/August issue of *UC+D*:
2025 Top Utah General Contractor Rankings
Anniversaries: Paulsen Construction
100th; RLW Construction 50th
Astra Tower

INTEGRITY FIRST, COMMITMENT ALWAYS.

We are committed to delivering modern construction solutions that support our clients' goals and bring their visions to life across Utah's growing communities.

GENERAL CONTRACTOR

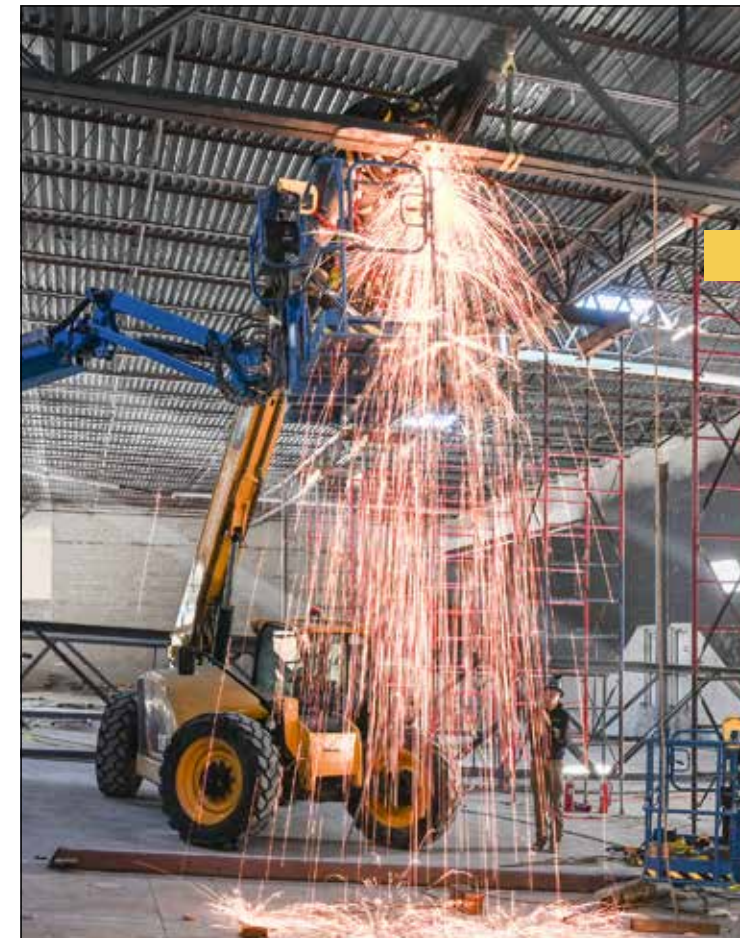
PRECONSTRUCTION SERVICES

DESIGN BUILD

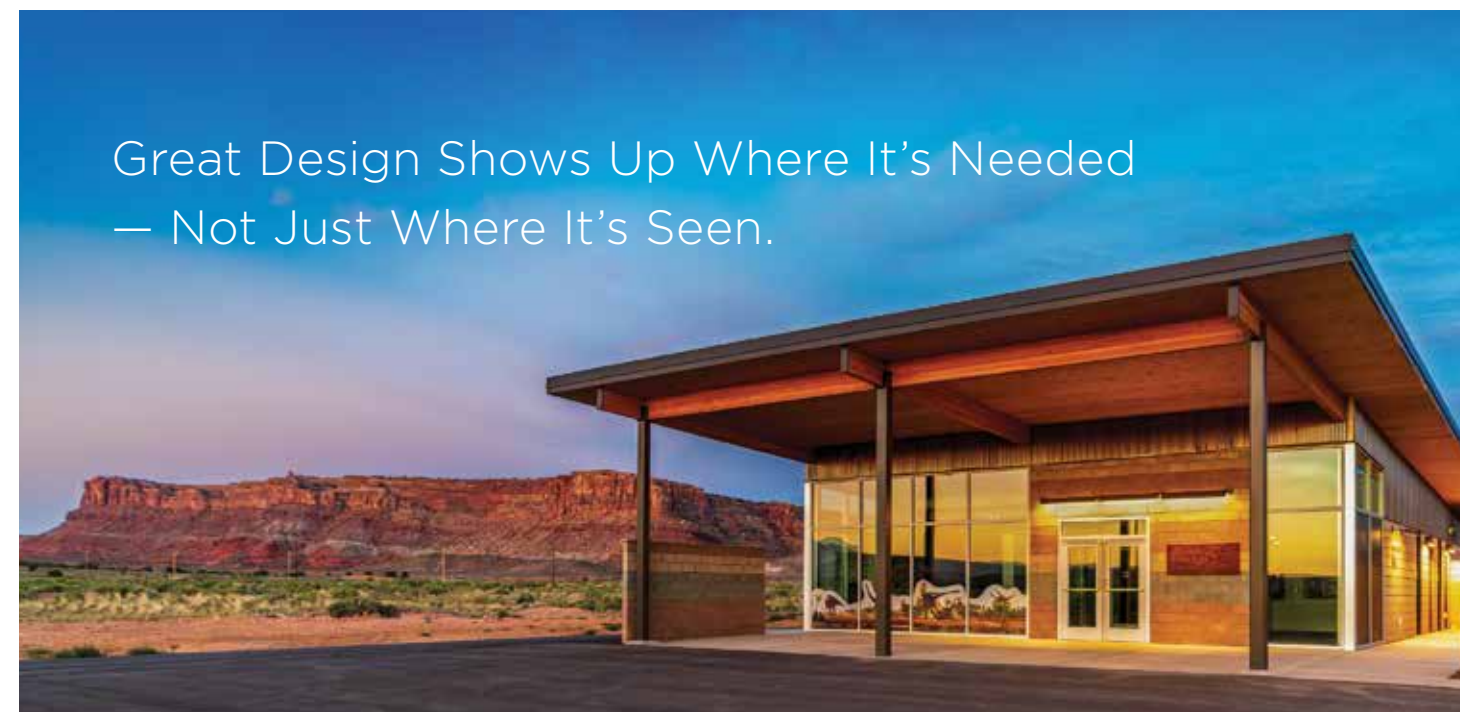
CONSTRUCTION MANAGEMENT



ENGAGECONTRACTING.COM



Great Design Shows Up Where It's Needed
— Not Just Where It's Seen.



The Utahraptor Visitor Center didn't change the landscape.
It joined it.
That's GSBS design.



U of U Breaks Ground on \$855 Million WVC Hospital

UDOT Announces Major Projects for 2025; Watts Construction breaks ground on new HQ; Children’s Center to build Utah Co. facility; HOK moves into new SLC digs.



University of Utah royalty—including (left photo, left to right) U President Taylor Randall, Spence Eccles, Lisa Eccles, and Dr. Bob Carter were on hand June 13 to celebrate the groundbreaking of the new \$855 million U of U Eccles Health Campus and Eccles Hospital in West Valley City. (right) Local political dignitaries and other Eccles family members joined in to celebrate with a customary shovel turn. (photos courtesy U of U)

Leave it to Spence Eccles to steal the show.

The 90-year-old philanthropist and passionate University of Utah supporter led the charge at the groundbreaking of the much-anticipated University of Utah Eccles Health Campus and Eccles Hospital in West Valley on June 13. The historic groundbreaking took place in West Valley at Centennial Park—one block from the future site of Eccles Health Campus at 3750 South and 5600 West.

“This is truly a remarkable occasion,” said Eccles, whose foundation is contributing a record \$75 million to the project—the largest gift ever received for a single project from the Eccles family. “We’re thrilled with this extraordinary accomplishment. It is one that will bring together the best of Utah—expert medical providers, educators, top-notch medical students and now, most importantly, the wonderful people of this vibrant community.”

Eccles was joined by U of U President Taylor Randall, Utah Lt. Governor Deidre Henderson, and members of the Eccles Family Foundation, among others, to celebrate the U’s first off-campus inpatient facility. This 800,000-SF, \$855 million project will expand access to world-class health care and create thousands of jobs in Utah’s westside communities.

“The University of Utah has long benefited from the visionary leadership of the Eccles family and their foundations,” said U President Taylor Randall. “We

couldn’t be more proud that our partnership has driven transformative investments at the U and throughout all our campuses in Utah. In 2021, the Eccles’ pivotal support helped advance world-class medical education through the Spencer Fox Eccles School of Medicine building. Now, the Eccles family has stepped up again, continuing that momentum with a new facility that expands healthcare access, creates opportunity, and deepens our shared commitment to serving Utah. We’re deeply proud to reach this milestone together.”

The project is grounded in partnership between the University of Utah and community members of West Valley City, Utah’s second-largest city. The University of Utah Eccles Health Campus and Eccles Hospital in West Valley will feature approximately 130 patient beds and comprehensive outpatient clinics with 200 exam rooms for specialties including heart care, orthopedics, women’s health and pediatrics, in addition to general internal medicine, urgent care, and a helipad.

“For 60 years, the Eccles family has partnered with University of Utah Health to support exceptional health care,” said Spencer F. Eccles, Chairman and CEO of the George S. and Dolores Doré Eccles Foundation. “Today, we’re proud to continue this partnership on what is one of the most impactful projects our Foundation has ever supported. This beautiful state-of-the-art hospital will bring together

expert medical providers and educators, top-notch medical students, and, most importantly, the wonderful people of this vibrant community. We couldn’t be more excited about the future—a future of better health and expanded opportunities for our westside communities.”

Construction of the the future West Valley healthcare campus will be led by Salt Lake-based Okland Construction—in collaboration with Salt Lake-based MHTN Architects and Buffalo, NY-headquartered CannonDesign—kicking off this summer with doors scheduled to open in 2028. Along with offering University of Utah Health’s nationally recognized patient care, the Eccles Health Campus will be a primary training site for Spencer Fox Eccles School of Medicine students.

“Utah ranks 49th out of 50 for primary care providers in the nation—a result of a statewide physician shortage,” said Bob Carter, M.D., Ph.D., Senior Vice President for Health Sciences and CEO of University of Utah Health. “The physician shortage is five times greater in westside communities along the Wasatch Front than in eastside communities. The Eccles Health Campus and Eccles Hospital in West Valley offers hope for addressing the physician shortage by being a place for our medical students to not only train but also return to provide health care services in a hospital system ranked #1 in Utah for over a decade.”

UDOT Announces Major 2025 Construction Projects

From repaving highways to improving transit options and enhancing pedestrian access, the Utah Department of Transportation (UDOT) kicked off what promises to be another bustling construction season throughout the Beehive State.

At a press conference in April—at the jobsite of a new interchange at 1800 North and I-15 in Clearfield, near a future Hill Air Force Base entrance gate—UDOT announced 152 new construction projects worth nearly \$1.7 billion slated to begin this year, with another 145 projects continuing construction.

Planned improvements include everything from new interchanges, bridges, and highway lanes to community-building measures like extending transit routes and building trails.

“Every day, Utahns are out driving to work, picking up kids, heading to the mountains, or just getting where they need to go,” UDOT Deputy Director Lisa Wilson said. “Our job is to make sure those trips are as safe and smooth as possible. These projects might cause some short-term delays, but in the long run, they’ll mean better roads, less congestion and a safer and more reliable way to get around — no matter how you travel.”

Among the 14 major projects listed by UDOT, Mountain View Corridor in Utah County has the highest price tag at \$466 million, one of seven nine-digit projects. The 14 projects combined total more than 2.4 billion.

“It’s incredible to think about the number of projects we have over \$100 million,” said Rob Wight, UDOT Region 1 Director. “It definitely keeps us on our toes. It’s obviously very challenging getting the work done on time. The (projects are) sorely needed.”

Wight said the 1800 North and I-15 Interchange project—which will provide relief from existing gate traffic—is significant, given that Hill Air Force Base is the top employer in the area. He praised the construction and design community for meeting various project challenges and keeping a positive working relationship with UDOT.



Bangerter Highway Interchanges



1800 North and I-15 Interchange

“Our contractors have stepped up, like they always do, and have done a great job,” he said. “We’ve also got a great consulting design community. It would not be possible to do this amount of work without both. We work closely with them. They’re our partners. Partnering is something that has become a way of life.”

Mountain View Corridor (Utah County)—\$466 million

Four new miles of freeway are being constructed to connect 2100 North in Lehi to Porter Rockwell Boulevard in Herriman. This project includes upgrading the intersection of 2100 North and Redwood Road with a new bridge, installing wildlife fencing, and creating a multi-use trail. UDOT expects construction to last through the spring of 2026.

Bangerter Highway Interchanges (Salt Lake County)—\$415 million

For more than a decade, UDOT has been working to eliminate stoplights on Bangerter Highway by converting intersections into interchanges. UDOT is building new interchanges at 9800 South, 13400 South, 2700 West, and 4700 South and expects to complete interchanges by the end of the year.

1800 North and I-15 Interchange (Davis County)—\$385 million

This project will build a new interchange at the intersection of 1800 North and I-15 in Clearfield. 1800 North will be widened up to 2000 West to accommodate current and future travel in the area, construction teams will build an overpass at 500 West to cross the railroad, and other plans will be executed to create space for a future Hill Air Force Base entrance gate. Work began in March, with expected completion in the fall of 2027.

5600 South in Roy and Riverdale (Weber County)—\$361 million

This year, the 5600 South Improved Mobility project will begin phase three, which includes construction on the middle and

side of I-15 and the reconstruction of 5600 South. Construction will continue through the summer of 2026.

I-215 from SR-201 to North Temple (Salt Lake County)—\$190 million

Crews will repave three miles of I-215 and 14 miles of ramps on SR-201, I-80, and California Avenue. Crews will also repave 22 bridges, install a new drainage system, and preserve pavement for the next 15 years. Plans call for a summer 2025 start and a two-year construction timeline.

SR-162 and SR-262 (San Juan County)—\$152 million

Crews continue paving work to improve safety on state routes in San Juan County on the Energy Corridor. This year, crews will also install fiber-optic cables, cattle guards, and drainage systems. Expect construction to last through the spring of 2026.

Midvalley Express Route (Salt Lake County)—\$104 million

Led and funded by UTA, UDOT will begin major construction of UTA’s third bus rapid transit (BRT) route. This brand-new, seven-mile route will have 15 stations and provide a valuable connection to UTA FrontRunner (commuter) and TRAX (light) rail systems. The construction of this all-electric line will also include the creation of 1.4 miles of bus-only lanes and priority traffic signals to speed up the transportation of public transit users. Current estimates expect completion in fall 2026.

I-15 from Kanarrville to South Cedar interchange (Iron County)—\$90 million

This project will create a 13-mile-long northbound climbing lane on I-15 from the Kanarrville rest stop to the South Cedar interchange. Additionally, the project will widen I-15 to three northbound lanes, tying in an existing three-lane section constructed in 2020. The project will also reconstruct the northbound side of the Hamilton Fork interchange to improve clearance and build a roundabout on the east side of I-15, next to Exit 51. Plans call for construction to conclude by December 2026. >>

US-6; Chicken Hollow to Tie Fork (Utah County)—\$60 million

Crews will widen US-6 from two to four lanes—with acceleration and deceleration lanes at the Sheep Creek intersection—and add a center median. Additionally, crews will improve drainage in the area to accommodate recent issues. Plans call for a fall 2026 start and a two-year construction timeline.

US-189 from Wallsburg to Charleston (Wasatch County)—\$53 million

This project in Provo Canyon will widen US-189 to two lanes in each direction, create a signalized intersection at US-189 and SR-113 and enhance the Island Beach Day Use Area entrance. Wildlife protection measures will also be part of this project. UDOT expects the project to begin later this summer and wrap up in late winter of 2026.

I-84 bridges in Weber Canyon (Morgan County)—\$52 million

UDOT will replace two I-84 bridges over the Weber River and Union Pacific Railroad just west of the Weber Canyon rest area. First, a new eastbound bridge will be constructed immediately to the south of the existing bridges. Once complete, the new eastbound bridge will accommodate all traffic while removing existing structures and building the westbound bridge. The project is underway, with plans anticipating two years to project completion.

I-80 from SR-36 to SR-201 and SR-36 from Stansbury Parkway to I-80 (Tooele County)—\$38 million

UDOT will widen this growing corridor and add an auxiliary lane on eastbound I-80 from SR-36 to the SR-201 on-ramp. Additionally, the project will add a northbound lane on SR-36 from Stansbury Park to the I-80 eastbound on-ramp. Work is underway and will continue through the summer of 2026.

Geneva Road from University Parkway to 1800 South (Utah County)—\$34 million

Crews will widen the road to two lanes in each direction and create a center turn lane. Additionally, this project will add bike lanes, a 10-foot-wide shared-use path on the east side of the project area and a sidewalk on the west side. UDOT anticipates beginning the project this summer and concluding it in the fall of 2026.



Watts Construction celebrated Cinco de Mayo in style with the groundbreaking of its new 11,514 SF headquarters on Mall Drive in St. George. This year marks the 57-year-old general contractor's 40th year in Southern Utah. (photo courtesy Watts, rendering by MRW Design)

Watts Construction Breaks Ground on New Headquarters

St. George-based Watts Construction held a groundbreaking ceremony on May 5 for their new 11,514-SF headquarters on Mall Drive. It marked a significant milestone for the commercial general contractor in its 57-year history, including the last 40 years in Southern Utah.

The building will consist of two floors and a walkout basement, with a stucco, brick veneer, and ACM panel exterior. Watts Construction will occupy the first floor, while the second floor has 3,700 SF available for lease.

Attendance at the groundbreaking ceremony included community members, public officials, trade contractors, clients, and key partners who collaborate with Watts. Annie Howell, CFO and co-owner of Watts Construction, emceed the event, which included remarks from: Doug Watts, former CEO; Jeff Mathis, architect and owner of MRW Design Associates; Danielle Larkin, St. George City Council member.

Watts began by reflecting on the company's history and various offices throughout nearly six decades in business before turning his attention to the current era of the company.

"With this new building, [CEO] Chris [Boudrero] and Annie [Howell] now have a home to house more employees than the prior two generations ever had," Watts said. "Today, this would not be happening without them. Watts has had a lot of ups and downs over the years while at the same time managing to stay local



through three generations of construction management."

Mathis spoke about the longstanding relationship between MRW and Watts, with the two firms having partnered on countless projects over several decades. Larkin echoed the sentiments about the value of local, family-owned companies and the importance of their collaboration in community development.

"We have so much love for these companies and so much appreciation for all that you do to build our community," Larkin said. "We're really excited about this new project—it's absolutely beautiful!"

After the speeches, the project team and public officials ceremonially broke ground, gold shovels in hand, a symbolic moment celebrating the beginning of a new chapter for the company.

"This is the foundation of our future," said Boudrero. "This groundbreaking symbolizes growth, opportunity, and our commitment to building something lasting for our team—so we can continue building our community."



Rendering of new \$17.7 million Children's Center Utah facility in Utah County.

Children's Center Utah Breaks Ground on New Facility in Utah County

Children's Center Utah (CCU) held a May groundbreaking ceremony for a new facility in Utah County. Representatives from Salt Lake-based firms MHTN Architects, Intermountain Health, Gardner Group, and Zwick Construction joined the CCU team at the event.

The \$17.7 million, 22,268-SF facility will provide outpatient family therapy and therapeutic preschool program services (intensive day treatment) for young children and their families.

MHTN designed the project, Gardner

Group will oversee project management, and Zwick Construction is the CM/GC contractor. A formal ribbon cutting is slated for fall 2026.

HOK Moves Office

Location in Salt Lake City

A/E firm HOK is relocating its Salt Lake City operations from Salt Lake City International Airport to a new studio in the city's downtown core.

"Across this region, we already enjoy longstanding relationships and a strong track record," said Anton Foss, HOK's Managing Principal. "A downtown presence

gives our people, clients and partners an even stronger platform for growth."

Brian Cook was named Practice Leader for the Salt Lake City studio. During his 25 years with HOK, Cook has guided complex projects, including hospitals, office buildings and major transportation hubs—including the \$5.2 billion Salt Lake City International Airport Redevelopment Program, now in its fourth and final phase—from concept through completion.

"Salt Lake City is home," Cook said. "Relocating downtown allows us to serve long-time clients better and to contribute more broadly to the community."

HOK has an impressive array of Utah-based projects in its portfolio, including Salt Lake City International Airport Passenger Terminal; Frank E. Moss U.S. Courthouse, a \$116 million seismic retrofit and modernization of the 1905 federal landmark in Salt Lake; Daybreak Field at America First Square in South Jordan; 650 Main in Salt Lake. ■



architecture + design
www.divelept.com
801-680-4485

Shifts and Disruptions: What's Next for 2025

By Dr. Paula Raymond Stamp

The second half of 2025 is shaping up to be a pressure test for the A/E/C industry. Economic headwinds remain unpredictable, yet the project pipeline is brisk, and clients are demanding faster, more personalized solutions. Against that backdrop, four macro-trends—artificial intelligence (AI), social media, talent, and client experience—are converging to redraw the playbook for A/E/C firms. What’s coming, why it matters, and how we prepare given this ever-evolving landscape is where challenge meets opportunity.

AI Becomes the New Co-worker—Just Don't Fire the Humans

The SMPS AI Quarterly Insight Report (Q2 2025) reviewed 90 days of conversations, including posts and comments from subreddits dealing with topics such as content marketing, SEO, social media marketing, influencer marketing, advertising, and artificial intelligence. The analysis noted that obvious trends, such as AI-powered content personalization, surfaced alongside less obvious yet growing tactics, such as leveraging user-generated content for SEO benefit. The takeaway: AI is moving from experiments to everyday workflows.

Per Joist AI, a content enablement platform, generative AI is becoming a true co-worker for marketing teams—helping firms draft proposals, pitch decks, and content in a fraction of the time. HubSpot, a sales, marketing, and customer service platform, noted in their Marketing Executive’s Playbook that 24% of marketing leaders are already piloting multimodal AI campaigns, and 22% are deploying end-to-end automation agents. What does this mean for marketing? AI augments the process but does not fully take it over. The most successful companies maintain

human oversight to preserve nuance and creativity. In other words, let the algorithms create a boilerplate, but keep your marketers and business developers out front to shape strategy and relationships.

Social Media Listening and Disruptive Creativity are Commonplace

Social media management platform Hootsuite nailed the current state of social media in their 2025 trends report: nearly 48% of companies devote the majority of their posts to entertain, educate, or inform—not to sell their services. A quarter are “creative risk-takers” focusing purely on entertainment content and storytelling.

Why should A/E/C firms care? Because buyers are scrolling after-hours just like everyone else, and relatable content increases win probability long before an RFQ drops. People are pretty vocal on social media. Firms learn more about what their customers or clients want through reading the brand feeds in real-time than they can by doing a static survey. This “social listening” is already used by 62% of marketers, and you can spot pain points before they show up in a client call. Teams that do this report higher confidence in social ROI.

Add to that an influx of marketers from consumer and tech sectors moving to A/E/C firms, and you get a landscape where TikTok day-in-the-life videos, meme-based SOP manuals, and behind-the-scenes Reels from job-site drone footage will feel normal—because that’s how the new talent already plays and works.

Talent Acquisition Gets Interesting

Talent challenges are accelerating the need for efficiency and strong employer branding. Marketing teams are being asked to do more with less, so automation



matters—and so does showcasing a firm’s culture and purpose to attract the next generation of talent. Firms are navigating a major transition. Senior experts are retiring, and there’s a shortage of seasoned replacements. That’s creating both a talent gap and a knowledge gap—and it’s fueling demand for tools that capture institutional knowledge, increase speed to market, and help leaner teams get more done.

Artificial intelligence is disrupting the talent race. According to Joist AI, by 2026, AI agents will start to automate multi-step workflows—monitoring RFP portals, parsing documents, drafting outlines—saving teams hundreds of hours of manual work. Rohan Jawali, CEO & Founder of Joist AI, said, “AI won’t replace marketers; it will make them more strategic. The next wave isn’t just about automation; it’s about precision, personalization, and freeing people up to focus on what truly moves the needle.”

Client Focus = Digital Transparency

Clients don’t wake up wanting your service; they want their problem solved or their facility open on time. SMPS’s AEC BD 2024 research notes that 33% of all buyers and 44% of millennial buyers prefer a “seller-free” experience—the proliferation

of digital tools has been an enormous disruptor to the business development and marketing process, diminishing the need for in-person contact.

Therefore, winning firms are leading with digital transparency:

- *Accessible dashboards*—show schedules, carbon metrics, and change orders in real time for the client to access at anytime from anywhere.
- *Data-driven personalization*—a punch-list email that adapts to a client’s project stage and signals you understand their day, not just your scope.
- *Transparency in pricing*—build trust early, especially as AI tools let owners benchmark fees instantly.

What’s Next?

Think of your marketing and business development engine as an interconnected team:

- 1. AI sets the pace**—crunch data, flag opportunities, and auto-draft first passes before humans and our critical thinking skills take the wheel.
- 2. Social creativity keeps the energy high**—turn technical wins into share-worthy storytelling.
- 3. Talent acquisition**—scale for impact, leverage AI, and boost automation with fewer resources.
- 4. Client empathy and transparency**—balance automation with human touch to show clients you hear them.

If you’re already experimenting in all four lanes, double down. If not, pick one to start and build momentum. The firms that master this integrated approach won’t just survive the next market cycle; they’ll set the benchmarks everyone else will follow. ■

Dr. Paula Raymond Stamp, MBA, FSMPS, CPSM, is the CEO and Principal of Geaux Consulting Group, a business strategy consultancy practice, and Board President of SMPS, a Washington, D.C.-based international association of marketing and business development professionals working together to move the A/E/C industries forward. She can be reached at paula@geauxconsultinggroup.com.

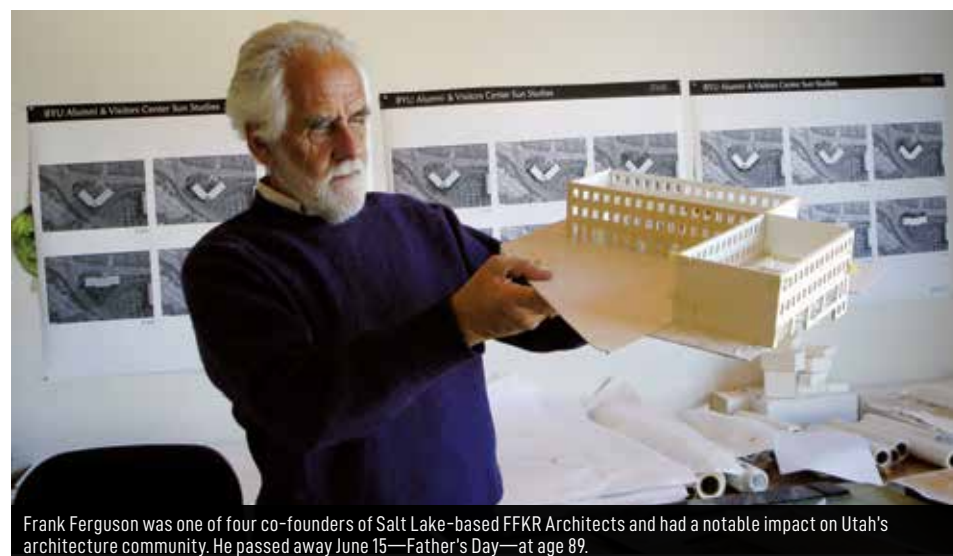
References:

- Source: Key marketing trends to watch in 2025. Digital Marketing News (January 6, 2025).
Source: Social media and marketing trends for 2025 according to Hootsuite. Merca2.0 (March 1, 2024)
Source: The Marketing Executive’s Playbook: How Marketers Can Work & Level-Up Like 700+ Leaders in 2025 (January 7, 2025)
Source: SMPS AI Quarterly Insight Report | Q2 2025 (2025)
Source: SMPS AEC BD: Building Business Development Success in a Post-Pandemic World (2024)



Franklin T. Ferguson—one of the Founding Principal's of FFKR—remembered.

AGC hires Gilbert as Government Affairs Director; Batatian named Utah State Geologist; Thorn joins American Eagle Ready-Mix as VP; McKelvie hired by Cameron Construction; Reaveley promotes three; Golzar moves up at Steel Encounters; Jackson joins Engage Contracting; Robichaud becomes rand* construction's newest Director of Operations



Frank Ferguson was one of four co-founders of Salt Lake-based FFKR Architects and had a notable impact on Utah's architecture community. He passed away June 15—Father's Day—at age 89.

In Memory—Franklin T. Ferguson

One of the founding Principals of Salt Lake-based FFKR Architects—the second 'F' in the firm's moniker—Franklin Turner Ferguson, passed away on Father's Day, June 15, at the age of 89.

Ferguson was a dedicated, skilled architect and highly respected by FFKR employees, peers, and clients alike. He was born November 6, 1935, and raised on Salt Lake City's west side, the youngest of five children.

He graduated from West High School in 1953 and enrolled in the Air National Guard. He attended the University of Utah, initially studying engineering, then switching to the School of Architecture, where he graduated with a Bachelor of Architecture (with an LDS Mission to the Northern States and Canada sandwiched in between). He married Peggy Siddoway in 1960, and they raised four children. After Peggy's death in 1994, he married Lucille Stoddard in 1995.

Ferguson ultimately earned a Master of Architecture in 1964 from the University of Minnesota School of Architecture and later taught at the University of Nebraska as an assistant professor of architecture.

In 1965, Ferguson moved his family of five to Chambéry, France as part of a cultural exchange program between the U.S. and France, where he worked for a prominent architecture firm. It was here he gained his love of France and the French language and was able to spend his weekends visiting the great cathedrals while further developing his career.

Upon returning to Utah in 1966, Ferguson worked with colleagues in numerous firms, making lifelong friends along the way. In 1976, he and three partners—Robert A. Fowler, M. Ray Kingston, and Edward Joe Ruben—formed FFKR Architects.

In a 2021 interview with Fran Pruyn for *Reflexion*, AIA Utah's Magazine, Ferguson

said, "We were a studio. As a studio, we had a certain amount of freedom. A studio allows ideas to bubble up from below. Doesn't matter who they come from; it is the best idea. When a new project would come in the office, we would assign it to one of us, and we just worked together and had very good people. We were careful that we worked hard every day and efficiently, and we were able to make our payroll. It was a very artistic environment, I think, and I liked it a lot."

Among the favorite projects Ferguson led include Abravanel Hall, Gad Valley Restaurant, BYU Jerusalem Center, Moran Eye Center, and Hemingway Orangerie at Red Butte Garden.

His buildings feature abundant natural light and are planned so that visitors always know where they are in relation to the rest of the building. In Ferguson's buildings, you never get lost and can always see outside. Each project was a collaboration, creating new friendships which he valued greatly.

Ferguson is survived by his wife, children, and nine grandchildren.

The **Associated General Contractors (AGC) of Utah** recently hired **Gavin Gilbert** as its Government Affairs Director, marking a strategic investment in the future of Utah's construction industry. Gilbert joined AGC in January and made a significant impact during the 2025 legislative session, playing a vital role in advancing AGC's policy priorities, building coalitions, and protecting the interests of Utah's contractors.

With over a decade of experience in government affairs, Gilbert brings a deep understanding of Utah's political landscape and a proven track record of legislative

success. He previously served as the Government Affairs Director and General Counsel for the Rental Housing Association of Utah, where he was instrumental in passing key housing legislation and shaping statewide policy discussions. He has also served in multiple advocacy and advisory roles in Utah and Idaho. His expertise in housing and land use policy, combined with legal and strategic insight, makes him uniquely suited to lead AGC's advocacy efforts during rapid growth and evolving regulation in the construction sector.

He worked closely with elected officials, regulatory agencies, and partner organizations to represent the construction industry's interests on issues ranging from workforce development and infrastructure investment to permitting reform and regulatory streamlining.

He earned a Bachelor of Law from Utah Valley University and a Juris Doctor from the University of Idaho College of Law.

Orem-based **Clyde Companies** appointed **Ryan Dalling** as President of **Geneva Rock Products** in May. He replaces **Jay Ritchie**, who is retiring after 35 years with the company. Dalling takes on his new role after serving since 2022 as Vice President of Construction.

"Ryan [Dalling] has an ideal combination of extensive business acumen and exceptional relationship skills. He's the principled leader we need, and we anticipate a bright future for him at Geneva Rock," said Jeremy Hafen, President/CEO of Clyde Companies. "I'm confident Ryan [Dalling] will build upon Jay [Ritchie]'s success. Jay was exactly the kind of directed, optimistic and strategic leader Geneva Rock needed."

Dalling has been with Clyde Companies since 2017. He held leadership positions at Sunroc, a Clyde subsidiary, before becoming the Vice President of Construction at Geneva Rock. Dalling began his career in the oil and gas industry, earning degrees in Mechanical Engineering and Business Administration at Provo-based Brigham Young University.

"What a privilege it has been to work with Jay Ritchie," said Dalling. "It's an impor-

tant time for us to address challenges facing Utah's critical infrastructure. I'm honored to tackle this work with so many talented and good people here at Geneva Rock."

Ritchie's leadership leaves a legacy of success as he has played a crucial role in developing Geneva Rock into a multi-million-dollar enterprise with a workforce of over 1,000 employees.

"Geneva Rock has been my home for 35 years, and I'm truly proud of the work we've accomplished," said Ritchie. "I'm honored to pass the leadership to Ryan Dalling and trust he will take Geneva Rock to the next level."

Utah Department of Natural Resources (DNR) Executive Director Joel Ferry named **Darlene Batatian** the new State Geologist and Director for the **Utah Geological Survey (UGS)** in April. Batatian replaces Bill Keach, who retired after serving as the agency's director and State Geologist for six years.

"Darlene [Batatin]'s professional experience is expansive, ranging from geologic field mapping to geologic hazards, groundwater site investigations, land development and public policy," said Ferry. "In her year with the agency, she has brought tremendous leadership, energy and strategic direction to the team. We're looking forward to her continued leadership moving forward."

Darlene received a bachelor's degree in earth sciences from UC Santa Cruz and a master's degree in geology from Idaho State University. Her work has included drilling paleomagnetic cores on Alaskan islands, geologic mapping near Sun Valley, Idaho, delineating mineral resources for proposed Wilderness Study Areas with the U.S. Geological Survey, and groundwater monitoring projects at Hill Air Force Base and in the U.S. Territory of Guam.

Batatian has focused on Utah geology for decades, serving as Salt Lake County Geologist from 1998 to 2006, where she was responsible for addressing the impacts of geologic hazards on proposed developments. She was also instrumental in advancing Utah's professional licensure requirement for geologists.

"The UGS is an incredible workplace for geoscientists. Staff are talented,



Gavin Gilbert

Ryan Dalling



Jay Ritchie

Darlene Batatian

motivated and intelligent scientists who practice in arguably the most diverse and complex geological environment in the nation," Batatian said. "As one of the most technically proficient geological surveys in the U.S., I believe UGS is second to none. I am excited to elevate UGS as a valued resource for the geoscience data that is the 'bedrock' of Utah's success."

Tyler Thorn was recently hired as Vice President of Ready-Mix for Draper-based **American Eagle Ready Mix**.

Thorn has established himself as a respected leader and innovator in the A/E/C industry, with more than 15 years of professional experience and expertise. Thorn spent much of his career working with a prominent materials supplier along the Wasatch Front, where he honed his skills in operations management, strategic planning, and client relations. His deep understanding of the industry and commitment to excellence have consistently driven successful business outcomes and fostered strong partnerships.

At American Eagle, Thorn will leverage his extensive background and training to enhance operational efficiencies, expand market presence, and drive sustainable growth. His leadership style is characterized by a collaborative approach, a focus on continuous improvement, and a passion for delivering high-quality products and services. >>

Bryana McKelvie was recently named Director of Business Development and Marketing for Salt Lake-based **Cameron Construction**. She has worked in Utah's A/E/C industry for more than 16 years on teams across multiple project roles, bringing a wealth of knowledge to her new role.

In addition to her professional achievements, McKelvie actively contributes to the local real estate community, serving on the Young Leaders Group (YLG) Committee for the Utah Chapter of the Urban Land Institute (ULI Utah). The YLG provides young professionals opportunities to develop skills and build relationships that will help advance their careers and foster an understanding of thoughtful development practices.

Salt Lake-based **Reaveley Engineers** announced three recent promotions. **Karma Gurung** was promoted to Senior Engineer. Known for his adeptness in structural and architectural precast work, Gurung brings a wealth of experience from his years structural precast and his service in the U.S. Army Reserve. A member of the Structural Engineers Association of Utah and Precast/Prestressed Concrete Institute, his professional affiliations underscore his commitment to excellence.

Joel Smith was promoted to Project Engineer. Smith is passionate about cellular concrete research and has a commitment to student outreach. He brings a unique blend of academic prowess and mentoring to his professional endeavors, including significant contributions to the seismic rehabilitation of the Rio Grande Depot currently under construction.

McKade Christensen was promoted to Senior BIM/CAD Technician. An experienced coach with a background in competitive sports, Christensen applies the intensity and focus of an athlete to his work at the firm, where he has been a part of the building information modeling team for more than eight years.

Pourya Golzar was promoted to Operations Manager for the Intermountain Architectural Division of **Steel Encounters**. Golzar holds a bachelor's degree in construction management from San



Tyler Thorn



Bryana McKelvie



Karma Gurung



Joel Smith



McKade Christensen



Pourya Golzar



Jeff Jackson



Jason Robichaud

Diego-based NewSchool of Architecture and Design (2016) and the Construction Quality Management Certification from the Army Corps of Engineers. He joined Steel Encounters in 2023 as a project management team member and has since managed monumental projects across Salt Lake City, such as the Astra Tower, Utah State North Capital Building, Asher Adams Hotel, and Hyatt Regency of Salt Lake.

Jeff Jackson joined **Engage Contracting** as Director of Business Development for the North Salt Lake-based general contractor.

Jackson, the former Deputy Director of the West Valley City Redevelopment Agency, is a seasoned expert in public-private partnerships, specializing in aligning the goals of towns, cities, counties, and states to deliver transformative real estate development projects. With a strong focus on the Mountain West region, he brings deep expertise in site selection, acquisition, entitlements, incentive negotiation, equity placement, and strategic planning from his time leading land acquisition and development at Henry Walker Homes.

Jackson serves as a board member and past President of the Utah Alliance for Economic Development, where he continues to champion collaborative growth across the state. His move to Engage Contracting will continue creating public-private partnerships throughout Utah and beyond.

Jason Robichaud joined **rand* construction** as its newest Director of Operations. With more than 20 years of experience in architecture, general contracting, and operational leadership, Robichaud brings a proven track record in driving operational excellence, managing risk, and strategically executing complex projects.

Throughout his career, he has focused on high-end, intricate tenant improvement and commercial construction projects throughout his career. His success stems from implementing structured quality assurance protocols, advanced scheduling techniques, and robust risk mitigation strategies. A strong advocate for team development, Jason has established mentorship programs and leadership development initiatives designed to cultivate high-performing project teams. "We are ecstatic to have such a talented person like Jason to our team," said Correy Selden, Director of the rand* Salt Lake City office. "We look forward to him furthering our growth objectives and applying his extensive experience to support the strategic expansion of our construction operations."

Robichaud remains active in the professional community as a member of ULI Utah and the IIDA Intermountain Chapter, reflecting his dedication to advancing construction, real estate development, and high-performance design. ■



When living spaces are expertly created, the owner, the occupant, the municipality, and the neighborhood all benefit.

FFKR ARCHITECTS | LIVING ENVIRONMENTS

SALT LAKE CITY • TEMPE • ST. GEORGE • BOISE
801.521.6186 • FFKR.COM



Modular Construction
Think Outside the Boxes. Build with Them.

UNITED CONTRACTORS

Prioritizing Post-Construction Care

The case for long-term service and preventative maintenance in buildings

By Jessica Ely

When a building project reaches completion, it marks a significant milestone—but not the finish line. A well-designed and expertly constructed facility is only as good as the care it receives in the years that follow. Long-term service and preventative maintenance are critical to ensuring the building operates as efficiently and effectively as possible, safeguarding the owner’s investment, extending equipment life, optimizing performance, and enhancing the occupant experience—an essential factor for owners and employers competing to attract and retain tenants and talent.

Without a well-structured maintenance plan, even the most advanced and well-built facilities will suffer performance declines, increased costs, and premature failures.

Beyond Design: The Reality of Building Operations

Even with advanced modeling and simulations, a building’s true operational efficiency only becomes apparent once it is occupied and running. Factors such as weather patterns, occupant behaviors, and unforeseen operational stresses can impact system performance in ways that were not initially anticipated. Ongoing maintenance allows for further tuning and optimization, ensuring that systems like HVAC, automation or lighting controls, and energy management function at peak performance.

In Utah, programs such as Rocky Mountain Power’s Wattsmart Business Program provide incentives for energy efficiency measures implemented not only during construction but post-construction as well. Additionally, programs such as Utah’s Commercial Property Assessed Clean Energy (C-Pace) offer financing tools that lower the weighted cost of capital for efficiency upgrades. These opportunities are easier to find when you have a skilled technician caring for the longevity of your facility.

Energy Efficiency and Cost Savings

Preventative maintenance plays a crucial role in keeping energy costs under control. Equipment that is not regularly serviced often operates at reduced efficiency, leading to increased energy consumption and utility costs. Dirty air filters, poorly calibrated control systems, and neglected mechanical components force systems to work harder than necessary, increasing operational expenses. Regular inspections and adjustments ensure that energy-intensive systems operate as designed, reducing waste and improving overall sustainability.

Extending Equipment Longevity

Mechanical and electrical systems represent a significant portion of a building’s capital investment. Without routine maintenance, these systems degrade faster, leading to premature failures and costly replacements. Preventative maintenance—such as lubrication, belt and filter replacements, and periodic inspections—extends the lifespan of critical components, ultimately



reducing total cost of ownership for the building. As designers and builders, however, equipment isn’t the only thing left in our care. ASHRAE’s guidelines emphasize that maintenance impacts not only energy efficiency and equipment longevity but also occupant thermal comfort and indoor air quality.

Enhancing Indoor Air Quality

Indoor air quality (IAQ) is directly linked to the health and comfort of building occupants. ASHRAE’s Position Document on Indoor Air Quality highlights that many indoor contaminants can impact health, comfort, well-being, learning outcomes, and work performance. Regular maintenance of HVAC systems, including timely filter replacements and duct cleanings, ensures that pollutants are effectively removed from the indoor environment, contributing to a healthier indoor atmosphere. In today’s evolving workplace, where many companies are focused on attracting employees back to the office, demonstrating a commitment to clean air and a comfortable environment is more important than ever. Investing in IAQ improvements enhances well-being, reassuring employees and tenants that their health is a priority.

A Proactive vs. Reactive Approach

Some owners hesitate to invest in

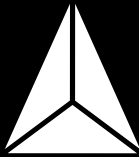
preventative maintenance, assuming they can save money by addressing issues only when they arise. However, reactive maintenance often leads to higher costs due to emergency service fees, unexpected equipment failures, and unplanned downtime. A proactive approach not only saves money over time, allowing building owners to plan and budget effectively for future repairs and upgrades.

The construction of a building is just the beginning of its life cycle. Without a well-structured maintenance plan, even the most advanced and well-built facilities will suffer performance declines, increased costs, and premature failures. Preventative maintenance agreements can and should be custom-tailored to fit specific building conditions and budget parameters. Owners who prioritize long-term service and preventative maintenance will reap the benefits of energy efficiency, extended equipment life, optimal indoor air quality, and a more sustainable, functional facility for years to come. ■


Jessica Ely is the Chief Operating Officer for Salt Lake-based CCI Mechanical, Inc. an Emcor Company. Jessica helps her clients find building system solutions that align with project drivers by working to understand financial, operation, maintenance and sustainability goals. She has worked on a variety of projects across the country including high-rise hospitality and commercial offices, mountain resorts, industrial manufacturing and government facilities. She can be reached at jely@ccimechanical.com.

801.731.1111


stakerparson.com




STAKER PARSON
MATERIALS & CONSTRUCTION
A CRH COMPANY




BURDICK
MATERIALS
A CRH COMPANY




HALES
SAND & GRAVEL
A CRH COMPANY




NIELSON
CONSTRUCTION & MATERIALS
A CRH COMPANY




REYNOLDS EXCAVATION
DEMOLITION & UTILITIES
A CRH COMPANY




IDAHO MATERIALS
& CONSTRUCTION
A CRH COMPANY



JACK B. PARSON
READY MIX CONCRETE
A CRH COMPANY



STAKER PARSON
LANDSCAPE CENTERS
A CRH COMPANY




WESTERN ROCK
PRODUCTS
A CRH COMPANY

the

PREFERRED

SOURCE

since 1952



Sand, Rock & Landscape Products

Ready Mixed Concrete

Asphalt & Paving

Construction Services

28 | UTAH CONSTRUCTION +DESIGN | JUNE 25

JUNE 25 | UTAH CONSTRUCTION +DESIGN | 29

CARROT OVER STICK: CONNECTING IN COMMERCIAL OFFICE

EDA Architects, Layton ICS, and owners Leavitt Equity Partners detail why creating the connection to place is essential for best-in-class commercial offices.

By Taylor Larsen

The stick is a powerful tool for bosses in the white-collar world, especially in bringing people back into the office. But how do you get employees back willingly?

How about a carrot? “We were designing our space post-pandemic, so one of our primary goals was to create a space that would genuinely draw people back into the office,” said Sierra Smith, Partner & COO with Leavitt Equity Partners, tenants of the new space. The carrot was the tool of choice via “a space where our team could reconnect, collaborate naturally, and enjoy being together again.”

Utilizing the carrot had a secondary effect, which Leavitt Equity Partners wanted to capitalize on. Smith noted, “We also wanted to create an environment where we’d be proud to invite clients and partners.”

With the completion of this tenant improvement within the award-winning

95 State office building, design and construction partners from EDA Architects and Layton ICS, respectively, showed the value—and values—of creating such a connective space.

Creating the Carrot

Ownership listened to what their team wanted in a post-COVID workplace: “more chances to interact informally, flexible spaces to work and meet, and the amenities that made being in the office feel rewarding,” said Smith.

Jason Dunn, BD/Preconstruction Manager for ICS, who served as Project Manager during the project, agreed with the intent, which comes through in this TI’s welcoming nature.

“This is a good approach to get people back to the office accustomed to working from home, where they already have a comfortable, convenient environment,” he said.

Dunn spoke about how the creature comforts of home have inspired interior design to bring a high-end residential mood and features to the modern office, “especially if we’re going to spend a quarter of our life at work.”

As design commenced, Evan Cindrich, Principal and Director of Interior Design for EDA, created a Pinterest board to send to Smith and the team at Jane Smith Design, who assisted with design, to collaborate on ideas. At the same time, Smith and Jane Smith Design were working on one of their own.

“It was incredible to see how much our ideas lined up,” said Cindrich. It lined up to such an extent that some of the same photos appeared in each set of ideas.

Aligning intent to budget proved rewarding as collaboration in design honed in on the final decisions. Cindrich mentioned how rendering tools helped ownership sign off on a traditional



The standout feature in Leavitt Equity Partners’ new office is the wood slat ceiling—a stellar piece made possible by excellent collaborative work across design and construction. It helps to provide an overhead connection piece across a large common area full of residential-style furniture that gives the office a connective, comfortable feel where teammates and clients could, as Sierra Smith said, “enjoy being together again.”

stick-framed aluminum office front that maintained the luxurious feel originally envisioned and matched dollars to purpose.

Tight Schedule to Deliver

Construction began in December 2022 as the market normalized after the pandemic fallout.

“It wasn’t the Wild West, but we were still partially dealing with the fallout from COVID price increases and longer lead times,” said Dunn, noting how detailed work in design and preconstruction saved time once construction began. “There will always be a few modifications, but EDA did a good job up front of designing everything.”

Working within the constraints of the core and shell of 95 State, namely in its curvature and the existing core mechanical systems, brought out the best in the project team as they sought to construct an easily maintainable office that met design intent.

Dunn spoke to the brilliant

coordination between design and construction teams in the early stages of the project to create wall layouts, identify conflicts, and deliver the best value for Leavitt Equity Partners with an elegant, collaborative office.

Both Cindrich and Dunn praised the trust given by their client, especially important for the quick turnarounds required of tenant improvements and the long lead times of materials during 2022-2023. Door procurement threatened to hold the project hostage with 20-week lead times.

“When you’re doing offices like these, sometimes the schedule itself is less than 20 weeks,” said Dunn. Early ownership engagement with a contractor, he said, helps mitigate schedule impacts by identifying early procurement of long lead items.

“A lot of things were getting held up with customs for a while [...], and there’s not much you can do about it. You can scream

and kick all you want, but if it’s not getting past customs, I don’t have a contact there that I can call,” said Dunn with a bit of a pained grin, “as much as I wish I did.”

He and the ICS construction team reconfigured the schedule to cinch up everything as doors continued their journey to the site. Trade partners installed furniture as spring turned to summer before doors arrived to tie a bow on the project in mid-June.

Delivering Lux Office

Ping-pong tables and dart boards don’t appear on many of the same Venn Diagrams as the concepts of professionalism and luxury. But, Leavitt Equity Partners may have found the perfect overlap with two fun pieces that still serve as professional, polished examples amongst stellar interior furnishings. Wallpapers in the offices and behind the reception desk link well with the wainscoting in the conference room, adding »

Tenant Improvement Spotlight

texture and visual depth to each wall. Two patterns of carpet tiles—one for the offices and their highly functional, custom L-shaped desks and another for the bright and sharp conference room—delineate the spaces from the engineered wood hallway floors and the main gathering room.

Those act as appetizers for the main entrée—the nearly 1,300-SF main area that acts as a collaboration hub, with the look and feel of a welcoming living room and kitchen. The space includes a mix of lounge seating, wood finishes, and stone accents that give a sense of the grandeur and comfort of the American West.

“Textures, fabrics, and finishes, all of it is very residential,” said Cindrich, specifically of the wicker furniture that would look equally stunning in a comfy cabin nestled on the Wasatch Back. “It brings a certain warmth, comfort—a residential feeling.”

Owners feel this and other connections were accomplished exceptionally well in their two years in the office.

“The design includes thoughtfully planned common areas that foster both connection and fun, including seating areas that invite casual conversations,” said Smith. “The space feels lively, collaborative, and welcoming. We find that our team naturally gravitates to these spaces.”

Practicality Meets Beauty

Cindrich noted the immense value construction teams provide in executing the specific design intent that draws teams like Leavitt Equity Partners back to spaces. The best example comes from the wood slat ceiling feature. It needed superior

acoustical performance, carefully planned lighting, and visual depth to link the two common areas while matching their elegance.

EDA’s interior design director praised the work from ICS and trade partner K & L Acoustic and Drywall to create a connective and beautiful ceiling feature. “Having a good contractor and good subcontractors who do this day-in, day-out makes that possible.”

“It was a design that [K & L Acoustic and Drywall] had never done before,” said Dunn. “They created a system that would meet the design expectations. We needed lights in specific spots, so we needed close coordination between all associated trades. We chalked out the entire ceiling on the floor before and then used a laser to locate where all the lights, sprinklers, devices, and other equipment would go and not interfere with the wood slat layout.”

Work across those trades delivered the striking stained slat wood ceiling feature to meet all those needs, providing a prime example of how design and construction create connection through the built environment.

Ready to Connect

The project team’s work across the tenant improvement created an office ready to host and connect as one would at home—a comfortable and welcoming space that effortlessly showcases the values of the hosts.

And like hosting a good party, Cindrich said, there’s always a time when the buzz dies down and everyone heads their separate directions.

“For me, a successful project is when you’re kind of sad that it’s over,” he said of the work done to create Leavitt Equity Partners’ new space.

But you never forget those parties, or projects in this case, where the connection from design intent to final build delivers a place people want to be. ■

Leavitt Equity Partners - Tenant Improvement
Location: 95 S State Street SLC, UT
Size: 4,343 SF

Project Team
Owner: Leavitt Equity Partners
Owner’s Rep: Sierra Smith

Design Team
Architect: EDA Architects
Electrical: EELD
Mechanical: B&D Engineering

Construction Team
General Contractor: Layton Construction/ICS
Plumbing: Reliable Plumbing and Heating
HVAC: A-J Sheet Metal
Electrical: Rocky Mountain Electric
Drywall: B Green Drywall
Acoustics: K & L Acoustics and Drywall
Painting: Fisher Painting
Tile/Stone: Spectra
Carpentry: Montgomery Custom Cabinets
Flooring: Spectra
Glass/Curtain Wall: Bountiful Glass
Fire Sprinkler: Alta Fire Protection Company
Window Shades: DesignTeam
Insulation: K13- USI
LV/AV: LINX



Custom Window Films and Murals

Your Vision, Vision Graphics




VisionDoesIt.com • E-SBR.com



When values hold strong,
everything else does too.

See how we live our philosophy
at www.laytonconstruction.com



Layton
CONSTRUCTING WITH INTEGRITY

Village People

The biggest LIHTC project in Utah history shows what's possible to help solve the housing crisis and empower residents to meet their needs in a well-designed, well-built neighborhood.

By Taylor Larsen

Economics isn't for everybody. Some in this industry excel in real options analysis to understand risks and returns of capital outlay for a project. Others, like this writer, struggled to understand anything described in Econ 110 lectures. Independent of one's understanding of economics, everyone in Utah lives through the social sciences' most trusted law: supply and demand. Namely, the demand to live here races onward while the housing supply lags behind.

Utah is the place to live—and the data backs it up. Utah's net in-migration has been over 20,000 yearly since 2016, according to the Kem C. Gardner Policy Institute. Whether incoming residents are seeking the greatest snow on earth or looking to discover linguistic quirks—have a Utahn say “Millcreek” and hear the phonetic difference—there are many reasons to move to the Beehive State.

It's excellent news for the industry. High housing demand means plenty of opportunities to design and build. The good news continues—the industry built more housing units than new households created in the state from 2019-2022, according to Kem C. Gardner Policy Institute. In 2021, the state set a record, delivering 40,144 new housing units and nearly cutting the reported housing shortage in half.

The bad news? It hasn't been enough. According to that same data, Utah still needs to build an estimated 37,000 more units, or enough homes to support a city comparable in population to Provo or St. George, to meet 2025 demand.

Answering the Crisis Call

The bad news is glum, but the good news is that developers are helping to solve Utah's housing challenge, creating expertly crafted homes in job centers like Salt Lake City. Key among these developments is the recently completed The Village at North Station, the largest low-income housing tax credit (LIHTC) property in Utah history: a spectacular 827 units.

According to Michael Batt, Managing Principal with developer Gardner Batt, the project helps to meet an urgent need for housing, specifically affordable housing.

“There is definitely a demand for affordable options as we've seen significant housing cost increases over the last five-plus years,” Batt said.

Remember the single-issue Rent is Too Damn High Party? What it lacked in political power, it revealed a commonly held belief regarding residential tenancy—the rent is too damn high, especially in Utah. According to the 2022 Economic Census, over 47% of renters spent over 30% of their income on housing.

The Kem C. Gardner Policy Institute showed that Salt Lake County alone lacks the breadth of options to be affordable—190,000 units short, to be exact—for those on fixed incomes, single-parents and one-income households, and those just entering the workforce.

According to Batt, one great tool to meet demand and lessen the rent burden for tenants is “the utilization of the tax credits and bonds” in development across the state, where LIHTC is the most recognized example. According to the Utah Housing Corporation, the independent state agency that administers Utah's LIHTC program, tax credit awardees receive a dollar-for-dollar reduction on their tax liability in exchange for making an equity investment into affordable rental housing with below-market rents.

Who says the government and business can't coexist?

Right-Siting

But make no mistake—this work isn't happening pro bono. Developing, designing, and building affordable housing is a profitable business. Getting projects like The Village at North Station off the ground comes from the willingness of owners and their A/E/C teams to navigate LIHTC particulars from groundbreaking to ribbon-cutting. »

For Batt and his team, it starts with the right site. “We are regularly looking for good sites that are near public transit, work centers, and other amenity bases,” he said.

Call it manifesting, call it “Look and ye shall find” mentality, but Gardner Batt discovered their site—2000 West and North Temple in Salt Lake City.

“This project is right at the last TRAX station before the [Salt Lake City] airport, which made it a great location of both the downtown workforce market as well as the Northwest Quadrant workforce market,” said Batt. “There aren’t many locations surrounding the downtown area where you can find a 14+ acre site to provide one of the most needed resources in our market—affordable and sustainable housing.”

Mike Ackley, Project Manager for designers Architecture Belgique, wouldn’t give away their trade secrets as affordable housing and transit-oriented architects. “It’s just what we do,” he said with a smile. “It’s our bread and butter.”

As a part of Salt Lake City’s Transit Station Area (TSA) districts by being so close to the 1940 W North Temple light rail station, Ackley said meeting the site’s requirements in design sped the project past a three- to six-month waiting period and straight to administrative review without public hearing. Saving precious time and money requires less of a sacrifice on the architectural side and more of a reprioritization of their values as architects. For something as essential and in demand,

time is of the essence. As Ackley put it, “We design for something that is going to get built.”

Toward Something Special

The speed to construction matched a higher design standard required of The Village at North Station due to the project sites TSA designation. The 360-degree architecture conveyed in the masonry, fiber cement panels, and stucco made every side of each building picture-worthy.

“There aren’t many locations surrounding the downtown area where you can find a 14+ acre site to provide one of the most needed resources in our market—affordable and sustainable housing.”

—Michael Batt

“The exposed rivets and fasteners are an intentional design,” said Ackley, describing the work done on the exterior’s white fiber cement panels. The intentionality achieved a high-end uniformity across the entirety of The Village at North Station.

Interiors received the same special touch and prioritized open and inviting

design across private and public spaces. Units come with ceiling-mounted fan coils in the bathroom or hallway to keep units comfortable and roomier, while the water heater sits in a room accessible to the maintenance team without ever having to enter the residence.

“The sheer size of the project was challenging to lay out and ensure adequate parking and walkability for the residents,” said Ackley, “but because of the team’s willingness to adapt and innovate, we were able to overcome and create an efficient and sustainable plan.”

One key to connecting the property is the over 300-foot-long cast-in-place concrete midblock walkway. Some walkway slabs received stamping for an extra design flair on the flatwork that traverses the project. This marquee path and the many sidewalks on the 14-acre site deliver a connected, neighborhood feel across the eight buildings and the bevy of amenities.

Beyond the two leasing offices, a conference room is available with private offices for those accustomed to the business casual, while the game room, gym, and pickleball courts cater to residents looking to unwind. On the project’s north side, dog washes, storage lockers, and hanging bike racks sit inside the final amenity building. The splash pad provides another amenity that gave the project team another reason to make this project succeed—resident joy. As the project team prepared to turn over the splash pad for

use, residents came out to check in on a future favorite.

“We had all these kids running over here—it was awesome,” said Ackley.

Risks Rewarded

Much like how raising children takes a village (pun intended), that same collective spirit was required to construct the largest LIHTC project in Utah history. Ackley and the Architecture Belgique team started designing in 2019, which consisted of seven buildings across a smaller project area before the pandemic changed everything.

“Base plans went out the window,” he said. Not just blueprints but overall scope and general building environment, too. As construction began in late 2022, sourcing concerns required a rethink of many of the originally chosen materials.

Challenges didn’t top out there as prices went up and down like a rogue scissor lift. Idaho-based general contractor Headwaters Construction decided to purchase as much of certain building

materials as possible to keep volatility to a minimum and flex their risk management muscle. The general contractor brought in over three dozen 40-foot-long CONEX boxes and 16 storage units rented out adjacent to the site to store building materials.

Because the cost of lumber was trending downward, Headwaters made purchases of the framing materials floor by floor. Put another way, “We gambled a little and just ordered what we needed at the time,” said Bruce Keen, Headwaters’ Sr. Project Superintendent.

The risk paid off. “I don’t think the project would have been successful without it,” said Keen. “I think a lot of other contractors would just say, ‘Hey, that’s not how this works.’ But we wanted to do whatever we could to make it successful.”

Keen explained that getting materials to the job site was only half the battle, especially as they sought to get into flow. “You’re contending with material for space and the labor required to move it.” As a

former subcontractor, Keen recognized that communicative and organized general contractors keep trade partners operating at peak efficiency. With The Village at North Station, peak efficiency meant turning over a building every month.

“If the subcontractor is successful, we’re successful. I want them on that job as little as possible and making the most money possible. We owe it to them to make it as easy as possible for them and earn that buy-in,” he said, mentioning how a quality array of trade partners bought into this pre-purchasing idea and logistics plan that brought flow and success.

However, plans changed as Gardner Batt acquired the third and final property, a former bank branch that faced North Temple, to round out the development. Much like the original designs for the project, drawings changed for what is now Building H—the final part of the project. Instead of a podium with an internal parking garage in the final building, it would be steel framed and add in over 8,500 SF of >>



The Village at North Station included 360-degree architecture across each of the eight buildings to give the 14-acre project a welcoming neighborhood feel.

You learn a lot about a company when you see where they live.

- FURNITURE
- PREFABRICATED INTERIOR CONSTRUCTION
- SPECIALTY STORAGE

Visit Us

HB WORKPLACES

MillerKnoll



Amenities across the project include a sizeable gym (bottom left) and two clubhouses (pictured; bottom right) for residents of the 827 units to enjoy.



DPW3 OFFICE BUILDING — LEFT

YOU HAVE A VISION – WE GIVE IT FORM.



SALT LAKE CITY 801.531.1144 | BOISE 208.424.7675 | BABCOCKDESIGN.COM

commercial space on the ground floor to make the project into a future mixed-use powerhouse.

Headwaters was a solutions-oriented GC, so much so that they added Building H into their construction scope and completed it a month ahead of schedule, allowing the entire project to be lease-ready around Thanksgiving 2024.

Leased and Ready

Today, eight buildings across 14 acres of space deliver affordability to the over 2000 individuals and families living in The Village at North Station. Batt recognized that his firm and others won't solve the housing affordability issues alone. "We hope to contribute to the overall demand for affordable housing options by utilizing our expertise in development to build quality affordable projects," he said.

Demand is high, much like the demand for owners like Gardner Batt, designers like Architecture Belgique, and builders like Headwaters.

"Even if we're not on the leasing side, we enjoy these projects," said Brian Baker, Business Development Manager for Headwaters. "We share similar values with the people that make these projects a priority."

Solving Utah's housing project won't happen all at once. In the meantime, more projects like The Village at North Station and its dedicated project team are most welcome in creating a healthier housing market for Utahns to enjoy ■

The Village at North Station
Location: 1925 W North Temple Street, Salt Lake City, UT 84116

Developer: Gardner Batt

Architect: Architecture Belgique
Mechanical & Plumbing: Royal Engineering
Electrical: Royal Engineering
Civil: Ensign Engineering
Structural Engineer: Canyons Structural Consulting
Landscape: STB Design
Interior Designer: KjDESIGNS
General Contractor: Headwaters Construction



Architecture
Belgique, Inc.

CREATING AWARD WINNING COMMUNITIES

801-561-1333
www.archbelgique.com



THE CITIZEN



VILLAGE AT
NORTH STATION



ACADEMY
TERRACE



WESTERN
GARDENS



RESOLUT

YOUR SUCCESS COMES FIRST



Utah | Arizona | Washington | (801) 530-3148 | resolutgroup.com | info@resolutgroup.com

FINDING A GROOVE

As it celebrates 10 years since its inception, Salt Lake-based architect di'velept design has carved out a unique niche for itself and is finding success nationally in the multi-family and self-storage facility markets.

By Brad Fullmer

Salt Lake-based di'velept design has broken the mold for how an architectural firm finds success. As the firm celebrates its 10th anniversary, founder Jarod Hall couldn't be more satisfied with how things have shaken out the past decade.

"I'm so happy with where we're at, where di'velept is as a firm," said Hall, 44. "We're more of a lifestyle firm. I enjoy a lifestyle of working from home, [and] spending more time with my family, while also doing great projects. The growth in front of us is exciting."

"It's a different sort of story," admits Hall, a Vernal native who wasn't quite sure about a career after graduating from Uintah High School in 1999. He attended then-Utah Valley State College (now UVU) for four years and worked part-time for a painting contractor while in school.

"That got me interested in architecture," said Hall, noticing how the buildings he was painting were designed and what he liked and didn't like. He would interact with architects from time to time and started envisioning what their day-to-day schedules were like before deciding to jump to a new career path. He ultimately earned a Master of Architecture from the University of Idaho in 2008 and landed work at a large Salt Lake-based architecture firm, where he learned the ins and outs of the craft from 2008-2013. Hall quickly proved his mettle at the firm and worked under former Principals Steve Crane and Boyd McAllister in the K-12 studio.

"He was really great—he got right in

there and figured out what to do," said Crane, who moved to St. Croix in the US Virgin Islands after retiring in 2017. Today, Crane resides in St. George, and is working with Hall on some projects. "The partners really liked him. He was a good designer. Now, he's got me working for him!"

"One of the things I find important [...] is the leadership of a project stays on it the whole time. They all have different skill sets, but I want one architect running the project the whole time."

—Jarod Hall

Hall eventually decided to launch di'velept design in late 2014, and by early 2017 was actively trying to grow the firm.

Firm Buoyed by Success in Self-Storage, Multi-Family

In early 2015, Hall and a friend, Jeremy Larsen, were hired to design a self-storage unit in Vancouver, Wash.—a 100,000 SF, three-story building. Success on that initial self-storage project has led to a fruitful relationship with a couple of developers who have built dozens of projects in more than a dozen states, including the Pacific Northwest, Texas, New England, Florida, and Hawaii, in addition to Utah.

In 2016, Hall recognized potential opportunities in the burgeoning multi-family market and started making inroads with some smaller developers. To date, the firm has designed 18 multi-family projects that are either finished or under construction, with another 80 projects they did master planning for—projects that will advance to full design once market conditions are more favorable.

Approximately 50% di'velept's annual revenues are from townhomes and apartments, 40% from self-storage facilities, with commercial office and retail projects, including restaurants and bars, comprising the rest.

Remote Control; Work-Life Balance

On that initial self-storage project, Larsen lived in another state, so they quickly learned the nuances of remote collaboration. Since that 2015 project, the firm has been all remote, all the time—with Hall's residence serving as di'velept's de facto office. In 2017, Ethan Barley joined the firm as an architect, working remotely initially from Washington, D.C., then 29 Palms, Calif., and now Portland, Ore. Larsen and Hall became partners in 2018 before Hall bought him out last fall after nearly seven years.

Other staff members, their titles and locations (and their start dates) include:

- Tyler Froelich, Architect in St. George (June '21)
- Kayla Sharp, Office Manager in Vernal (March '22),
- Stephanie Davis, Architectural Designer in Berrian Springs, Mich. (Dec '21)
- Rebecca Ruby, Project Manager in New Market, N.H. (June '22)
- Marin Smith (June '18) Architect in Newport News, Va., a part-time architect.

Hall hires and keeps self-starters; people driven to succeed professionally.

The firm has a standard weekly online conference call—"The Meeting"—and Hall

said he spends at least 3-4 hours daily on various video calls, whether collaborating with co-workers or a client.

When the pandemic hit in March 2020, it barely caused a ripple in di'velept's work routine. "March was scary for everyone, but by April we were as busy as we ever were in our lives," recalled Hall, with staff more than tripling at one point to 12 (one part-time) through 2023, before scaling back to its present size.

"The pandemic made technology more up-to-speed," said Barley. "[Remote work] has gotten easier the last couple of years."

Their digital collaboration prowess explains the firm's ability to design projects seamlessly nationwide; it's licensed in 20 states, Hall said, with plans on gradually adding to that number.

Crane said Hall helped him design two dozen homes in St. Croix during Crane's time on the island. "He's been my partner in crime," said Crane. "He does all my drafting, all the electronic drawings. It's been a good relationship."

Work-life balance is a primary draw for staff members, said Barley, and Hall makes it work with a calm leadership style that allows people to thrive on their own while offering necessary support and collaboration to keep a project on track.

"He is one of the most even-keeled, steady people I know," said Barley. "He's good at listening to everyone and keeping up with concerns. He was a good project manager before he started di'velept. He's good at tracking things through, which is what the job requires."

Hall insists that one architect be dedicated to a project from start to finish, with others contributing their talents as needed.

"One of the things I find important, [...] is the leadership of a project stays on it the whole time," said Hall. "They all have different skill sets, but I want one architect running the project the whole time."

Current projects include a 175-unit >>



Ethan Barley



Jarod Hall



Kayla Sharp



Marin Smith



Rebecca Ruby



Stephanie Davis



Tyler Froelich



700 Block Storage, Salt Lake City, Nov. 2022



Flynn BEC, Salt Lake City, Dec. 2022



Flynn BEC, Salt Lake City, Dec. 2022



PHIG Storage, Philadelphia, Feb 2023



VWAR Storage, Vancouver, WA, May 2018



Private Residence, Draper, Aug. 2024



Private Residence, Draper, Aug. 2024

LIHTC multi-family project with affordable 2- and 3-bedroom units and two self-storage buildings in Hawaii. Hall believes it's just a matter of time before the multi-family market breaks loose again, given the need

“By the end of this year, maybe mid-next year, multi-family should be back, unless there is significant change in interest rates before then. We’re optimistic in the markets we’re in but always looking for new projects. Ten years is great, but we’re just getting started.”



—Jarod Hall

not only in Utah, but a dozen other bustling states.

“Growth is not slowing down,” said Hall. “By the end of this year, maybe mid-next year, multi-family should be back, unless there is significant change in interest rates before then. We’re optimistic in the markets we’re in but always looking for new projects. Ten years is great, but we’re just getting started.” ■

Top di'velept design Projects

Project	Location
Flynn/BEC Headquarters	Salt Lake City
Promontory Apartments	Salt Lake City
Art West Townhomes	Salt Lake City
LaraDean Townhomes	Salt Lake City
Redemption Bar	Herriman
VWard Self Storage	Vancouver, WA
Phig Self Storage	Philadelphia, PA
700 Block Storage	Salt Lake City
Crane Residence	Virgin Islands
Noorda Residence	Draper



**ETHICAL,
RELIABLE,
RESPECTED.**

Solis at Jackson Station Apartments

EXPERTISE IN MULTI-FAMILY & COMMERCIAL CONSTRUCTION

Building better communities by providing quality projects and meaningful relationships. And in times of uncertainty, we strive to provide solutions, clarity, and stability.

(801) 619-1900 | WWW.PENTALONCONSTRUCTION.COM | SALT LAKE CITY, UTAH

UTAH’S #1 PROVIDER
OF NON STRUCTURAL ENGINEERED SERVICES



- » Cable Tray, Conduit, Plumbing and Mechanical Piping, HVAC Duct, and Equipment evaluation
- » Providing the fastest seismic brace on the market » Quick field solutions » Complete BIM Services
- » Local Engineers for face to face site visits » Vertical Point Load Plotting

Other Services Provided:

- » Firestop Installation Training » Trapeze Rack Prefabrication » Unistrut cut to length » Full Submittal Support

COME INTO EITHER OF OUR CONVENIENT LOCATIONS AND SEE OUR MASSIVE SELECTION OF POWER TOOLS AND FASTENERS!

WEST HAVEN
2008 West 2550 South
West Haven, UT 84401
(801) 627-8156



SALT LAKE CITY
270 West 2950 South
Salt Lake City, UT 84115
(801) 975-0190

SIGN OF THE TIMES

The dazzling new One Burton apartment building tastefully captures the owner's passion for mid-century modern architecture in a project that aims to kick off a true 'downtown' area in South Salt Lake.

By Brad Fullmer

The transformation of the heart of South Salt Lake from a gritty, somewhat dilapidated industrial area into a legitimate 'downtown' urban area with active neighborhoods of stylish residential and commercial buildings, got a major boost in June with the official grand opening of the eight-story, 180-unit One Burton apartment complex, ushering in a new era of modern development in the city.

"I'm very happy to be where we're at now," gushed Jason Algaze, a Principal with New York-based Abstract Development Group, as One Burton marks the firm's first completed project in Utah. "The building is unique, and we had a good [team] to help us execute our vision."

"The building is unique, and we had a good [team] to help us execute our vision."

—Jason Algaze

One notable caveat of the \$70 million project—with its location directly adjacent to Interstate 80—was that the previous landowner, YESCO, be allowed to keep its billboard on the property, leading to the building to being dubbed 'the Billboard Apartments' during construction.

Architects from Salt Lake-based Architectural Nexus, led by Mihnea Dobre, Principal-in-Charge, and Charles Bagley, Project Manager, were quick to roll with that interesting design nuance, along with other design constraints specific to a location smack dab next to a bustling U.S. highway. They embraced the billboard, ultimately coming up with the idea of INFLUENCE—something that is shaped, carved, and molded by the constant effect of environment—as the design brief and conceptual driver for the project.>>

Vibrant mid-century modern design—one of the major "hot button" requests of New York-based Abstract Development Group—is found in spades throughout One Burton, including the spacious, inviting two-story lobby space. (photos courtesy Architectural Nexus)

One **Burton**

Since the billboard would have a direct impact on the building form—and is emblematic of the very idea of what influence is—the design leaned heavy into it. From the south side, you can visually see its influence carving and shaping the building with a continued ripple effect bending and folding the eastern façade.

“This project is all about influence,” said Bagley. “The billboard is about influencing people, so we wanted the view corridor to influence the shape of the building, with a ripple effect as the east facade folds and crinkles.”

“We turned what could have been a huge hurdle for design and turned it into a ‘wow’ factor.”

—Jason Algaze

“The billboard is certainly a prominent feature,” said Dobre. “We had a requirement to maintain the view corridor and build around existing billboards, so we used that to aid the design, and in maximizing site development without interfering with legal requirements. We decided to embrace what was [viewed as] a limitation.”

“We turned what could have been a huge hurdle for design and turned it into a ‘wow’ factor,” said Algaze, adding that residents are not impacted from the signs due to billboard screens having directional baffles that eliminate light disturbance back

to the apartments.

Constructing around the billboard and next to a busy freeway offered various challenges to the contractor team, said KC Burns, Project Director for Salt Lake-based Jacobsen Construction, mainly being so directly in the public eye, along with limited access for material delivery from north and south roads only and limited space to choreograph the litany of heavy equipment, delivery trucks, lifts, and cranes.

“Prior to construction, the billboard was removed and relocated slightly to allow it to be outside the building footprint—that’s not something you see every day,” said Burns. “The highway presented little issue itself; the exposure from passersby [traffic], however, kept us on our toes as there was a lot of oversight from freeway traffic. We became aware early that we either did it right, or it would be known immediately by all.”

**Mid-Century Modern Vibe
a Major Owner ‘Hot Button’**

A native New Yorker, Algaze admitted not knowing much about Salt Lake City before 2020. With development in the Big Apple often slogging through myriad red tape, Abstract executives were looking to expand their geographical reach. When the pandemic hit, Algaze said “we tried to figure out other markets more in-depth, and as we dug into Salt Lake, we saw all the growth. Through a broker, we stumbled upon this site, and it came together. It’s great here, especially in South Salt Lake. We think there is a lot of [future] growth here.”

Algaze appreciates the industrial nature of this area, as it ties into his genuine love of mid-century modern architecture—think 1950s/60s Mad Men—and how he viewed the design of One Burton. He even referenced the famed Kaufman House in Palm Springs, Calif. (circa 1946).

“I’m obsessed with mid-century modern architecture—we thought about how geometrical shapes and lines would look very cool against the mountains as we started design. The process with Architectural Nexus was awesome. I had a very specific idea in my head on day one and they totally pulled it off.”

At just over 300,000 SF, the sizeable eight-story building has 180 units featuring studio, one-, and two-bedroom units, along with three retail spaces (two are leased). At the highway level and above, 360-degree views offer spectacular views stretching from the mountain peaks at the southeast all the way to the downtown skyline to the north.

Vertically, the building is composed with a study black brick base for three stories and white stucco for the five stories above. The simple, contrasting palette is complimented with a warm wood accent. Clean vertical lines of the base and strong horizontal lines of the balconies of the levels above hearken strongly to the modern aesthetic of the mid-century.

At ground level, the public is welcomed with restaurants/retail storefronts along Main Street. To the north along Burton Avenue, residents and guests are greeted with a grand, inviting porte-cochère »



(left) A splendid design with unique facade elements seamlessly integrates the now iconic billboard into the One Burton structure. (right) Seven magnificent, hand painted butterfly murals add an amazing shot of aesthetic vitality to the budding South Salt Lake neighborhood, which one day hopes to be a vibrant “downtown” space for the City.

**Diversity by Design
Creates the Difference**

Willmeng has built a reputation of project collaboration to create predictable and exceptional outcomes with our design partners.

Putting our clients first has resulted in projects completed throughout the West. We invest in our communities, building our legacy as a company that cares.

willmeng

ENR TOP INDUSTRIAL CONTRACTOR IN THE UNITED STATES, 2023
NAIOP GENERAL CONTRACTOR OF THE YEAR (5-TIME WINNER)
NAIOP TENANT IMPROVEMENT CONTRACTOR OF THE YEAR (9-TIME WINNER)
10+ NAIOP WINNING INDUSTRIAL PROJECT OF THE YEAR

WILLMENG.COM | 6510 S MILLROCK DR, SUITE 160
SALT LAKE CITY, UT 84121

Experience Something Different

MORE WAYS WE HELP SMALL OUTFITS

**KNOCK DOWN
BIGGER JOBS.**

CASE CONSTRUCTION

www.centuryequipment.com

CENTURY EQUIPMENT COMPANY

covering the drop-off drive, creating an elegant hotel-like ambience. The angled canopy structure and warm cedar soffit add depth to the mid-century design.

Upon entering the two-story lobby, the mid-century theme takes another step, with a stunning wood-slatted grand staircase is its main highlight. It rises from the main level into a balcony overlook that creates a canopy for the reception desk below. The lobby backdrop features a beautiful, peacock blue accent wall with relief patterning. These elements, along with other materiality, color palette, furnishings and light fixtures all combine to create a wonderfully modern and fresh feel, but with a fun, mid-century nostalgic vibe.

The podium-style building has a base of three floors of type IA non-combustible construction (concrete) and 5 levels of type IIIA wood framed residential housing units above. The beautiful two-story lobby space

is also highly functional with office and conference space, work areas, and private and public parking garages.

The upper five floors house 180 units in 26 different layout configurations and finished with a bright white cement plaster system that undulates with the angled unit walls and extending balconies.

Mechanical and electrical systems were completed via design-build delivery, and designed to be concealed and quiet, while architectural light fixtures with LED lighting are found throughout the building.

Another impressive design/artistic feature is a series of seven butterfly murals on the exterior, brilliant artwork meant to inspire and elevate the character of the area.

Other amenities include open and private workout rooms, a vibrant art room that leads out to an exterior courtyard with unique planters that mimic the varying angles of the building, an outdoor spa

and spacious interior game room, and a clubhouse on level seven with a kitchen and seating that opens to a spacious outdoor patio with BBQ grills, a large-screen TV and a fire pit.

Construction Challenges Handled with Aplomb by a Strong Team

Burns said beyond navigating a tight site, other challenges for the construction team included building the porte-cochère, modifying road/grade surface levels, and dealing with a structure with varying angles, corners, and other exciting design elements that aren't simple to build.

"The porte-cochère is set on custom tapered columns in an angled array; they don't make a shape that tapers precisely the way we needed," said Burns. "Each had to be created and engineered to handle the imposed loads."

The shape and style of the building

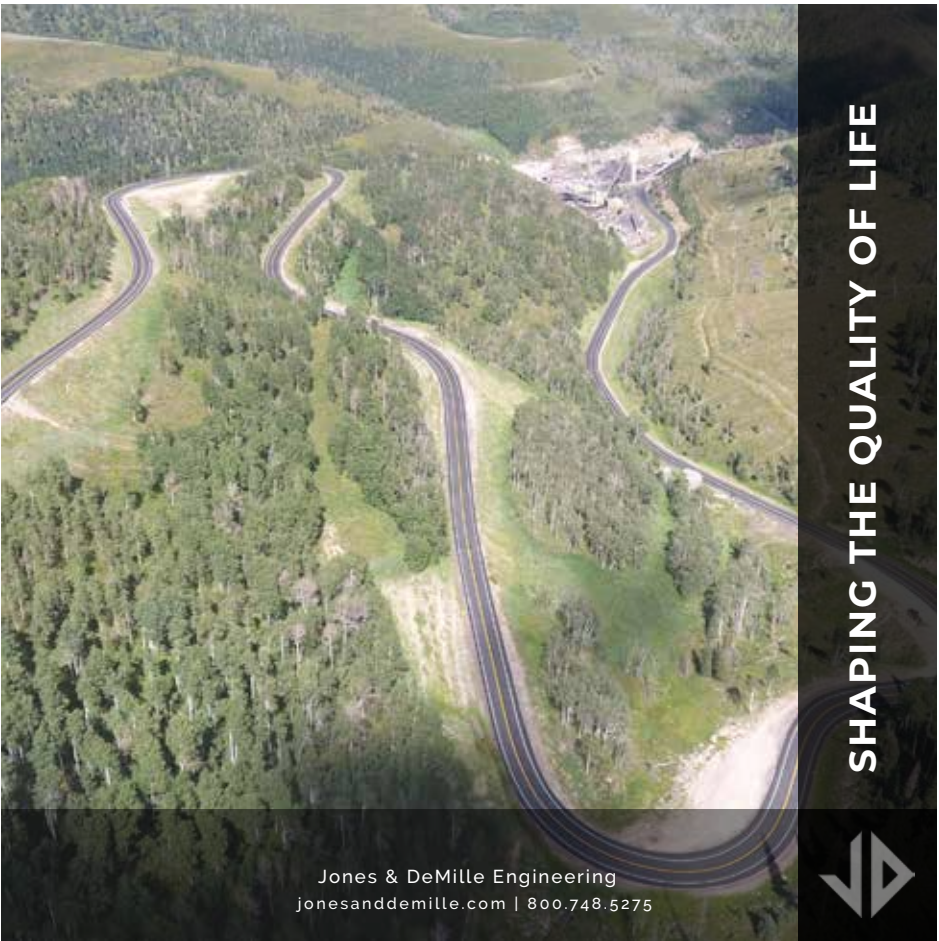
is also unlike anything that's been built in the multi-family arena in recent memory in Utah—this was no 'cookie-cutter' design, and it tested contractors.

"The design did not follow the orthogonal approach common in similar structures," said Burns. "Some multi-family projects are so cost-conscious they can feel and sometimes look like a Lego building where bland units are stacked vertically in differing colored blocks. One Burton tried to shake it up and have balconies and units comprised of angled supports and lines that added depth and purposeful complexity."

In addition, Burns said, "the roof structure is a cast-in-place extension to the post-tensioned slab. The cantilever had to be entirely supported by shoring while members were cautiously and selectively demolished in place so the struts could be weaved in underneath. Great care was taken to ensure what was removed would>



Spectacular views abound on this swanky outdoor patio, replete with cozy fire pit for residents looking to relax or perhaps socialize.



Jones & DeMille Engineering
jonesanddemille.com | 800.748.5275

BRIGHT IDEAS. INNOVATING CHANGE.
Thought Leaders in Electrical Design Since 1994



 **ENVISION**
ENGINEERING
envisioneng.com | 801.534.1130

not compromise the canopy.”

“The overhangs are the things we were proudest of,” said Dobre. “They were not easy to create. Contractors needed to use extra steel and carefully engineer it to have larger triangular overhangs.”

“The units and wings stack up, particularly on the north face,” added Bagley. “There is a stepping, tiered quality to the units from the east side to the west side balconies. I also love the front entry onto Burton Avenue—it’s an exciting two-story lobby space. The way we have columns cantilevered out to carry the canopy turned out well. It plays off the mid-modern style.”

“This is the first of many projects that will transform our community,” said Cherie Wood, Mayor of South Salt Lake, adding that she grew up on Burton Avenue a couple of blocks east of One Burton, and is thrilled at the prospect of a genuine “downtown” area of the city.

“No corners were cut; thank you for caring, and for turning a page in our community and doing something big and different.”

“We wanted to create a place that represents the heart and soul of South Salt Lake,” added Algaze. “After a few bumps in the road, we saw an opportunity at this

corner, a place that felt underappreciated but was blossoming with potential,” adding that he appreciates the character of the industrial neighborhood and other local businesses nearby, including creative and artistic companies, skilled trades, and breweries. “This neighborhood can turn very quickly into something big.” ■

One Burton

Location: South Salt Lake

Start/Completion: Nov. 2022/May 2025

Cost: \$70 million

Delivery Method: CM/GC

Stories/Levels: 8

Square Footage: 304,203

Units: 180

Owner: Abstract Development Group

Design Team

Architect: Architectural Nexus

Civil: Psomas

Electrical: (Design-Build) Conelco w/ Jordan Skala Engineers

Plumbing/HVAC: UMC

Structural: BHB Structural

Geotechnical: GSH Geotechnical

Interior Design: Architectural Nexus

Landscape Architect: Architectural Nexus

Pool Design: Water Design Inc.

Acoustic Consultant: Resolut Group

Construction Team

General Contractor: Jacobsen Construction

Concrete: JRock Construction

Plumbing/HVAC: Utah Mechanical Contractors

Electrical: Conelco Electric

Masonry & Precast: Troy Hales Masonry

Drywall: Tolman Drywall

Painting: Performance Painting Company

Tile/Stone: Millcreek Tile

Millwork: CP Build; Boswell

Flooring: JCC

Roofing: D7 Roofing

Glazing/Curtain Wall: USI

Waterproofing: Guaranteed Waterproofing

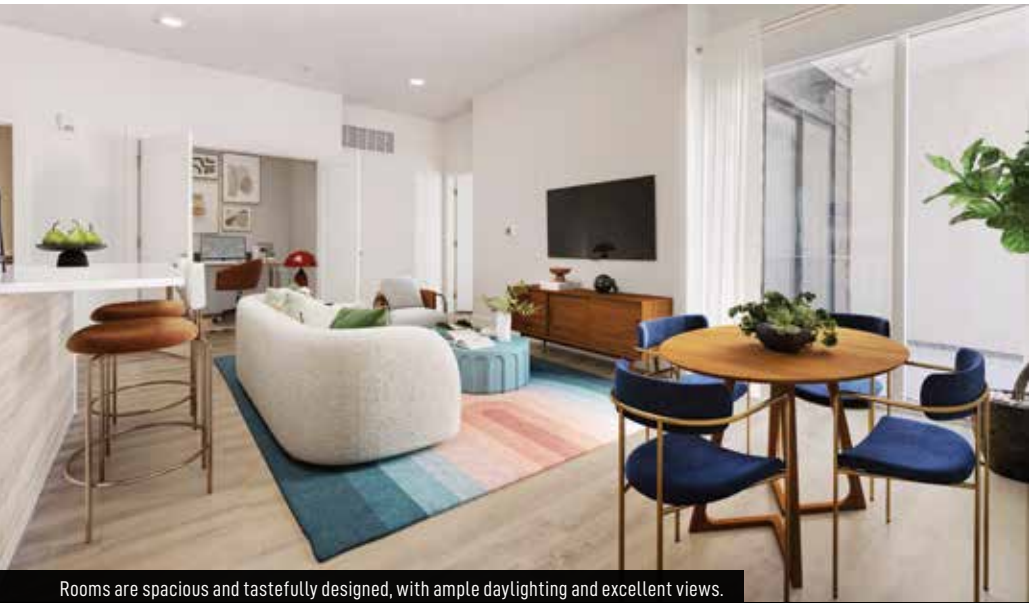
Steel Fabrication: Clegg Steel

Steel Erection: Clegg Steel

Excavation: Sunroc

Landscaping: Sinc Constructors

Demolition: TID



Rooms are spacious and tastefully designed, with ample daylighting and excellent views.

ONE
BURTON



PROUD TO PROVIDE
SOPHISTICATED LUXURIOUS CURATED STYLIZED
ARTFUL LIVING TO OUR SOUTH SALT LAKE RESIDENTS.



THANK YOU!

To Architectural Nexus, Jacobsen Construction and all the design & trade partners that helped make our vision a reality.



ABSTRACT
DEVELOPMENT
GROUP

SALT LAKE CITY | NEW YORK CITY

www.oneburton.com

www.abstractdg.com

JASON ALGAZE
Founding Principal
jason@abstractdg.com

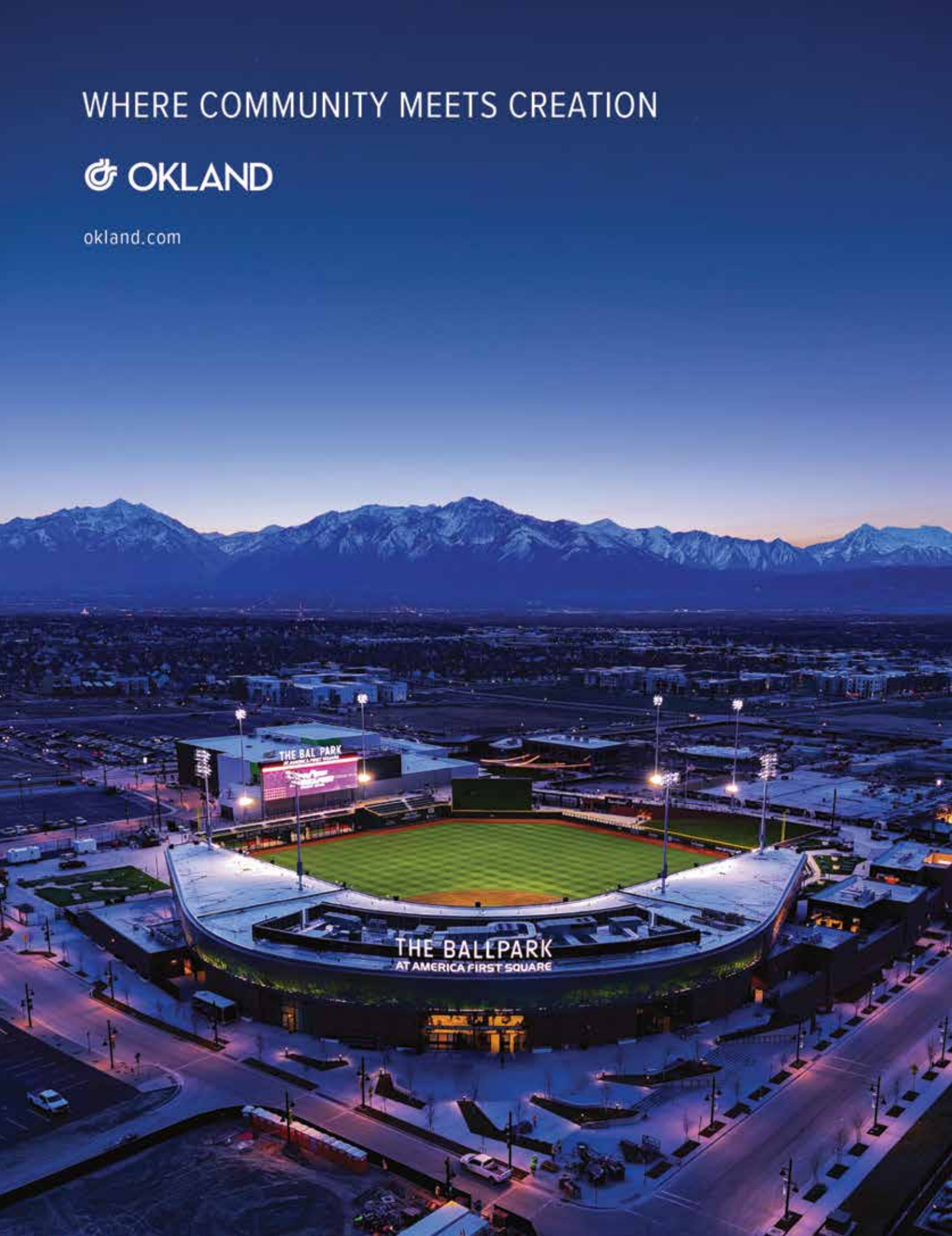
DANIEL RUDOFISKY
Founding Principal
daniel@abstractdg.com



WHERE COMMUNITY MEETS CREATION



okland.com



HOT

PROJECTS IN A

COOL

MULTI-FAMILY MARKET

Multi-family design and construction has cooled from 2023’s blaze of deliveries, but newly built and upcoming projects are still looking to capture tenant interest in Utah.

By Taylor Larsen

Much like a good bonfire, multi-family construction in Utah, and especially Salt Lake County, has blazed. According to real estate brokerage CBRE in their 2023 report, Utah multi-family builders delivered a steady burn of units between 2019-2022—over 5,700 units per year on average. And then the fire roared in 2023 with over 10,000 units delivered, nearly half of them coming from outside of Salt Lake. That’s hot.

But slow absorption, steady vacancy rates, and falling rents from 2023 to the present¹ have chilled the market somewhat since the “free money” era of the pandemic ended as Federal Funds Rate rocketed from 0.5% in March 2022 to 5.5% in July 2023. This cold water on the multi-family development fire made for a strange 2024 into 2025, even as deliveries reached similar heights from 2023’s delivery boom. While it has made developers re-think a project or two, it has been excellent news for tenants. The growing range of options across

the desirability and location spectrum from this recent delivery glut has pushed rents down in the form of concessions. Raise your hand if you’ve seen an apartment complex offering 10 weeks free—a substantial discount from the standard rental rate. But make no mistake—even amidst a cooler period in development, plenty of recently completed, hot multi-family projects bring unique features to the table for tenants while showing how designers and builders are delivering successful work to a changing market. »



THE FOCAL

New Ideas for Neighborhood Connection

Architect Beecher Walker and builder Pentalon Construction are nearly finished with The Focal—a three building mixed-use project in Murray. The development contains top-tier amenities for the tenants of the 400-plus units and, in a new trend, a shared community amenity in the form of ground-floor retail and a portion of two podium level plaza features—approximately 8,700 SF of the total 23,900 SF of podium and rooftop amenities.

Jory Walker, Principal Architect and President of Beecher Walker, mentioned that Murray City desired certain features for The Focal, such as ground floor retail and a portion of the amenities be shared to serve new residents and the surrounding community.

Is this idea a flash in the pan? “We feel this ‘give back’ trend is here to stay,” Walker said of the shared amenities.

“Both residents and the community are invited to ‘Come On Up’ to the podium amenity decks and make themselves at home.”

Community amenities rest on top of retail structure bump outs, one connected to Building A’s five floors of residences above one floor of concrete parking garage and the other connected to Building B’s five floors of apartments and two levels of parking garage. With design assistance from master amenity architect Loft Six Four, Pentalon constructed four-foot-tall, cast-in-place concrete planter boxes with flowering pear trees to create a privacy element for tenants on the rooftop floor and also a respite on sunny days. The plaza’s array of seating options, fire pits, festoon lighting, and BBQ areas are ready for future neighborhood parties.

Said Walker, “Fostering greater kinship between new developments and old and

creating greater connection between the community and the apartments through sharing space encourages a harmonious neighborhood.”

“Both residents and the community are invited to ‘Come On Up’ to the podium amenity decks and make themselves at home.”

—Jory Walker

Harmony continues in the building exteriors—metal paneling, stucco, hardie board siding, and masonry. The wood-framed structures of all the residential buildings stretch above two levels of post-

tension concrete podium parking, said Richard Moffat, Pentalon Superintendent.

Gathering is a major theme in the property amenities—community rooms with kitchens, co-working spaces, rooftop lounges, clubhouse, state-of-the-art fitness center, and outdoor pool and spa, among others. And bringing it all together was a similar type of connection.

“If there was a definition for the word ‘coordination,’” said Walker, “it would be this project!”

On a site surrounded by commercial and residential developments, the freeway, and Little Cottonwood Creek, Pentalon accessed a lay down area across the creek with a tower crane to pick and place materials. Multi-family projects sharing The Focal’s site constrictions will be the norm, according to Carl Tippetts, President of Pentalon. “All the easy projects are done,” he smiled.

While the project has challenged, living will be easy at The Focal. Residences come in studio, one- and two-bedroom varieties,

with the latter containing essentially two-bath master suites. Each unit comes with quartz countertops, soft close cabinets, and full-size washer and dryer. >>

The Focal
Location: 447 West 4800 South, Murray, Utah 84123
Cost: \$90 Million
Delivery Method: CM/GC
Size: 352,695 SF (residential), 12,885 SF (retail)

Project Team
Owner: IMH 4800 Lofts, LLC

Design Team
Architect: Beecher Walker
Civil: S.E. Science
Electrical: CR Lighting & Electric
Mechanical: Shakespeare Engineering
Structural: Dunn Associates
Landscape: STB Design
Amenity Deck: Loft Six Four

Construction Team
General Contractor: Pentalon Construction
Concrete: Pikus Concrete
Plumbing/HVAC: UMC, Inc
Electrical: CR Lighting & Electric
Masonry: Unique Exteriors
Drywall/Acoustics: Tolman Drywall
Painting: Paint-Tec LLC
Tile/Stone: Wasatch Floor Coverings
Carpentry: Acadian Builders
Flooring: Wasatch Floor Coverings
Roofing: Scott Roofing
Glass/Curtain Wall: All Purpose Windows & Doors
Waterproofing: Rocky Mountain Waterproofing
Steel Fabrication: SN Steel
Excavation: Covington Excavation and Construction
Landscaping: Sinc Constructors



Historic Meets Modern with CINQ
Combining old builds with new construction always presents a monumental challenge. But in the case of CINQ, design from Dwell Design Studio and construction from RVC Construction wanted the challenge of reusing an existing warehouse and combining it with seven stories of new construction for a stellar multi-family project in Salt Lake's Depot District.

"Dwell Design Studio rejects boring," said Evan Haslem, Associate Principal for the firm. "We like a challenge and this project certainly presented a challenge with the existing warehouse and the multi-family infill."

Don Carroll, Project Manager for RVC, said the RVC team and their trade partners were up to the challenge, too, working around the existing Central Warehouse building, built in 1929 and counted among Utah historic sites. The design called for

partially demolishing the warehouse, a prime example of Utah's turn to commercial hub in the early 20th century, and repurposing it as an amenity feature and residences for 21st century living.

"Dwell Design Studio rejects boring, We like a challenge and this project certainly presented a challenge with the existing warehouse and the multi-family infill."

—Evan Haslem

Meeting the challenge involved demolishing the back half of the Central Warehouse building while constructing the

new apartments adjacent to the remaining building—all during a concrete powder shortage, an abnormal winter, and supply chain challenges, according to Carroll.

"What made this challenging was the design required us to cut the back 50% of the building off and coordinate the construction of the new building to the remaining warehouse," said Carroll. "It involved protecting the old building during demolition and construction, getting the new buildings to line up with the existing floors of the old warehouse building, and then refurbishing the old finishes to be a focal point of the new project."

Incorporating this existing build into the design without detracting from the new build and visa versa started with an industrial exterior. Cementitious, variable lap siding, metal paneling, and brick veneer create a connection between old and new for the post-tension cast-in-place»



BUILD SMART BUILD IN NORTHERN UTAH





Learn more!



MOUNTAIN STATES FENCE

SALT LAKE CITY, UTAH

801-261-4224





Educating Tomorrow's Leaders Today.

CCI 
An EMCOR Company

801.973.9000 ccimechanical.com
Utah's Premier Design-Build Mechanical Contractor
ENGINEERING | HVAC | PIPING | PLUMBING | AUTOMATION | FABRICATION | SERVICE

podium sitting under the wood-framed new builds. Said Haslem, “The relationship and play between the warehouse and the new construction, as well as the bridge connection at midblock, brings a cohesion to the overall project.”

The first level of the warehouse is a two-story volume with mezzanine that houses the amenity clubhouse, mailroom, and other uses. Haslem said, “The remaining two levels of the space are very unique, industrial feeling units that have high ceilings and exposed structure of concrete and steel moment-frames.”

These amenity spaces and residences are great examples of design and construction expertise to build community. The exposed concrete slab sets a foundational tone, complemented by warm walnut, iron detailing, and vintage deco tile. Painted drywall, wood trims and doors, LVP flooring, tile backsplashes and showers all come standard across the modern studio, one-, two- and three-bedroom residences.

Modern multi-family must have amenities—CINQ has a warehouse full. Fitness center, BBQ, fire pits, yard games, and even pizza ovens make it a hosting

dream. Co-working spaces and signature business booths nestled within the amenity building bring a modern flair, especially with the mezzanine-level speakeasy whiskey lounge, to give the historic building a new purpose.

These elements, and the team that designed and built it, form an environment that feels both lived-in and legendary. »

CINQ Apartments

Location: 550 W 200 S Salt Lake City, UT
Cost: \$48.6 million
Delivery Method: Design-Bid-Build
Size: 259,773 SF

Project Team

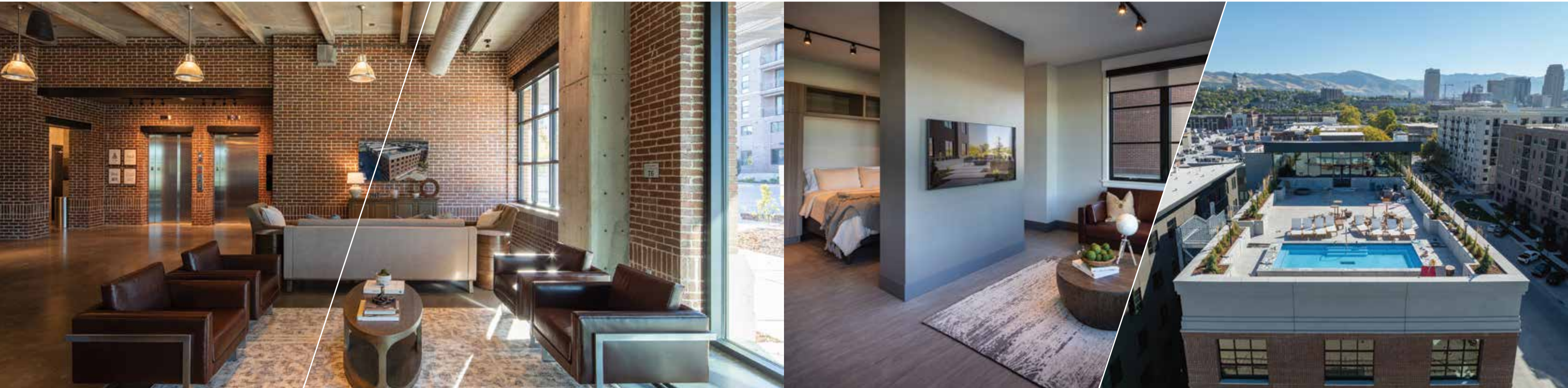
Owner: dbUrban Communities

Design Team

Architect: Dwell Design Studio
Civil: CIR Civil Engineering and Surveying
Electrical/Mechanical: Phillips Gradick Engineering
Structural: Precision Systems Engineering
Geotech: GSH Geotechnical, Inc.
Landscape: Landform Design Group

Construction Team

General Contractor: RVC Construction
Concrete: Wadsworth Brothers Construction
Plumbing: Progressive Plumbing & Piping
HVAC: JM Mechanical
Electrical: Hunt Electric
Masonry: Unique Custom Exteriors
Drywall/Acoustics: Whistle Construction
Painting: Paint Tech
Tile/Stone: Dowland Tile & Stone
Carpentry: ProCon Construction
Flooring: Phil's Fine Flooring
Roofing: Pro-West
Glass/Curtain Wall: Tanner Glass & Hardware
Waterproofing: Rocky Mountain Waterproofing
Steel Fabrication/Erection: Trisquare Fabrication
Excavation: Wind River Excavation
Demolition: Grant Mackay Demolition
Landscaping: Lawson Landscape



SALT LAKE CROSSING

Big Amenities and Community for Smaller Apartments

Salt Lake Crossing, designed by owners SALT Development, with Method Studio as architect of record and Big-D Construction as general contractor, is 300,000 SF of multi-family marvel. Ethan Bedingfield, Vice President of Design for owners SALT Development, said their research to create the project led them to a question: What if the project was all small units that maximized luxury?

The project consists of three connected seven-story structures (five floors for residences, two for parking) and a separate, seven-story amenity building to the south. Among the three residential structures, two consist of “open” one-bedroom

apartments, while the third consists of 150 furnished studios split between two masses connected via a communal space that form a U. What studios lack in square footage is made up for in community, lifestyle, and quality.

This communal, “third space” so desired from today’s tenants, comes through in multiple areas, starting with the communal spaces in the studio building. Their double gourmet kitchens and comfortable living/ dining rooms total 2,500 SF and support 30 residents on each floor. Said Austin Vegh, President of project operator Aurum Property Management, “[this emphasis on third spaces] is great for meeting new people in a similar stage of life.”

According to Big-D Superintendent

“Instead of ageless materials, we wanted timeless materials that gained character as they aged.”

—Ethan Bedingfield

Jason Gates, building out the 300 units and amenity spaces came from communicating sophisticated sequencing and scheduling to control the construction flow.

“When you’re managing repetitive work across hundreds of units, maintaining momentum becomes crucial—one trade’s

delay can create a ripple effect throughout the entire project,” said Gates. “Our success hinges on our ability to synchronize these complex workflows while maintaining quality across every floor and unit.”

The industrial masonry, stucco, and the lumber aesthetic of the CERACLAD fiber cement siding is gorgeous on approach, and fits snugly in the neighborhood, too. Said Bedingfield, “Instead of ageless materials, we wanted timeless materials that gained character as they aged.”

Interiors are similarly sweet, with a mix of lumber and concrete ceilings combining well with interior masonry, massive windows, and elegant furniture and lighting to create warm and inviting common areas. All units contain two large windows, with floor-to ceiling windows in corner units, daylighting every unit from floor to 10-foot ceiling.

Vegh and Bedingfield said that enchanting third space quality was key for the ritzy co-working space that extends across two stories—with rich leathers complimenting the industrial modern materials creating a welcoming space for today’s urban entrepreneur.

“Building out these third places, and the opportunity for that community engagement to happen,” said Bedingfield, “must have form to go with function.”

Vegh said that “function” is happening via programming, most notably in the wellness amenities in the project’s fitness center and studio—yoga, meditation, breath-work, and instructor-led group workouts.

Building places where people are empowered to live, work, and thrive, Bedingfield and Vegh said, makes all the difference in multi-family. ■

Salt Lake Crossing Apartments

Location: 470 W. 200 N. Salt Lake City, UT

Cost: \$90 Million

Contracting Method: Lump Sum

Size: 306,775 SF

Project Team

Owner: SALT Development

Design Team

Architect: Method Studio

Civil: Kimley-Horn

Electrical: Hunt Electric

Mechanical: CCI Mechanical

Structural: BHB Structural

Geotechnical: Kleinfelder

Interior Design: SALT Development

Furniture: OFS

Landscape: Widmier Design Studio

Construction Team

General Contractor: Big-D Construction

Concrete: Pikus Concrete

Plumbing/HVAC: CCI Mechanical

Electrical: Hunt Electric

Masonry: JH Masonry

Drywall/Acoustics: Mitchell Acoustics

Painting: Accent Painting & Special Coatings

Tile/Stone: Smith Stone Supply Company

Carpentry: LKL

Flooring: Flooring Services

Roofing: ACE Gutter

Glass/Curtain Wall: Mollerup Glass

Waterproofing: Guaranteed Waterproofing & Construction

Steel Fabrication/Erection: Greens Welding

Excavation/Demolition: Cazier

Precast: RAM Exteriors

Landscaping: Sinc Constructors



HISTORY COMES ALIVE AT UTAHRAPTOR STATE PARK

Utah’s newest state park emerged outside of Moab from the close collaboration of an intentional design team and a solutions-oriented construction team.

By Taylor Larsen

Not often does an opportunity come around to build a new state park. But the project team jumped at the chance and helped bring amenities to the off-roading wilderness around Moab to deliver the new Utahraptor State Park. The unique project received design collaboration from Johansen & Tuttle Engineering, GSBS Architects, Horrocks, and Spectrum Engineers. Hogan & Associates Construction led construction efforts to bring in site infrastructure, utilities, and vertical construction to build new

recreation opportunities for Moab’s tourism hotbed. The project’s remote location made this a major challenge. Still, best-in-class coordination helped to mitigate labor concerns and site issues to build a fitting tribute to the area’s history as Utahraptor State Park prepares for its first summer tourist season in 2025. **Designing a Fitting Park for the Area** The park was created in 2021 via legislative action (H.B. 257), while the infrastructure

and more began construction in 2023. The site is historic in two senses. It is home to ancient history, with fossil sites of the Utahraptor found throughout the area—fossils first discovered outside the Dalton Wells Quarry by paleontologist “Dinosaur Jim” Jensen in 1975. It is also an area of 20th-century history as the former site of the Dalton Wells Isolation Center, the Civilian Conservation Corps facility-turned-internment camp where Japanese Americans were detained from 1942-1945 during World War II.



Owner’s representatives from the State of Utah’s Division of Facilities Construction and Management (DFCM) said an overall goal for Utah State Parks was to preserve these historic assets amidst steady and consistent tourist and recreation growth. According to Matt Boyer, Assistant Director of Capital Development for DFCM, Utahraptor State Park’s development would happen “in a way that would preserve the historic nature of the site while maintaining the opportunity for recreation in the process.” According to Clio Rayner, Principal for GSBS, the design goal aimed to complement instead of compete with the natural beauty of the surrounding landscape. “We wanted to provide a subtle sense of arrival where people feel a sense of

welcome and comfort,” she said. Design leaders wanted the harsh beauty and serenity of the Colorado Plateau Desert to remain the showstopper. “We went into this design not wanting to make an architectural statement but rather wanting to create a visitor experience focused on the landscape. In a place like this, it should not be about the architecture.” Since the built environment of Utahraptor State Park would consist of recreational facilities and a visitor center, Rayner explained, “We used a material palette and building massing that reflected natural features of the site and created flexible open interior space for multiple uses.” Interior design, said Rayner, “Provided an open opportunity for Utah Parks to create interpretive exhibits inside the Utahraptor visitor center that tell the story and convey the significance of the site.” Design incorporated economical and durable features like natural wood and CMU colors and patterns drawn from the stone features that abound in Utah’s eastern majesty. **Remote Area Proves Challenging for Construction** As design emphasized the remote nature of the site, construction executed the vision 15 miles from Moab’s majestic gateways. Getting dirt bikers, campers, and other recreationists to the area is a cinch. Getting construction labor to Moab was a different story, according to Scott Christiansen. “Getting folks there to work was a huge challenge,” said Christiansen, Sr. Project Manager with Hogan. He detailed that, even with previous efforts to develop a construction presence there—the award-winning Utah State University Moab building in 2022 is a prime example—“The workforce is still limited there.” According to Boyer, the CM/GC delivery method and close collaboration with Hogan split trade scopes to bring in smaller contractors and give them more chances to succeed and help the project meet schedule. “A key to these remote projects is to have as much qualified subcontractor involvement as possible from local areas,” said Boyer. Not only does it save on costs, “it helps invest in local communities. And

there is a sense of pride, workmanship, and craftsmanship that is associated with the project, knowing they worked on a project close to home.” The Hogan team advertised across the rest of Grand County, to Richfield in central Utah, and even further south in Blanding, and then west to St. George. Even still, most of the trade partners, Christiansen said, came from the Wasatch Front. Christiansen praised all of those who came to work on Utahraptor State Park, especially the work of Eagle Mountain-based Excavation Kings, who Christiansen labeled as “tremendous” for their work on the sewer/water scopes for the park. Two flash floods damaged the site and complicated the earthwork scope. According to Johansen & Tuttle Engineering Principal Jonathan Johansen, the sand cliff topography of the area meant little absorbed the over 700 cubic feet per second of water that flowed across the site during each storm, very much affecting construction. “We had two inches of water in less than an hour,” said Christiansen of the downpour. “We and the State of Utah had made provisions for [flash floods], and enough contingency built into the GMP to cover improvements, but it still damaged what we were doing.” A silver lining was that comprehensive improvements went into the site to help with stormwater mitigation. Johansen detailed how berms and riprap were added after the storms to provide another fortification against future flows. Widened drainages and additional grouted riprap helped protect and complement the three sizeable concrete dip road crossings in the large drainages. **Building Infrastructure and More** As earthwork continued, water-related challenges remained, like getting adequate water for the park. Boyer said the lack of quality water and water pressure from the original well site proved to be a challenge. After two separate drills, the team found good water quality, quantity, and flow underneath the aquifer that feeds Arches National Park. The project team drilled to 1,600 feet to access the >>

Utahraptor State Park

water, sealed it so the above aquifer could continue supplying Arches National Park, and piped water from the lower aquifer to the 80,000-gallon tank inside the project’s water treatment and distribution building over a mile from the drill site.

Development for a new state park called for 61 developed campsites with water and electric access, three restroom buildings, a pump house, and housing units for the park manager and staff, as well as housing for the Utah Highway Patrol. The visitor center contains a full-scale model Utahraptor in its Cretaceous-period glory.

Both existing Grand County roads, Dalton Wells and Willow Springs Roads, were previously used for remote camping and recreation access. Christiansen said that construction worked hand in hand with Grand County’s need to keep access to both roads while opening up construction-specific access that would serve as a single entry in the future.

Design and construction teams planned 27 “primitive” or undeveloped campsites for those looking to “rough it” on Utahraptor State Park’s 7,480 total acres. Construction teams worked during area downtimes to build the primitive campsites—with a gravel surface, picnic table, and fire ring—to be ready as soon as possible. Completing these sites early was a welcome development for the travelers that recreate in this expanse of Grand County. Said Christiansen, “Campers were there

in the undeveloped campsites—as many as 40 and as few as two—but all through construction.”

New Park Ready for Visitors

Christiansen said opening day for the park couldn’t come soon enough for the locals who he spoke to on trips into town.

“Everyone told me how excited they were to have that park,” he said.

Boyer was, too. “I love the Moab area. My family loves the Moab area,” he said. “I’m a big mountain bike enthusiast, and anytime you get to tell your kids or your family that you were part of the creation of a new state park, it is something special.”

They’re not the only ones. Rayner, a Utah native and camping enthusiast, said that work on projects like Utahraptor State Park and others hold a special place in her career for what they mean for the architecture and how it can dovetail so perfectly by respecting nature’s living vibrancy.

“I have always valued the opportunities we have in Utah to experience unspoiled nature,” she said. “The addition of architecture brings attention to this scientifically and historically significant place but cannot overshadow it.”

Today, the park is ready for visitors with 50 miles of trails taking them to see thousands of Jurassic-era and Cretaceous-era fossils, family heirlooms donated from the Japanese Americans interned in Dalton

Wells, and the immense natural beauty of the area. Utahraptor State Park celebrated a ribbon cutting on May 23rd and officially welcomed the public to enjoy a beautiful new tribute to the area’s ancient, recent, and natural histories. ■

Utahraptor State Park
Location: Moab, UT
Cost: \$33 Million
Delivery Method: CM/GC
Size: 7,480 total acres

Project Team
Owner: State of Utah DFCM, Utah State Parks

Design Team
Architect: GSBS Architects (housing and structures)
Civil: Johansen & Tuttle Engineering
Electrical & Mechanical: Spectrum Engineers
Structural: Horrocks
Geotech: RB&G Engineering
Landscape: Horrocks

Construction Team
General Contractor: Hogan & Associates Construction
Concrete: Wall Concrete Construction
Plumbing: Redd Mechanical
HVAC: Redd Mechanical
Electrical: Cache Valley Electric (electrical site backbone), Lyle Northern Electric (building electrical)
Masonry: Basin Masonry
Drywall: Wall Board Specialties
Acoustics: Golder Acoustics
Painting: Hegemann Paint
Tile/Stone: WESTEC
Carpentry: Ron J. Peterson Construction
Flooring: Wall2Wall Flooring
Roofing: Artistic Roofing & Exteriors
Glass/Curtain Wall: Midwest D-vision Solutions
Waterproofing: Bonneville Caulking & Waterproofing
Steel Fabrication: Finline Steel Fabrication
Steel Erection: Hogan & Associates Construction
Excavation & Demolition: Nielson Construction & Materials, Excavation Kings
Landscaping: Ward Landscape



The visitor center at Utahraptor State Park is one of many examples of vertical construction that allowed the grandeur of the area to be the focal point for visitors. (project photos courtesy Hogan & Associates Construction; ribbon cutting photo by Grant Golightly, courtesy GSBS Architects)



VIEW MORE OF OUR
EDUCATION PROJECTS



UTAH’S PREMIER K-12 BUILDER

West Field High School

PROTOTYPE PROWESS

Center Point Construction thrives on the design-build of a spacious new 72,000-SF Young Subaru dealership, one of the largest in the state with a whopping 52 service bays.

By Brad Fullmer | Photos by Dana Sohm

The success of the new Subaru Ogden dealership for Young Automotive Group (YAG) has as much to do with the outstanding design-build construction process of the \$31 million building as did the patience of acquiring 14 parcels of land needed for the sizeable project spanning seven acres.

Designed and built by the team of Morgan-based Center Point Construction and Ogden-based Case, Lowe & Hart (CLH)

Architects, the two-level building makes a bold statement with a sleek, modern design and impressive functionality highlighted by a world-class customer showroom, state-of-the-art drive-thru alignment machines, quick change oil bays, and a jaw-dropping 52 high-performance maintenance bays for service, repairs, and washing.

At 72,000 SF, it's also the largest automobile dealership for Layton-headquartered YAG, which continues its

impressive growth trajectory with new, statement-making buildings. At the grand opening on May 9 on Riverdale Road in Ogden, YAG President Spencer Young Jr. praised the design-build team and singled out Ron Hales, Center Point's President, for his company's efforts in delivering a phenomenal project.

"He's been a great partner of ours the past seven years," Young Jr. said of Hales. "He's built many projects, including this >>



Center Point Construction and Case, Lowe & Hart teamed up on the design-build to produce a fabulous prototype building. The main showroom is bright, airy, and open, with fabulous views and an energetic vibe. It also offers supreme functionality for staff and customers.

one, and done an amazing job. His team, his people, it’s a great company.”

Hales said Subaru’s strict design guidelines challenged his team to design a new prototype building for the Tokyo-based automotive giant. It yielded excellent results, even with a few modifications per Hales’ construction expertise.

“The strong relationship we have with Center Point is rooted in aligned ambitions. Both of our operations are dedicated to producing quality work, delivering an exceptional customer experience, and providing value.”

—Kelly Moss

“[Subaru] sent a design, and Center Point modified various aspects of it,” said Hales. “The owner liked the changes so much that they modified their design to mirror the changes.”

Hales pointed to the service drive as a “very unique feature that Subaru really liked” which allows customers to have their

vehicle alignment checked by a state-of-the-art machine, along with other services like oil changes and minor repairs.

“The Young team and our team spent many hours planning for the very best equipment in addition to maximizing customer flow and efficient service,” said Hales.

Interior finishes were overhauled to modernize the look and feel, with new colors, designs, flooring, extra glass for more open and aesthetically pleasing views, a custom sound system that pipes music throughout the entire facility, and custom furniture.

Hales added that ownership spared no expense when it came to staff amenities.

“Young Automotive recognizes the importance of their people, and there was an emphasis on making sure the technicians, parts employees, administrative staff, and the sales team have their own spaces and environments,” said Hales, in addition to spacious break rooms with TVs, large restrooms and locker rooms.”

Long-Time Coming

Assembling one uniform project site from more than a dozen lots was Center Point’s first and most challenging task, with the firm performing all demolition and site work, including grading and excavation, while overseeing utility installation and relocation. Young Automotive acquired the



first of these parcels more than a decade ago, in 2014, according to Kelly Moss, YAG Vice President. Moss said it took five years to purchase the other parcels and then two years to move two roads and utilities before the project could proceed.

“A lot of time went into preparation of the site before we started construction of the building,” said Caleb Richins, Project Manager for Center Point. “It was definitely a challenging site.”

Moss credited Center Point for making necessary, fine-tuned adjustments along the way, in addition to supervising the construction of the massive \$1.2 million, two-tiered, 1,200-ft-long custom block retaining wall at the back (east) side of the property, which ties the entire project together at an impressive peak height of 23 ft.

“The strong relationship we have with Center Point Construction is rooted in aligned ambitions,” said Moss. “Both of our operations are dedicated to producing quality work, delivering an exceptional customer experience and providing value. Anyone who knows Ron Hales can speak to his integrity and the care he has for his community. His leadership sets a precedent for his team to follow, and that’s at the heart of their success. It’s for this reason that we’ve instilled a high level of trust in them, and they’ve delivered on every occasion.”

Executives from Subaru met with

Hales and Steve Peterson, Principal of CLH, several times prior to and during construction. Service functionality was a top priority, as illustrated by a spacious, two-level, open lobby showroom with flexible workspaces for admin and sales staff.

“There was a tremendous coordination effort between all parties,” said Hales. “Subaru was very involved with design. One of the most important things from the Subaru and Young perspective is the ability to provide excellent service. That’s why they have 52 service bays—it’s the largest in the west.”

The exterior comprises mainly metal panels, highlighted by the two-story glass storefront on the south side. A robust mechanical system even conditions the maintenance shop, which has lighting control systems, complete security and card reader systems, and car charging stations built for future expansion. Amenities, including the Daily Rise Coffee Bar, an onsite dog park, and a car wash, were also top priorities

“These features create an ambiance that’s completely unique to the dealership experience,” said Moss. “We expanded the capabilities of our service department [...] with 52 technician bays. This has ramped up [our] ability to eliminate wait times and improve efficiencies. Right now, we’re at the forefront of some incredible trends, and we’re thrilled with our trajectory.” ■



Young Subaru Ogden
Start/Completion: June 2023/March 2025
Cost: \$31 Million
Delivery Method: Design-Build
Levels: 2
Size: 72,000 SF
Owner: Young Automotive Group (YAG)

Design Team
Architect: Case, Lowe & Hart
Civil Engineer: Reeve & Associates
Electrical & Mechanical Engineer: Case, Lowe & Hart
Structural Engineer: ARW Engineers
Geotechnical Engineer: Earthtec Engineering
Interior Design: Subaru; Young Automotive Group
Landscape Architect: Reeve and Associates

Construction Team
General Contractor: Center Point Construction
Concrete: Elios Concrete
Plumbing: Gailey Plumbing
HVAC: Mountain Valley Mechanical
Electrical: Lit Electric
Masonry: Rocky Mountain Masonry
Drywall: Commercial Interiors
Painting: Pulham Painting
Tile/Stone & Flooring: Commercial Floor Source
Millwork: Client Design
Roofing: REDD Roofing
Glazing/Curtain Wall: Fairway Glass
Steel Fabrication: Boman Kemp
Steel Erection: SPR Steel
Excavation: Center Point Construction
Landscaping: Timber Ridge Landscaping
Demolition: Center Point Construction

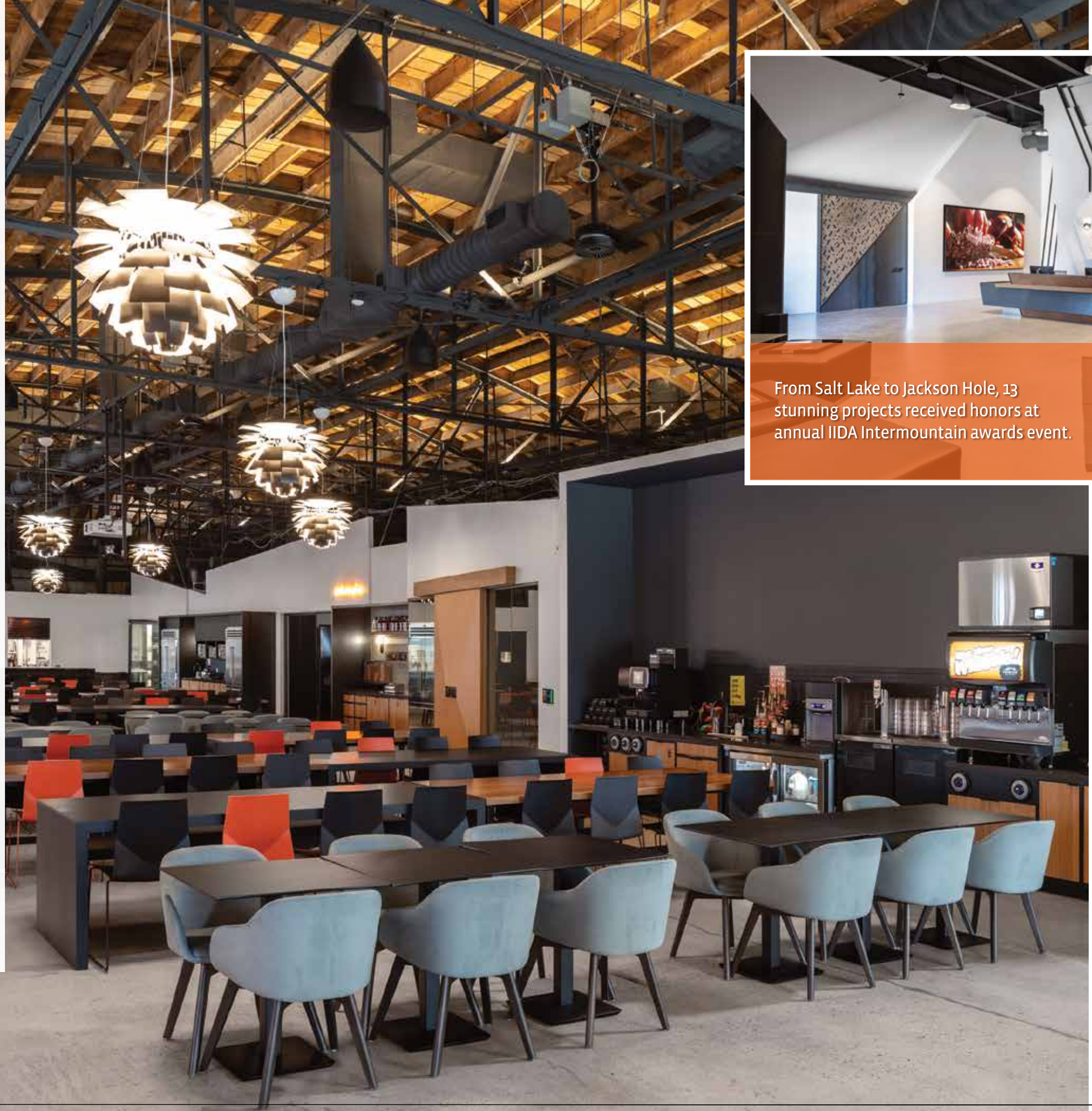
The Intermountain Chapter of the International Interior Design Association (IIDA) held its annual BEST Awards competition on May 1 at the Natural History Museum of Utah, with Method Studio capturing the “BEST of the BEST” award for their design of the Traeger Grills Headquarters, while KWA Interiors won the “People’s Choice” award for the design of AHDEPT Venture Studio.

BEST stands for “Brilliantly Executed Spaces & Thinking,” and the IIDA’s BEST awards are among the most prestigious given to interior design professionals in residential and commercial markets. Designers and firms submitted a unique array of projects that went beyond painting a pretty picture to truly encompass great design in function, form, and style.

IIDA added a new wrinkle for the BEST awards participants—each were required to choose a “hype song” as part of the submission. Hype songs played as winners walked the red carpet to receive their awards to the cheers of the interior design community in attendance.

IIDA Intermountain recognizes that successful interior design requires a collaboration of many disciplines, including consultant teams, project managers, vendors, contractors, and more. These awards celebrate those partnerships and the dynamic overall design throughout the Intermountain region.

Brilliantly Executed Spaces & Thinking



From Salt Lake to Jackson Hole, 13 stunning projects received honors at annual IIDA Intermountain awards event.

BEST of the BEST over 15,000 SF

Traeger Grills HQ, Adaptive Reuse
Method Studio
Hype Song: “HOT TO GO!”
by Chappell Roan

For Traeger Grills’s new headquarters, project site selection would be as important as the design concept from Method Studio. The adaptive reuse of the historic Newspaper Agency building in the recently completed Post District was the ideal location for the brand’s new home. The 35,616 SF added via a second-story mezzanine and outdoor roof amenity deck transformed the building and site into the perfect entertaining spot. Upgrades to the existing building included new systems and strategically maximized window openings to provide a new corporate home with hospitality vibes.

The project offers space to work, gather, tinker, test, dine, learn, and entertain. The support and amenity spaces include a commercial kitchen, test kitchen and content filming spaces, photography room, classroom space, R&D shop and lab spaces, end user observation lab, retail mockup area, and roof deck for events.

The client loved all of the wood-fired smells from the six indoor grills smoking daily. Due to the need to work, mechanical systems keep the aroma out of the office spaces. After all, people need to focus... at least until lunchtime.>



People's Choice & Best work under 15k SF

AHDEPT Venture Studio
KWA Interiors
Hype Song: “Party in the USA”
by Miley Cyrus

AHDEPT Venture Studio, a technology startup and think tank, looked to transform an abandoned dance studio into an innovative office space that fosters creativity, collaboration, and productivity. Designed to reflect AHDEPT’s core values of ingenuity and drive, the space inspires both dynamic teamwork and focused work. The design utilizes the former dance studio’s open layout, integrating collaboration hubs, quiet work areas, and cutting-edge technology infrastructure, all strategically positioned within the existing space and an expanded mezzanine. With seamless connectivity, adaptive lighting, and audiovisual tools, the office supports tech-driven workflows. This transformation created a hardworking environment where ideas come to life.



BEST Furniture

HB Workplaces Headquarters
HB Workplaces
Hype Song: “Vogue”
by Madonna

This office is a dynamic space whose design embodies the “destination workplace” experience. More than just an office, the space reflects the company’s commitment to promoting individual well-being, fostering connections, and embracing change in today’s ever-evolving work landscape. The design emphasizes the belief that true innovation prioritizes the needs of both individual employees and teams. The design team emphasized creating areas that support employee needs for focus and collaboration, ensuring flexibility for spaces to adapt and stand the test of time. The space demonstrates how reducing permanent structures and embracing flexible design solutions through sub-architectural products and furniture can help an organization adapt to future growth and change.



BEST Give Healthcare

Primary Children’s Hospital Miller Campus
VCBO
Hype Song: “We Are The Champions”
by Queen

The objective of the new Intermountain Health Primary Children’s Hospital, Larry H. & Gail Miller Family Campus in Lehi, is embodied in a five-word philosophy: The Child First and Always. In crafting this monumental addition to the renowned care network, every design decision centered on the child. The space is imbued with a sense of wonder, discovery, and positivity in the face of challenges with features like colorful murals, interactive lighting, and playful animal footprints. Thoughtfully designed spaces create a welcoming and safe environment, easing the anxieties of medical treatment for patients and their families. This vital addition to Utah County expands access to pediatric healthcare in the region while advancing Intermountain’s vision of building the nation’s model pediatric health system and it’s legacy of compassionate care.



BEST Stay Hotel

Springhill Suites Jackson, WY
Edge ID
Hype Song: “Ends of the Earth”
by Lord Huron

The design concept for the renovation of the SpringHill Suites in Jackson, Wyoming, is a testament to the majestic natural environment that envelops the property. Inspired by the rugged beauty of the Tetons, the design emphasized earthy tones, sophisticated organic textures, and refined finishes to evoke a sense of comfort. Floor-to-ceiling windows offer uninterrupted views of the snow-capped peaks, framing the breathtaking scenery and inviting the serenity of the outdoors. Locally inspired touches infuse a distinct sense of place into every corner. Carefully curated artwork adorns the communal areas to celebrate the region’s abundant wildlife and the spirit of outdoor adventure. This artistry, leather accents, and weathered metals seamlessly integrate with the surrounding landscape to foster a memorable, welcoming, and immersive experience for guests in the heart of Jackson Hole.



BEST Learn Higher Education

USU Mehdi Heravi Global Teaching & Learning Center
Method Studio
Hype Song: “Celebration”
by Kool & The Gang

The Mehdi Heravi Global Teaching and Learning Center houses eight cultural hubs for the department’s language degrees, where students can practice their language skills and engage in cultural immersion. Core values integral to the project served as guiding principles in creating a student-focused, innovative, and lively space that engages all who enter the building to celebrate shared humanity through individual cultural variation. Windows provide quality views outside, while natural light shines on a thoughtful array of materials, colors, geometries, and textures utilized to celebrate cultural diversity across a breadth of formal and informal spaces. The architectural and interior design incorporates those elements with familiar patterns to subtly showcase the beauty of diversity while providing a clean backdrop for highlighting various cultures in a restrained, respectful, and impactful manner.



BEST Learn K-12

Murray Science Center
EDA
Hype Song: “She Blinded Me with Science”
by Thomas Dolby

Murray Science Center at Waterford Preparatory School sets a new standard of design on the Sandy campus, melding tradition with modernity to provide a great education for students as they develop into future leaders. A hub for scientific education, exploration, and collaboration, the 38,000-SF Murray Science Center exposes students to real-world workspaces, preparing them for higher-ed studies and scientific field careers. Housed within an all-electric building, it exemplifies a forward-looking approach to sustainability. >>



BEST Live Multi-Unit

Altair by Brighton
Core Architecture
Hype Song: “Counting Stars”
by OneRepublic

The Altair Complex mirrors the brilliance and modernity of its namesake star, Altair. Just as Altair the star shines brightly and stands out in the night sky, the Altair complex offers a striking, contemporary presence in the landscape, with its innovative design and forward-thinking amenities adding multi-family luxury to its Meridian, Idaho location.



BEST Live Single Family

World’s Largest and Most Expensive Luxury RV
Eider Interiors
Hype Song: “YEAH”
by Usher

The Zenith is a three-story, 1,200-SF luxurious mobile estate. It is a harmonious blend of comfort, elegance, and cutting-edge design, crafted for ultimate mobility and refinement. This state-of-the-art mobile estate offers a spacious, customized living experience with exquisite interiors, premium materials, and advanced technology, all housed within a sleek, modern exterior. Providing unparalleled levels of style and convenience allows clients to indulge in the luxury of life on the road without compromise..



BEST on a Budget Commercial

Indoor Pickleball Courts
Design West Architects
Project Hype Song: “Stronger”
by Kanye West

Designers transformed a vacant, former big-box retail store into a vibrant, state-of-the-art indoor pickleball facility. The project included the program, design, and construction of eight regulation-sized indoor courts. Proper execution ensured optimal play conditions, as well as durable outdoor surfacing for additional courts to expand recreational opportunities. To enhance the user experience, the facility features locker rooms with showers, an inviting retail space for Picklr merchandise, and a versatile space for private events. Designers focused on creating a dynamic and flexible environment that fosters both high-performance play and community connection, aligning with Picklr’s vision to grow the sport of pickleball. >>



The TCA’s International Tilt-Up Achievement Awards were established to honor projects that use site-cast tilt-up concrete to introduce new building types, advance industry technology and provide unique solutions to building programs. Winning entries illustrate the variety, beauty, and flexibility of tilt-up construction. The Young Automotive Group’s new class “A” corporate office building and warehouse received the highest award of excellence for the office category, for 2024. The building has over 150,000 SF with wall panels over 53 feet in height.

AE URBIA is a past recipient of both architect and engineer of the year from the TCA and are in the top 20 of the World’s Most Influential Tilt-up Professionals. AE URBIA has raised the bar for the design and engineering of tilt-up construction.





ENGINEERING SOLUTIONS

Collaborating with Utah architects to solve site challenges, streamline permitting, and create buildable, beautiful projects.

Talisman Civil Consultants provides:

- Infrastructure master planning
- Site layout and platting
- Drainage and stormwater management
- Site-related permitting
- Unmatched communication and responsiveness



Civil Engineering Land Survey Subsurface Utility Engineering

801.743.1300
TalismanCivil.com

**TALISMAN**
CIVIL CONSULTANTS



**MHTN**
ARCHITECTS

INNOVATION *in* K-12 DESIGN



vision made **real**

www.mhtn.com



BEST Play Restaurant, Bar, Store

Thanksgiving Point | Ice Age Creamery
Ezra Lee Design + Build
Hype Song: “Milkshake” by Kelis

This project involved transform an existing, underutilized space in the Museum of Ancient Life at Thanksgiving Point into a one-of-a-kind ice cream shop, creating an immersive and fun environment that transports visitors into the Ice Age. The design incorporates creative elements inspired by the prehistoric era while offering a modern, inviting atmosphere for customers of all ages. The completed renovation has transformed the space into a unique destination where history, creativity, and a love for ice cream come together and offers a new, delightful and engaging experience to the museum.



BEST Serve institutional

Millcreek City Hall
MHTN Architects

Millcreek City Hall serves as a new civic heart, embracing the city’s vision of a “Community Connected by Nature.” Designed with the community in mind, this collaborative public-private partnership integrates city offices, a local police precinct, and flexible community spaces, creating a six-story building equipped to evolve with the city. That connection comes via ground-floor spaces that open onto the Millcreek Common plaza, patios throughout the building, and Utah’s largest outdoor climbing wall—a symbolic “clocktower”—anchoring the building’s exterior.

Millcreek City Hall exemplifies forward-thinking urban design, setting a precedent for future mixed-use developments. The building’s adaptable floor plans anticipate future growth, while the dynamic outdoor spaces connect seamlessly with the plaza. The result is a welcoming and vibrant civic hub where community life thrives and embodies Millcreek’s values and aspirations. ■



Traeger Grills Headquarters



AHDEPT Venture Studio



HB Workplaces Headquarters



w/ **James M. Williams**

The dynamic founder of both a structural engineering firm and an architectural firm dishes on the glories of tilt-up concrete and its vast potential as a cost-effective, aesthetically-beautiful building type.

James M. Williams (PE, CE, SE, AIA, LEED AP) isn't afraid to push the envelope when it comes to tilt-up concrete, and his firm—South Jordan-based AE URBIA—has established itself as one of the foremost authorities in that market.

A structural engineer by trade, Williams founded J.M. Williams and Associates in 1992, and then AE URBIA in 2004, fully expanding his reach professionally into the A/E design world while demonstrating unusual talent across both disciplines. Williams has the distinction of being listed among the Top 20 of the World's Most Influential Tilt-Up Professionals, per the Tilt-Up Concrete Association (TCA). He is a Licensed Architect, Professional Engineer (civil and structural), LEED Accredited Professional, and TCA Fellow.

His list of accomplishments, awards, and general activity within various professional associations is vast—a testament to his passion for the industry.

While many of the approximately 10,000 projects (by his estimate) Williams has designed are in Utah, his influence extends far beyond the borders of the Beehive State. He is licensed in over 20 U.S. states, has worked in more than 15 countries and enjoys the diversity of different places and unique projects that vary in style and function.

Since its inception in 2004 through the end of 2024, AE URBIA had completed 478 tilt-up concrete buildings comprising more than 53 million SF.

Williams's list of credentials is staggering, too. He is a Past President of the Structural Engineers Association of Utah (SEAU), spent seven years on TCA's Executive Board of Directors and currently serves on the IBC General Code Development Committee.

He also chaired the Technical Advisory

Group for the U.S. Dept. of Housing and Urban Development's "Designing for Natural Hazards—A Resiliency Guide for Builders & Developers." His list of personal awards includes the Irving Gill Distinguished Architect Award and the David L. Kelly Distinguished Engineer Award. Williams is the only person to earn both awards.

Some of his notable projects include: LDS Motion Picture Studios Set for "The Chosen" in Goshen, Utah; Pirates Cove in Boulder, Nev.; Leadbetter Farms in Washington; Atlantis Resorts in Nassau and Dubai; Hard Rock Hotel in Hollywood, Fla.; The Epoch Universe and the Jurassic Park Ride at Universal Studios (Fla.); Polynesian Cultural Center Renovation in Oahu, Hawaii.

—Brad Fullmer



Copper Crossing 7 (photo by Alan Blakeley)



Young Automotive HQ (photo by Alan Blakeley)



Clyde Cos. HQ, Orem (courtesy AE Urbia)

UCD: *What was the first tilt-up project you designed as a structural engineer? As an architect?*

Williams: I engineered my first tilt-up concrete building as a young engineer working for McNeil Engineering. It was a traditional industrial box with very few openings and was the company's first tilt-up project. As an architect, my first tilt-up project was American Distribution, but my first really meaningful tilt-up building soon followed. It was the Clyde Companies Corporate Headquarters in Orem. It pushed the envelope of what a tilt-up building could be. I was both the architect and structural engineer. The building ended up receiving some 10 state and national awards and was the first three-story Class A office building in Utah to utilize tilt-up concrete.

UCD: *What do you like about tilt-up concrete?*

Williams: I love the speed, safety, and economy of construction that tilt-up concrete provides, along with its sustainability, durability, and flexibility. I love the challenge of elevating the use of tilt-up concrete from what was a simple industrial box into an interesting and beautiful Class A building, while combining form, function, and feeling with new technology.

UCD: *What is a tilt-up project that really sticks out to you and what did you learn from that project?*

Williams: Clyde Companies' headquarters had a three-story atrium with a Kalwal [daylighting system] barrel-vaulted ceiling, rooftop patio with a panoramic view, floor-to-ceiling glass, a 13-ft. diameter stained glass window, a glass stair, a reflection pool, and bridge-like walkway you passed over to arrive at the main entrance, restrooms using Kalwal for natural light, exposed interior tilt-up shear walls, a large covered entry roof, and a two-story pergola supported on three columns that cantilevered around the three-story curved Kalwal curtainwall. As amazing as all of that was, my most memorable experience was seeing the

building after the raw tilt-up concrete walls were erected. The building scale, geometry, natural concrete and steel were beautiful, without any finishes. The structure felt in perfect harmony with its surroundings.

I realized that tilt-up concrete had limitless possibilities.

UCD: *What are the most significant advancements in the tilt-up concrete market in the past 10 years? Past five years?*

Williams: There have been many improvements made in recent years, including utilizing tilt-up for non-industrial projects. In the past ten years, the most notable gains include:

- Insulated sandwich panels
- Thin-brick systems and form liners
- Use of spandrel glass
- Sustainable and energy-efficient design improvements
- Multi-story tilt-up panels



Utah's Premier Multifamily Builder

At Bonneville Builders, we bring expertise in design-assist, thoughtful planning and seamless execution to every project—delivering high-quality affordable housing and market-rate communities with precision and purpose.

bonnevillebuilders.com



- Stacking tilt-up panels for buildings over four stories
 - Temporary bracing using helical piers
 - Seismic detailing for tilt-up panels
 - Expanded use for non-industrial building types.
- In the past five years, improvements have ranged from reduced CO2 emissions in concrete to myriad quality control measures aimed at better quality control. Among the latest advancements include:
- Headed rebar to reduce congestion
 - Carbon reinforcing rods for temperature reinforcing
 - Use of fibers for crack control in floors and sandwich panels
 - Smart internal concrete monitoring systems
 - Insulated composite tilt-up wall panels
 - Composite connectors and other prefabricated connectors
 - Multi-story industrial buildings, warehouses and data centers
 - Integrated window systems
 - New forming and curing systems
 - Reduction of concrete CO2 emissions
 - Use of drones and other robotics

UCD: *What improvements can be made with the tilt-up process?*

Williams: There isn't anything being done today that will not be done better in the future—there is always room for improvement.

Concrete mix designs will continue to be modified to reduce CO2 emissions. This will require better ways of curing the concrete, reducing the moisture gradient within the slab, and better ways of protecting the concrete from the effects of temperature changes, low humidity, the effects of wind, and shrinkage.

The quality and the cost of concrete vary greatly across the country and from state to state. Connections and connectors will continue to be improved. The temporary bracing used in tilt-up has room for improvement. Engineering design software and design concepts will also continue to improve, as will robot and drone technology, etc., which is being used for layout, forming, *monitoring, painting, etc. in the tilt-up process.*

UCD: *Regarding multi-story tilt-up projects, the tallest ever tilt-up panels in the U.S. were erected in Florida in 2021 at just over 111 ft.; the widest panel ever is 89 ft. in North Carolina. What is the tallest tilt-up panel you've designed?*

Williams: The tilt-up panels at Alta High School's Performing Arts Center (in Sandy) are among the tallest in the state at 75 ft. 8 in.

UCD: *What markets utilize tilt-up the most frequently? Beyond industrial and K-12, what other markets could work for tilt-up?*

Williams: Industrial, office/warehouse markets utilize tilt-up the most. Tilt-up concrete is currently used for many other building sectors such as retail, schools, data centers, hotels, multi-family, office buildings, residential, gyms, etc. Several multi-family projects have already been constructed using tilt-up concrete. Tilt-up is not a building type, but rather a method of construction. It can be applied to any building use. ■

THERE'S LIFESAVING WORK BEING DONE ON UTAH'S ROADS.



KIER CONSTRUCTION
EST. 1986

WWW.KIER.ORG | 801.627.1414

When you create a safe work environment for construction projects, you make a difference in the lives of workers and drivers alike. Together, we can achieve zero fatalities.

zero
Fatalities

Visit ZeroFatalities.com and help us reach the goal.

Utah Construction + Design is pleased to publish its 13th annual list of the **Top Architectural Firms** in Utah, per 2024 revenues earned from Utah-based offices. Projects outside of Utah that are billed to Utah-based offices are included. Firms who chose not to disclose revenues (DND) are listed after revenue-disclosing firms by number of employees.

2025 TOP UTAH ARCHITECTURAL FIRM RANKINGS

1.	Firm Name Address	Phone Website	Year Est.	Top Executive Title Years at Firm	Largest Project to Finish in 2023 Largest Project to Start in 2024	# Employees # Lic. Archs # LEED AP	Annual Revenues (millions)			Top Markets	%
							2023	2022	2021		
1.	VCBO Architecture 524 S. 600 E. SLC, UT 84102	(801) 575-8800 www.vcbo.com	1973	Derek Payne President 24	Primary Children’s Hospital Miller Family Campus, Lehi Alpine School District New High School, Saratoga Springs	118 40 9	\$47.5	\$50.0	\$26.9	K-12 Higher Ed Civic/Inst.	35% 35% 10%
2.	FFKR Architects 730 Pacific Ave. SLC, UT 84104	(801) 521-6186 www.ffkr.com	1976	Mike Leishman President 18	Deseret Peak Temple, Tooele Rocky Mountain Power ESB, SLC	150 67 16	\$44.7	\$44.5	\$45.8	Other Office Multi-Family	36% 23% 15%
3.	MHTN Architects 280 S. 400 W. #250 SLC, UT 84101	(801) 595-6700 www.mhtn.com	1923	Peggy McDonough-Jan President 23	West Field High School, Taylor U Health West Valley Hospital, West Valley City	104 40 15	\$28.7	\$26.2	\$29.9	K-12 Other Higher Ed	38% 26% 10%
4.	Architectural Nexus 2505 Parley’s Way SLC, UT 84109	(801) 924-5000 www.archnexus.com	2003	Robb Harrop President 27	The Stack Apartments, SLC Huntsman Cancer Institute Vineyard Campus, Vineyard	76 29 13	\$27.4	\$42.8	\$35.0	Healthcare Civic/Inst. Industrial	68% 26% 6%
5.	GSBS Architects 375 W. 200 S. #100 SLC, UT 84101	(801) 521-8600 www.gsbsarchitects.com	1978	Kevin Miller President/CEO 37	SLCC Technical Arts Building Doppelmayr USA Headquarters	80 22 19	\$26.0	\$22.0	\$21.0	Resort/Hosp. Higher Ed Other	25% 23% 4%
6.	Naylor Wentworth Lund 723 W. Pacific Ave. SLC, UT 84104	(801) 355-5959 www.nwlarchitects.com	1952	Christopher Lund President 30	Layton Temple Riverview Junior High School	71 15 6	\$20.0	\$12.0	\$16.0	K-12 Other Comm/Retail	53% 31% 5%
7.	Method Studio 360 W. Aspen Ave. SLC, UT 84101	(801) 532-4422 www.method-studio.com	2007	Becky Hawkins CEO 18	Utah Tech University Campus View Suites Phase 3 The Larry H. & Gail Miller Family Arts Center, South Jordan	87 35 17	\$19.0	\$27.0	\$28.3	Higher Ed Civic/Inst. Multi-Family	25% 20% 13%
8.	AE Urbia 909 W. South Jordan Pkwy South Jordan, UT 84095	(801) 746-0456 www.aeurbia.com	2004	James Williams President 21	Global Logistic Center #9 Stockman Flats, Springville	47 9 1	\$16.7	\$17.1	\$16.3	Industrial Multi-Family Office	50% 25% 10%
9.	Babcock Design 52 Exchange Place SLC, UT 84111	(801) 531-1144 www.babcockdesign.com	1984	Robert Cottle CEO 24	Terra Vista in Lehi, Apartments Iron County Sheriffs complex	40 13 3	\$14.9	\$9.6	\$6.95	Industrial Civic/Inst. Comm/Retail	42% 17% 17%
10.	HKS Architects 222 Main St. #230 SLC, UT 84101	(801) 532-2393 www.hksinc.com	1939	Emir Tursic Partner 21	Astra Tower, SLC LDS Temple	29 26 12	\$14.8	\$11.2	\$9.4	Civic/Inst. Higher Ed Multi-Family	67% 19% 6%
11.	Design West Architects 795 N. 400 W. SLC, UT 84103	(801) 539-8221 www.designwestarchitects.com	1892	Blake Wright President 32	Cache Valley Transit Admin & Maintenance Facility Colorado Mesa University Centennial Housing	8 14 4	\$12.4	\$8.1	\$8.38	K-12 Civic/Inst. Multi-Family	53% 12% 4%
12.	CORE Architecture 233 S. Pleasant Grove Blvd. Pleasant Grove, UT 84062	(801) 769-3000 www.corearch.com	1998	Curtis Miner Principal Architect 27	horeline Middle School, Provo Boötes Multi-family, Bozeman MT	44 13	\$10.0	\$10.8	\$8.1	K-12 Civic/Inst. Multi-Family	25% 25% 20%
13.	Think Architecture 7927 S. High Point Prkwy Sandy, UT 84094	(801) 269-0055 www.thinkaec.com	1981	Corey Solum CEO 29	Velvaere, Park City Deer Cove, Park City	41 16 3	\$9.6	\$10.4	\$9.6	Multi-Family Other Comm/Retail	40% 37% 16%
14.	Beecher Walker 3115 E. Lion Ln. #200 Holladay, UT 84121	(801) 438-9500 www.beecherwalker.com	1998	Jory Walker/Lyle Beecher President/CEO 27	The Grandeur At Holladay Hills, Holladay Wasatch Rock Apartments, Cottonwood Heights	36 9 2	\$7.8	\$8.0	\$8.0	Multi-Family Resort/Hosp. Office	50% 20% 15%

Utah Architecture Firms
Maintaining Momentum

UC+D’s list of Utah’s Top Architectural Firms of 2025 includes 29 participating firms, 22 of which disclosed annual revenues. By and large, firms continue to thrive as the second decade of the 21st Century marches into its latter half, with Utah’s economy still humming along, despite steady challenges presented by the all-too-familiar tailwinds—sticky interest rates, cost escalations (materials, wages), and labor shortages, among others. Consistency in annual revenues is prized by firms, with a common belief that slow, steady growth is more sustainable—and more revered—over time. 2024 was a solid year for most of the firms that participated in this survey, with one positive being firm growth. Indeed, the top seven firms each have 70+ employees and the top three boast over 100 employees, respectively, for the first time in state history. In all, total 2024 revenues of 22 revenue-disclosing firms combined exceeded \$327 million, just \$5 million more than 2023 revenues. **VCBO Architecture** retained the No. 1 spot with \$47.5 million (M) in 2024 revenues, a slight dip from its record \$50 M in 2023. **FFKR Architects** was again second with \$44.7 M (up \$200K), with **MHTN Architects** (\$28.7 M, +9.5%), **Architectural Nexus** (\$27.4 M), and **GSBS Architects** (\$26 M, +18%) at Nos. 3-5. At Nos. 6-10, three firms had notable growth—sixth-ranked **NWL** jumped from \$12 M to \$20 M (+66%), ninth-ranked **Babcock Design** rose from \$9.6 M to \$14.9 M (+55%), and No. 10 **HKS Architects** improved from \$11.2 M to \$14.8 M (+32%). **Method Studio** (seventh, 19 M) and **AE Urbia** (eighth, \$16.7 M) round out the top 10. **Design West Architects** clocks in at No. 11 with \$12.4 M in 2024 revenues, a sizeable 53% gain, while firms at Nos. 12-15 were all within \$1 M or less of 2023 revenues: **CORE Architecture** (\$10 M), **Think Architecture** (\$9.6 M), **Beecher Walker Architects** (\$7.8 M), and **EDA Architects** (\$5.8 M). Rounding out the list at Nos. 16-22 are **Prescott Muir Architects** (\$5.3 M, +43%), **TSA Architects** (\$4.5 M), **Case, Lowe & Hart** (\$3.8 M, +26%), **MiNT Architecture** (\$2.9 M), **Desert Edge Architecture** (\$2.8 M; merged with FFKR in ‘25), **WPA Architecture** (\$1.5 M),

2025 TOP UTAH ARCHITECTURAL FIRM RANKINGS

Firm Name Address	Phone Website	Year Est.	Top Executive Title Years at Firm	Largest Project to Finish in 2023 Largest Project to Start in 2024	# Employees # Lic. Archs # LEED AP	Annual Revenues (millions)			Top Markets	%
						2023	2022	2021		
15. EDA Architects 9 Exchange Place #1100 SLC, UT 84111	(801) 531-7600 www.edaarch.com	1954	Robert Herman President 24	aterford School Student Commons, Sandy Wasatch County Administration Building, Heber	24 7 4	\$5.8	\$5.4	\$6.8	Office Civic/Inst. Higher Ed	39% 29% 26%
16. Prescott Muir Architects 171 W Pierpont Ave SLC, UT 84101	(801) 521-9111 www.prescottmuir.com	1976	Jay Lems President 24	DND Zions Bank Jackson, Jackson WY	18 5 1	\$5.3	\$3.7	\$3.0	Comm/Retail Other Industrial	84% 8% 2%
17. TSA Architects 1486 S. 1100 E. SLC, UT 84105	(801) 463-7108 www.tsa-usa.com	1996	Tracy Stocking President 30	W. E. C. Salt Lake Veterans Home Replacement Facility Hercules Warehouse, Ogden	12 5	\$4.5	\$4.4	\$3.0	Healthcare Higher Ed	90% 10%
18. Case, Lowe & Hart 2484 Washington Blvd. #510 Ogden, UT 84401	(801) 399-5821 www.clhae.com	1963	Steve Peterson President 20	Young Subaru Auto Dealership - South Ogden Skytrac, Tooele	8 1 1	\$3.8	\$2.6	\$3.1	Industrial Comm/Retail Office	50% 25% 15%
19. MiNT Architecture 7585 S Union Park Av. #220 Sandy, UT 84047	(801) 996-3646 www.designwithmint.com	2020	DND President 4	Coyote Ridge Towns Midvale Towns	14 2	\$2.9	\$2.6	\$1.8	Multi-Family Office Healthcare	40% 20% 10%
20. Desert Edge Architecture 720 S. River Rd St. George, UT 84770	(435) 673-7362 www.desertedge.co	2022	Ben Rogers Principal 3	Logan Utah Fire Station #70 The Point @ Red Hills	14 4	\$2.8	\$2.9	\$2.4	Civic/Inst. Comm/Retail Industrial	21% 20% 20%
21. WPA Architecture 1535 N. Freedom Blvd #360 Provo, UT 84604	(801) 374-0800 www.wpa-architecture.com	1994	Bruce Fallon President 20	Sundance Guest Services & Maintenance Buildings Millcreek Common Phase II, Millcreek	7 2 1	\$1.5	\$1.4	\$1.6	Civic/Inst. Higher Ed Other	24% 24% 17%
22. di'velpt design 454 N. 600 W. SLC, UT 84116	(801) 680-4485 www.divelept.com	2014	Jarod Hall Manager 11	Quincy Townhomes, Millcreek	7 3 1	\$1.3	DND	DND	Comm/Retail Multi-Family Office	50% 44% 5%
Firms that Did Not Disclose Revenues (listed by # of employees)										
Galloway & Company 577 S. 200 E. SLC, UT 84111	(801) 533-2100 www.gallowayus.com	1982	Jim Child Principal 42	DPS Consolidated Public Safety Facility, Brigham Murray City Public Works Expansion, Murray	45 65 5	DND	DND	DND	Civic/Inst. Comm/Retail Healthcare	70% 23% 1%
ajc architects 703 E. 1700 S. SLC, UT 84105	(801) 466-8818 www.ajcarchitects.com	1991	Jill Jones President 34	SLCC Juniper Academic Building- Herriman NPS Little Big Horn Visitor Center & Museum MT	28 10 3	DND	DND	DND	Civic/Inst. Higher Ed Multi-Family	25% 20% 10%
Architecture Belgique 7583 S. Main #100 Midvale, UT 84047	(801) 561-1333 www.archbelgique.com	2003	Guillaume Belgique President 22	The Citizen Apartments 44th & Main - Murray	18 2	DND	DND	DND	Multi-Family Comm/Retail	90% 5%
Lloyd Architects 573 E. 600 S. SLC, UT 84102	(801) 328-3245 www.lloyd-arch.com	1992	Warren Lloyd Founding Partner 25	Homestead Resort Springdale-Hikers Square	17 8 4	DND	DND	DND	Other Resort/Hosp. Comm/Retail	40% 35% 20%
Jacoby Architects 425 S. 400 E. SLC, UT 84111	(801) 363-1434 www.jacobyarchitects.com	1976	Joe Jacoby Owner 20	USDC Therapy Building, American Fork SLCC Larry H. & Gail Miller Business Building	11 3 1	DND	DND	DND	Higher Ed Civic/Inst. Comm/Retail	40% 20% 20%
KMA Architects, Inc. 170 N. Main St. Spanish Fork, UT 84660	(801) 377-5062 www.kmaarchitects.com	1996	Wes Christensen Owner & Architect 20	Spanish Fork High School, Spanish Fork Payson High School, Payson	11 1	DND	DND	DND	K-12 Comm/Retail Office	85% 2% 3%
Line 29 Architecture 14253 S Morning light Dr Herriman, UT 84096	(801)-822-3271 line29architecture.com	2019	Eric Hansen Founding Partner 6	Second State Apartments, Clearfield Home2 Suites/Tru by Hilton dual brand hotel, Pleasant Grove	5 3 3	DND	DND	DND	Resort/Hosp. Multi-Family	40% 40%

and **di'velept design** (\$1.3 M). Firms that did not disclose (DND) revenues include **Galloway & Company, ajc architects, Architecture Belgique, Lloyd Architects, Jacoby Architects, KMA Architects**, and **Line 29 Architecture**.

Market Analysis: Specialization Rules
In addition to revenue consistency, architectural firms typically aim to diversify the types of projects they design—i.e. pursuing work in multiple markets vs. just one or two—although the trend seems to be that a majority of a firm’s revenues is coming from two markets. Among all 29 firms to fill out a survey, that was the case for 21 of them.

Among firms that disclosed revenue, education was a fruitful market for seven of the top 12: VCBO earned 70% of its revenues in education—35% each in K-12 and Higher Ed; MHTN reported 48% combined in education (38% in K-12; 10% in Higher Ed); GSBS (23%), Method Studio (25%), and CORE (25%) had one-quarter of revenues in Higher Ed; NWL (53%) and Design West (53%) were both strongest in K-12.

Multi-Family remains a steady force for exactly half of the firms, with 14 of 28 listing it as a top three revenue market. Firms with double-digit percentages in Multi-Family include FFKR (15%), Method Studio (13%), AE Urbia (25%), CORE (20%), Think (40%), Beecher Walker (50%), MiNT (40%), di'velept (44%), ajc (10%), Architecture Belgique (90%), and Line 29 (40%).

Civic/Institutional work, which includes myriad types of public projects, was a top market for VCBO (10%), Nexus (26%), GSBS (12%), Method (20%), Babcock (17%), HKS (67%), Design West (12%), CORE (25%), EDA (29%), Desert Edge (21%), Galloway (70%), and ajc (25%).

Religious/Other was the top overall market for FFKR (36%), and the second-best market for MHTN (26%) and NWL (31%).

—Brad Fuller

SPECIAL THANKS TO OUR LIST SPONSOR



BHB STRUCTURAL



WHERE INNOVATION MEETS IMPACT

University of Utah Impact and Prosperity Epicenter



At Cache Valley Electric we focus on excellence — the highest quality work always completed with precision. From providing cutting edge tech solutions to powering businesses, we pride ourselves on the integrity of our craftsmanship. That's because we know the real power of CVE is the people. We are family, and believe that together, the future is bright.

TELEDATA & MULTIMEDIA

SUBSTATION & TRANSMISSION LINE

ELECTRICAL & INDUSTRIAL CONSTRUCTION

PHYSICAL SECURITY

SIGNAL & UTILITIES

TECHNOLOGY SERVICES

888-828-3532
www.CVE.com

Utah • Texas • Hawaii
Oregon • Arkansas

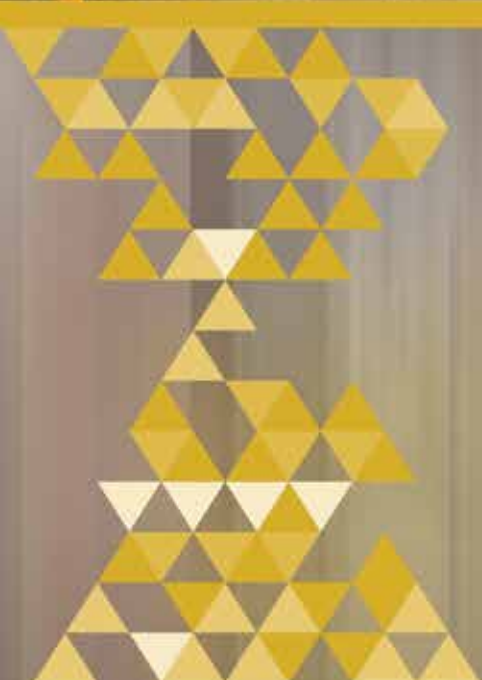


INDEX OF ADVERTISERS

Abstract Development Group.....	51
AE Urbia.....	75
Architecture Belgique.....	39
Babcock Design.....	38
Beecher Walker.....	13
BHB Engineers.....	86
Bonneville Builders.....	79
Cache Valley Electric.....	87
CCI Mechanical.....	58
Center Point Construction.....	5
Century Equipment.....	47
CFC Supply.....	4
CFC Supply.....	43
Cole West.....	7
Design West Architects.....	11
Di'velept.....	21
Engage Contracting.....	17
Envision Engineering.....	49
FFKR Architects.....	27
GSBS Architects.....	17
HB Workplaces.....	37
Hogan & Associates Construction.....	65
Hughes General Contractors.....	12
Jacobsen Construction.....	8
Jones & Demille Engineering.....	49
Kier Construction.....	80
Layton Construction.....	33
Method Studio.....	58
MHTN Architects.....	76
Midwest D-Vision Solutions.....	88
Mountain States Fence.....	57
Northern Utah Economic Alliance.....	57
Nucor Vulcraft.....	9
Okland Construction.....	53
Pentalon Construction.....	42
R&O Construction.....	6
Ralph L. Wadsworth Construction.....	10
RESOLUT.....	39
RVC Construction.....	14
SBR / Vision Graphics.....	33
Staker Parson Companies.....	29
Steel Encounters.....	13
Talisman Civil Consultants.....	76
UDOT Zero Fatalities.....	81
United Contractors.....	27
Wadman Corporation.....	2
Wheeler Machinery.....	3
Willmeng.....	47
Zwick Construction.....	23



DESIGN BY HUB STUDIO



WWW.MWCUTAH.COM

801.359.7681

OFFICE FURNITURE

WINDOW COVERINGS

COMMERCIAL FLOORING

CONSULTANTION SERVICES

ARCHITECTURAL SPECIALTIES

STOREFRONT AND INTERIOR GLASS

COMMERCIAL DOORS & HARDWARE

WWW.D-VISIONSOLUTIONS.COM

801.377.4255



Midwest
D-VISION SOLUTIONS

