

# UC+D CONSTRUCTION + DESIGN

DECEMBER 2025

## Most Outstanding Projects of 2025

Black Desert Resort  
in Ivins earns *UC+D's*  
"Project of the Year"



# 2025 HIGHLIGHTS AT ECKMAN CONSTRUCTION



General RV Center Awarded AGC Retail Project of the Year



Completion of Boys & Girls Club of Northern Utah



Juan Diego Catholic High School Performing Arts & Classroom Addition



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Groundbreak of American Leadership Academy - Spanish Fork, Utah



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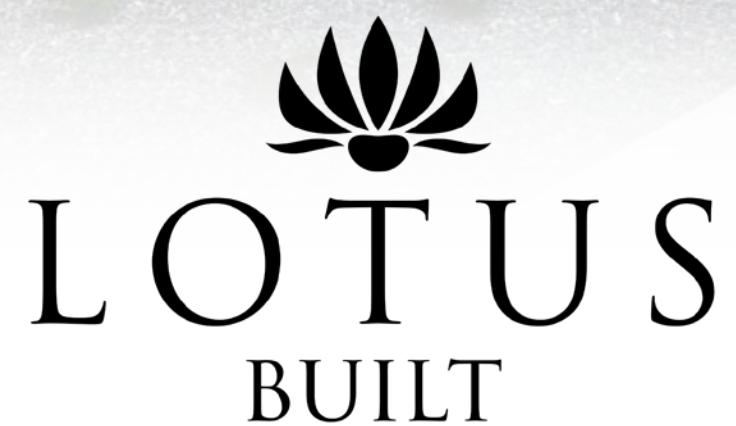


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# Thank You!

Congratulations to our subcontractors, partners, and ownership team on completing the iconic **Black Desert Resort**.

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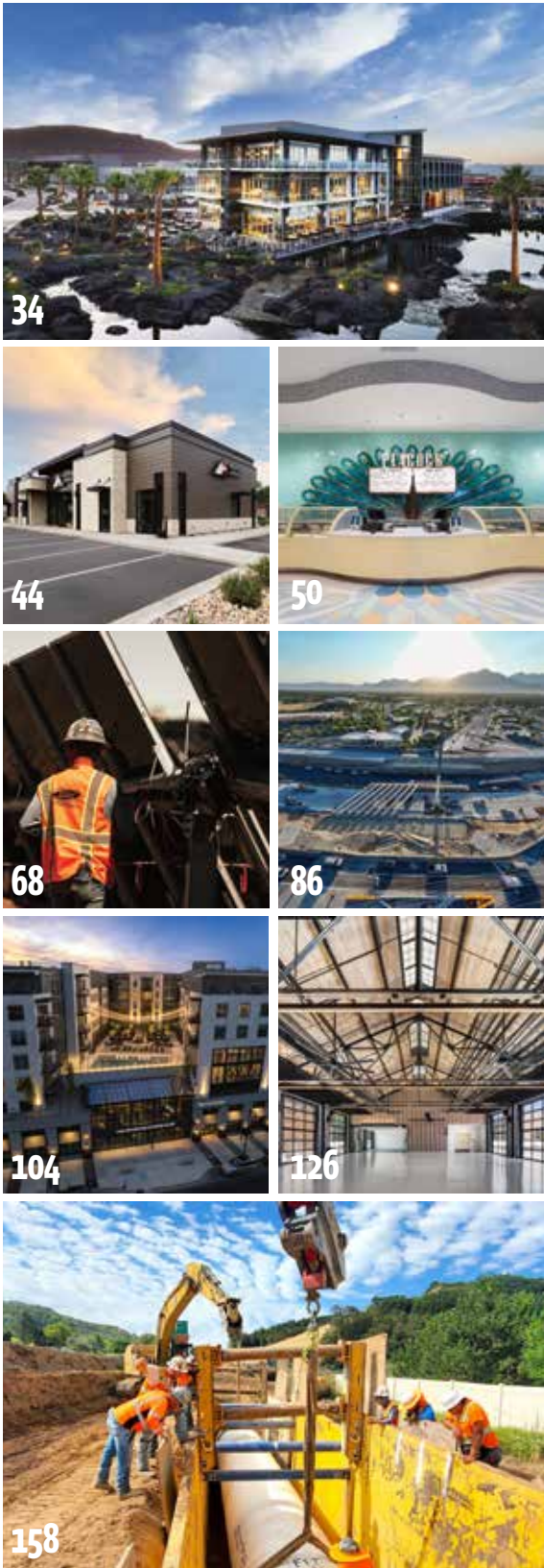


## Table of Contents

### 22 Publisher’s Message

### 2025 Most Outstanding Projects

34	Project of the Year	Black Desert Resort
40	Adaptive Reuse	Arbor 515
44	Commercial/Financial	Mountain America Credit Union West Valley Branch
46	Commercial/Mixed-Use	Downtown Daybreak
48	Commercial/Office	Wavetronix Springs
50	Commercial/Retail	Lagoon Carousel Candy Shop & Peacock Parlour
54	Community Impact	Fort Duchesne Health Clinic
56	Community/Cultural	Marshall N. White Community Center
58	Concrete/Structures	SLC Int’l Airport Redevelopment Program Phase 3-4 Apron Paving & Fueling—North Concourse East
62	Concrete/Tilt-Up	Nusano Production Facility—Core and Shell
66	Design-Build	Lakeshore Learning Distribution Center 3
68	Energy	Hornshadow Solar
72	Entertainment	The Ballpark at America First Square
76	Green/Sustainable	USU Carolyn & Kem Gardner Learning & Leadership Bldg.
80	Healthcare	Kem & Carolyn Gardner Mental Health Crisis Care Center
84	Higher Education	U of U Applied Sciences at the Crocker Sciences Center
86	Highway	Bangerter S. Interchanges D-B & Bangerter 4700 S. PDB
90	Hospitality/Resort	The Inn at Sundance
92	Industrial	O.C. Tanner Warehouse
94	K-12	Hillcrest Elementary School
98	K-12 - Large	Deseret Peak High School
104	Multifamily	The Residences at Sugar Alley
108	Municipal	Wasatch Fire District Station 51
110	Parks/Public Space	Cook Family Park
114	Private Over \$10 M	Snowbird - The Nest
118	Private Under \$10 M	The Mathis
122	Public Over \$10 M	Spanish Fork Recreation Center
126	Public Under \$10 M	Murray Armory
128	Publisher’s Pick	Ogden Eccles Conference Center
132	Religious	The Well Church
134	Renovation/Restoration	Weber State University David O. McKay Education Center
140	Specialty Contracting-Mechanical	Utah Mammoth Practice and Training Facility
142	Specialty Contracting-Electrical	Provo Wastewater Reclamation Facility
146	Specialty Contracting-Masonry	Sandy City Fire Station #31
148	Sports/Recreation	Utah Mammoth Practice and Training Facility
154	Tenant Improvement	JP Morgan Chase
156	Wastewater	Spanish Fork & Mapleton Wastewater Reclamation Facility
158	Water	Davis Aqueduct Reach 1 Parallel Pipeline Project



**On the Cover:** Black Desert Resort in Ivins earns UCD’s coveted ‘Project of the Year’ for 2025.  
(photo by Dana Sohm, Sohm Photografx)



## Age is Just a Number, Folks

*Tired of lying in the sunshine  
Staying home to watch the rain  
And you are young and life is long  
And there is time to kill today*  
—Pink Floyd; “Time” (Dark Side of the Moon, 1973)

*And then one day you find  
Ten years have got behind you  
No one told you when to run  
You missed the starting gun*



I'm always amazed when we get to *right now*; the always bustling and festive—and *fun*—holiday season, highlighted by UC+D's 2025 **Most Outstanding Projects** awards breakfast at Little America Hotel on December 11.

This year's event was among our best ever—this was No. 11 (11 on the 11th)—and we were honored at the reception from a packed house of industry professionals and owners. As we were setting up in the ballroom a couple hours before showtime—I'm tasked with setting up the poster boards—it felt very *déjà vu*, more than usual, anyway. I just marveled in that moment at how fast a calendar year actually is—because I swear, I was just writing this end-of-year column, too!

Less than a month ago, the morning of Sunday, November 16, to be exact, my wife Holly and I—and her two sons, Ammon and Sam—piled into her RAV4 and headed west on I-80 to Reno, eight hours of the most exquisite stretch of highway in the Continental 48. If you've never been to Winnemucca, *make it a goal*.

The impetus of this trip was two-fold:

—One, to celebrate Ammon's 21st birthday in style, playing blackjack, which was a ton of fun—plus we were each up a couple Benjamins when we walked out the casino doors, which is the polar opposite of what generally happens.

—Two, to witness the concert of a lifetime, English prog rockers Yes, performing their seminal 1971 album “Fragile” in its entirety and featuring legendary lead guitarist Steve Howe—still tearing it up at age 78! Age is just a number, folks.

After our 20-hours-in-Reno excursion (how's that for a title of the next Hollywood action blockbuster starring some combination of Nic Cage, John Travolta, Glen Powell, Tim Chalamet, and/or Tom Cruise), that was my main takeaway: that a guy at age 78 is still out there doing something he loves—and doing it well. Plus, that was the band's 29th and final show of a six-week tour, which would be impressive for a bunch of 20-year-olds.

That's the secret of life—find something you love to do and never stop doing it. I can see why some people just don't retire. Let the music play.

The other takeaway: the sole reason we won at blackjack was by following basic strategy. In a nutshell (in my opinion), it's avoiding busting (going over 21) and hoping the dealer busts. The key is to **not deviate from the system**—no matter what. Take emotion out of your decision.

And that can be a recipe for success across numerous platforms in life. In fact, I would say most people follow a **basic strategy** in how they live their lives. Be conservative, keep things in front of you, don't get overly emotional, stick to your guns, and maintain a good work/life balance. Most importantly, surround yourself with great people, people you genuinely care about.

It's been another memorable year for us at *Utah Construction + Design*, and we appreciate the annual support from so many loyal advertising clients and the many firms that contribute great editorial content. Thank you. We are continually impressed, year after year, with the quality of projects your firms are designing and constructing across the Beehive State. Your dedication to your respective professions raises the bar on our collective quality of life.

As a magazine, we hit a nice milestone in September with the publication of our **100th issue** (!)—it took just under 13 years to get there. Honestly, it's *gone by fast*. But that issue was special for us, and it reflects the altruistic nature of the industry and Utah's culture in general.

Congratulations to the *many* industry professionals who worked on the 37 projects recognized within these pages, and to the many other people who make this industry go 'round with their great projects.

Every year, I get to hand out a *Publisher's Pick* award, and this year, more than ever, it was tough excluding a couple of notable projects, including the Fullmer Legacy Center in South Jordan and Young Subaru Dealership in Ogden.

There is a plethora of amazing work being done throughout the state, from Logan to St. George, and well beyond.

A final quick shoutout to the band: Ladd “Van Halen” Marshall on lead guitar, Taylor “Red” Larsen on bass, Fara “Wakeman” Asay on keys, our fabulous drummer is Dana “Ringo” Sohm... that's right, I'm the lead singer—Benson Boone, step aside, pal.

Happy Holidays!

Bradley Fullmer



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### Coming in the February issue of UC+D:

2026 Economic Outlook  
Infrastructure Trends  
AGC Convention Recap



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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.





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Project of the Year  
**Black Desert Resort**

## Most Outstanding Projects—Awards Event Dec. 11th

Outstanding Projects = Outstanding Teams

UCD's 2025 **Most Outstanding Projects** awards breakfast at Little America Hotel on December 11 was record-setting. With over 470 registered attendees, this year's event was among our best ever.

Part of the allure and excitement of this event each year is the energy and joy we feel as project teams get

together to celebrate the journey and accomplishment of their projects. What stood out were the bonds each of these teams radiated, where pursuing excellence in their various crafts to design and build outstanding projects seemed to elevate their relationships.

As the UCD team, we wanted to

highlight the project team members who helped deliver the 37 awarded projects. Special thanks and congratulations to these "Most Outstanding Teams" who make these "Most Outstanding Projects" possible!



Entertainment  
**The Ballpark at America First Square**



Adaptive Reuse  
**Arbor 515**



Energy  
**Hornshadow Solar**



Commercial/Office  
**Wavetronix Springs**



Commercial/Financial  
**Mountain America Credit Union West Valley Branch**



Commercial/Mixed-Use  
**Downtown Daybreak**



Community/Cultural  
**Marshall N. White Community Center**



Concrete/Tilt-Up  
**Nusano Radioisotope Pharmaceutical Production Facility**



Commercial/Retail  
**Lagoon Amusement Park Carousel Candy Shop & Peacock Parlour**



Concrete/Structures  
**Salt Lake City International Airport Terminal Redevelopment Program -Phase 3/4 Design Package 20 Apron Paving and Fueling -North Concourse East**



Design-Build  
**Lakeshore Learning Distribution Center 3**



Green/Sustainable  
**Utah State University Carolyn & Kem Gardner Learning & Leadership Building**



Community Impact  
**Fort Duchesne Health Clinic**



Most Outstanding Projects of 2025



Healthcare **Kem and Carolyn Gardner Mental Health Crisis Care Center**



Higher Education **The University of Utah Applied Sciences at the Crocker Sciences Center**



Private Under \$10 M **The Mathis**



Publisher's Pick **Ogden Eccles Conference Center**



Religious **The Well Church**



Highway **Bangerter South Interchanges Design-Build and Bangerter 4700 S. Progressive Design-Build**



K-12 **Hillcrest Elementary School**



Renovation/Restoration **Weber State University David O. McKay Education Center**



Specialty Contracting - Mechanical **Utah Mammoth Practice and Training Facility**



Hospitality/Resort **The Inn at Sundance**



Wastewater **Spanish Fork & Mapleton Wastewater Reclamation Facility**



Industrial **O.C. Tanner Warehouse**



Specialty Contracting - Electrical **Provo Wastewater Reclamation Facility**



Concrete/Tilt-Up **Nusano Radioisotope Pharmaceutical Production Facility**



Multifamily **The Residences at Sugar Alley**



Private Over \$10 M **Snowbird - The Nest**



Tenant Improvement **JP Morgan Chase**



Water **Davis Aqueduct Reach 1 Parallel Pipeline Project**



Municipal **Wasatch Fire District Station 51**



Public Over \$10 M **Spanish Fork Recreation Center**



Parks/Public Space **Cook Family Park**



Specialty Contracting - Masonry **Sandy City Fire Station #31**



K-12 - Large **Deseret Peak High School**



Public Under \$10 M **Murray Armory**



# Black Desert Resort Headlines an Envable List of Amazing Projects

The hits just keep on coming! Firms operating within Utah’s commercial design and construction industry remain at the forefront of delivering world-class projects, as evidenced by this year’s 2025 Most Outstanding Projects.

Black Desert Resort is a more-than-worthy recipient of our “Project of the Year” award, one of 37 projects we recognize with a Most Outstanding Project designation.

These projects are well-designed, state-of-the-art, high-tech, and built to last, with each one relying on the expertise and care of literally hundreds of talented professionals—it takes a village to build a village!

As always, we’re grateful for the opportunity to present these award-winning projects and offer our heartfelt congratulations to the entire industry for another incredible year of project delivery!

**Most Outstanding Projects Awards Jury**

We continue to be blessed with an abundance of qualified industry professionals to serve as UC+D Most Outstanding Projects judges, and this year is no exception, with representatives from public agencies (State of Utah Division of Facilities Construction and Management), major trade associations (AGC of Utah, AIA Utah, ACEC Utah), and private firms. The jury carefully waded through a record 110 submissions, further proof of how much great work is happening right now across the Beehive State!

2025 M.O.P. Awards Jury



**Parker Davis**  
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**Keri Hammond**  
President  
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**Mary Hargis**  
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HR Director  
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**Rob Robinson**  
Project Manager  
State of Utah DFCM



**Sina Sharifan**  
Owner/President  
IKIGAI PMPV



**Keith Smith**  
Vice President  
The WILL Group



**Richard Wood**  
President  
Rightway Steel

CATEGORY	PROJECT NAME	SUBMITTING FIRM(S)
Project of the Year	Black Desert Resort	SIRQ Construction
Adaptive Reuse	Arbor 515	Architecture Belgique / Bonneville Builders
Commercial/Financial	Mountain America Credit Union West Valley Branch	City Creek Construction
Commercial/Mixed-Use	Downtown Daybreak	Okland Construction
Commercial/Office	Wavetronix Springs	FFKR Architects / Jacobsen Construction
Commercial/Retail	Lagoon Amusement Park Carousel Candy Shop & Peacock Parlour	Big-D Construction
Community Impact	Fort Duchesne Health Clinic	BHI
Community/Cultural	Marshall N. White Community Center	VCBO Architecture / BHI
Concrete/Structures	SLC International Airport Terminal Redevelopment Program - Phase 3/4 Design Package 20 Apron Paving & Fueling - North Concourse East	Ralph L. Wadsworth Construction Company
Concrete/Tilt-Up	Nusano Radioisotope Pharmaceutical Production Facility - Core and Shell	AE Urbia / Stout Building Contractors
Design-Build	Lakeshore Learning Distribution Center 3	ARCO Design/Build
Energy	Hornshadow Solar	BHI
Entertainment	The Ballpark at America First Square	Okland Construction
Green/Sustainable	Utah State University Carolyn & Kem Gardner Learning & Leadership Building	MHTN Architects / Jacobsen Construction
Healthcare	Kem and Carolyn Gardner Mental Health Crisis Care Center	Okland Construction
Higher Education	The University of Utah Applied Sciences at the Crocker Sciences Center	Okland Construction
Highway	Bangerter South Interchanges Design-Build and Bangerter 4700 S. Progressive Design-Build	Ralph L. Wadsworth Construction Company / W.W. Clyde
Hospitality/Resort	The Inn at Sundance	Bull Stockwell Allen / R&O Construction
Industrial	O.C. Tanner Warehouse	AE Urbia / Big-D Construction
K-12	Hillcrest Elementary School	VCBO Architecture / R&O Construction
K-12 - Large	Deseret Peak High School	Hughes General Contractors
Multifamily	The Residences at Sugar Alley	KIER Construction
Municipal	Wasatch Fire District Station 51	ajc architects / Big-D Signature
Parks/Public Space	Cook Family Park	Big-D Construction
Private Over \$10 M	Snowbird - The Nest	Layton Construction
Private Under \$10 M	The Mathis	Lloyd Architects
Public Over \$10 M	Spanish Fork Recreation Center	Westland Construction
Public Under \$10 M	Murray Armory	ajc architects / Paulsen Construction
Publisher's Pick	Ogden Eccles Conference Center	Hogan & Associates Construction
Religious	The Well Church	Engage Contracting
Renovation/Restoration	Weber State University David O. McKay Education Center	Okland Construction
Specialty Contracting - Mechanical	Utah Mammoth Practice and Training Facility	Palmer-Christiansen Company
Specialty Contracting - Electrical	Provo Wastewater Reclamation Facility Project	Skyline Electric Company
Specialty Contracting - Masonry	Sandy City Fire Station #31	IMS Masonry
Sports/Recreation	Utah Mammoth Practice and Training Facility	Babcock Design / Layton Construction
Tenant Improvement	JP Morgan Chase	rand* construction
Wastewater	Spanish Fork & Mapleton Wastewater Reclamation Facility	Alder Construction
Water	Davis Aqueduct Reach 1 Parallel Pipeline Project	Whitaker Construction

Special thanks to our competition and awards  
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(All photos courtesy submitting firm(s) unless specified)







(Black Desert Resort photos by Dana Sohm, Sohm Photographs)

The quaint Southern Utah town of Ivins is officially on the map, courtesy of the exquisite Black Desert Resort, a luxurious hospitality jewel replete with a championship-level, 18-hole golf course set against a uniquely contrasting backdrop of towering sandstone cliffs and rolling fields of black lava.

Developed by Lehi-based Reef Capital Partners—who reportedly intend to invest \$2 billion into the resort—the nearly \$300 million first phase comprised five primary buildings, highlighted by a fabulous three-story luxury hotel. It features multiple dining and bar options, a wellness spa, a spacious fitness center, and a pristine pool and hot tub space that overlooks the resort’s pond and 19th hole, where bets are squared at the end of the round.

Exquisite desert landscaping highlights the entire property, which emphasizes sustainability with energy- and water-efficient systems and ample daylighting in buildings.

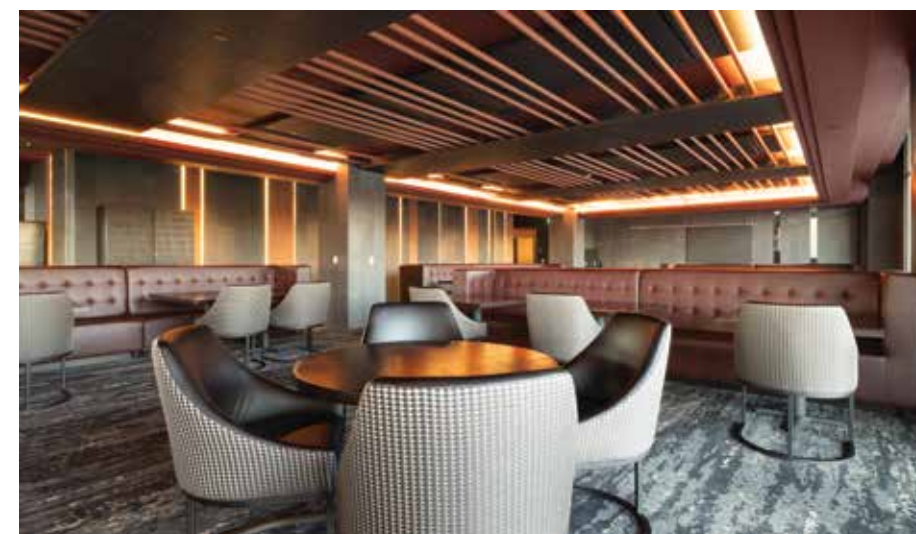
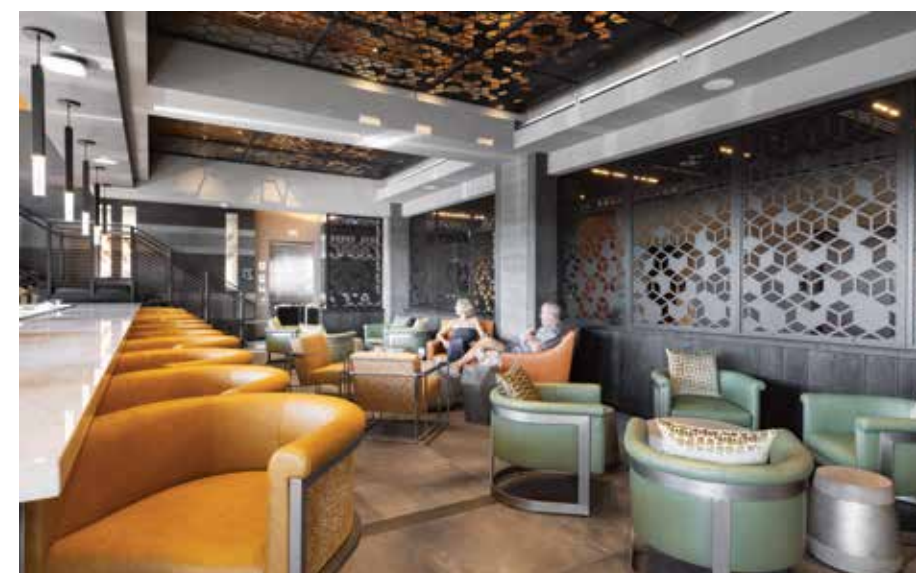
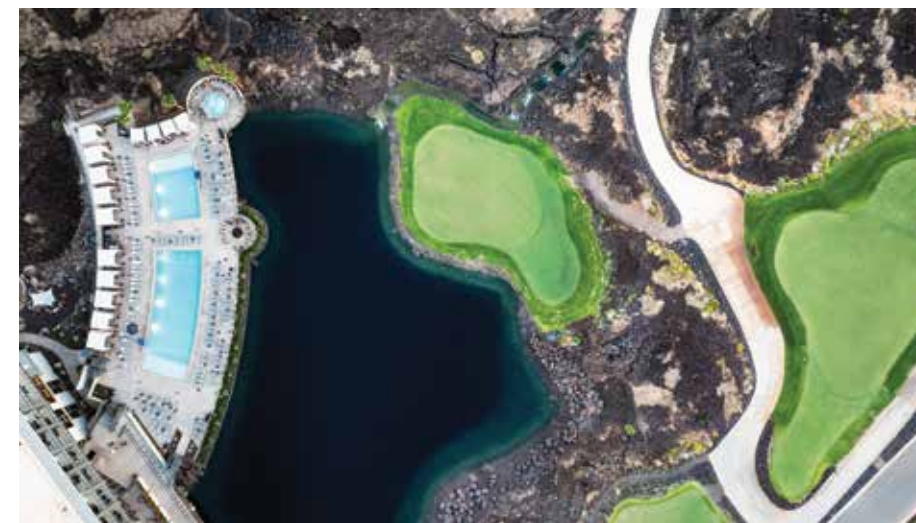
Adjacent to the hotel is a full-scale conference center with 45,000 SF of indoor and outdoor space, featuring 18 distinct venues, including a 10,000-SF ballroom, five breakout rooms, and an expansive outdoor lawn with room for 500 guests.

Black Desert’s swanky Pro Shop and upbeat 20th Hole Sports Bar contribute to the great on-site amenities and lively atmosphere.

Guests have myriad room options, with the Resort Collection offering 300 deluxe suites for families and larger groups. Two new condo projects totaling 350 rooms are available for purchase, adding to the resort’s allure.

The owner is just getting started, with the next wave of construction well underway, including a 1,300-stall parking garage (also being built by SIRQ Construction) slated to finish at the end of 2026. The next major construction phase is expected to kick off in 2027 with an exciting mixed-use development that will feature a mix of multifamily, retail, and commercial offerings.»

## Project of the Year Black Desert Resort



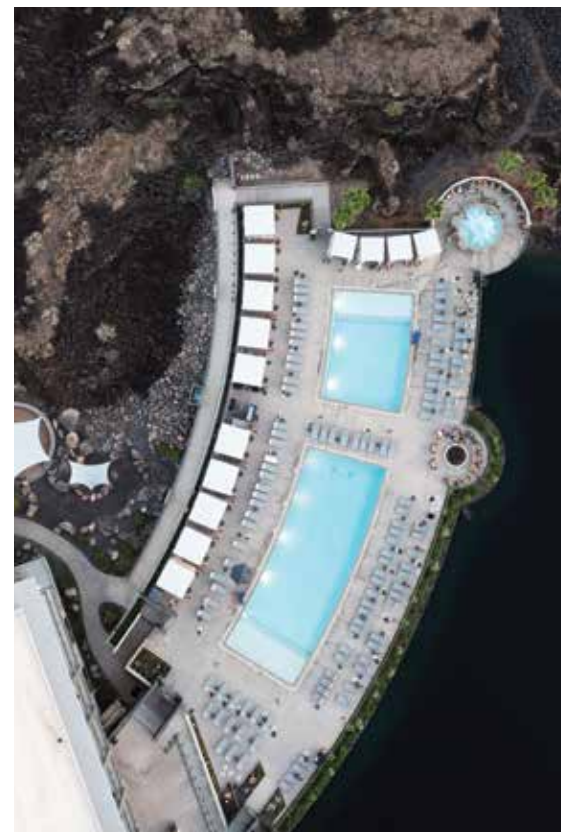




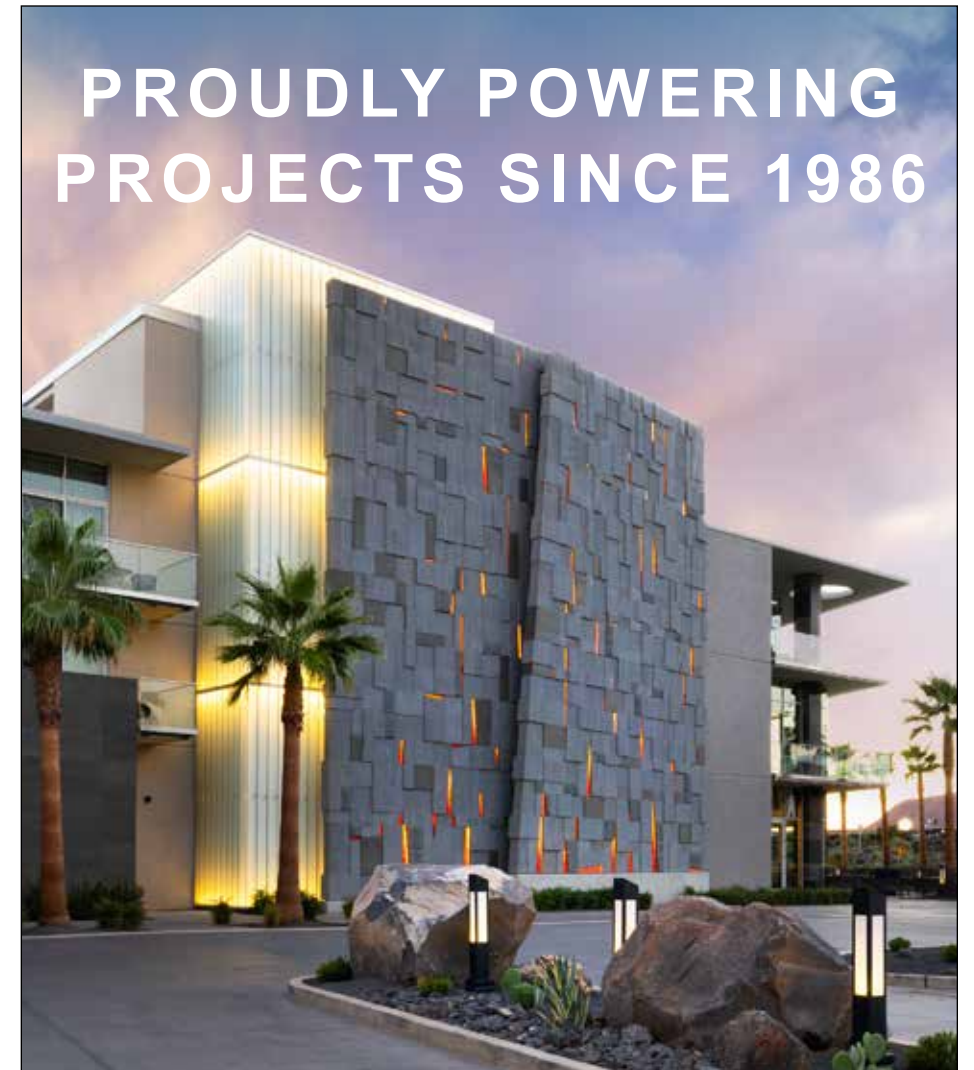
**Owner:** Reef Capital Partners  
**Architect:** Allen + Philp Partners  
**General Contractor:** SIRQ Construction  
**Civil Engineer:** Kuma Engineering  
**Electrical Engineer:** Resolut  
**Mechanical Engineer:** EXP US Services.  
**Structural Engineer:** Kimley-Horn  
**Interior Design:** Allen + Philp Partners  
**Landscape Design:** Floor Associates  
**Geotech:** AGECE  
**Concrete:** Baker Construction (structural), Innovative Concrete (site)  
**Plumbing:** J & S Mechanical  
**HVAC:** J & S Mechanical, Northstar  
**Electrical:** Hunt Electric  
**Steel Fabrication & Erection:** JT Steel  
**Masonry:** BA Robinson  
**Tile/Stone:** HB Workplaces  
**Storefront & Curtain Wall:** Flynn  
**Flooring:** HB Workplaces  
**Roofing:** Flynn  
**Other Specialty Subcontractors:** B & S Drywall, Accent Painting, Guaranteed Waterproofing, Hansen Landscaping, Jones Paint & Glass, Western Automatic Sprinkler







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## Most Outstanding Adaptive Reuse Project Arbor 515

The trend of converting outdated office buildings into modern, multifamily properties shines through on Arbor 515, which reimagines downtown living through the adaptive reuse of a 14-story, 1980s commercial structure into 96 modern, affordable apartments.

Developed by the Perpetual Housing Fund, this \$15.5 million, nearly 100,000-SF

project represents a first-of-its-kind effort in Salt Lake to combine sustainable design, community impact, and tenant wealth-building through an innovative profit-sharing model.

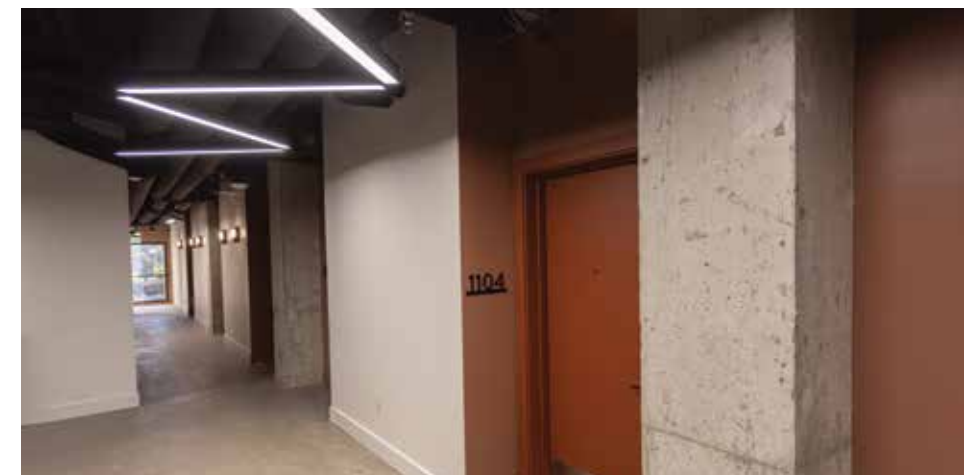
The team overcame significant structural and mechanical challenges—including missing beams, extensive floor penetrations and the need for a complete

mechanical replacement—to safely and efficiently deliver a high-performance, all-electric building.

Interiors feature original concrete columns and 12-foot exposed ceilings, which blend seamlessly with sleek, contemporary finishes and newly uncovered spandrel windows that flood each home with natural light. Design

elements emphasize openness, light, and warmth, with the preservation of existing oversized windows key to daylighting.

The result is a vibrant, community-driven residential landmark—proof that creative collaboration and adaptive reuse can redefine what sustainable, inclusive urban housing looks like in Salt Lake City.»





**Owner:** Perpetual Housing Fund  
**Architect:** Architecture Belgique  
**General Contractor:** Bonneville Builders  
**Civil Engineer:** Ensign Engineering  
**Electrical & Mechanical Engineer:** Royal Engineering  
**Structural Engineer:** BHB Structural  
**Concrete:** Climb Concrete  
**Steel Fabrication & Erection:** Essency Iron Works  
**Plumbing & HVAC:** Momentum Mechanical  
**Electrical:** Gardner Electric  
**Tile/Stone:** CP Build  
**Glass/Curtain Wall:** Evolution Construction  
**Flooring:** CP Build  
**Other Specialty Contractors:** CMP, Lacem Construction, Performance Painting Company, Red Rock Demolition, Aerobarrier Utah, Alder Sales, Burton Lumber



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## Most Outstanding Commercial/Financial Project Mountain America Credit Union West Valley Branch

Completed in September, this new \$3.4 million, 4,700-SF facility was designed to strengthen Mountain America's community presence while delivering a modern, accessible banking experience. The building's clean, contemporary aesthetic blends brick masonry, curtain wall glazing, and standing-seam metal roofing to create a durable, inviting neighborhood landmark.

Inside, an open-concept floor plan features high ceilings, extensive natural

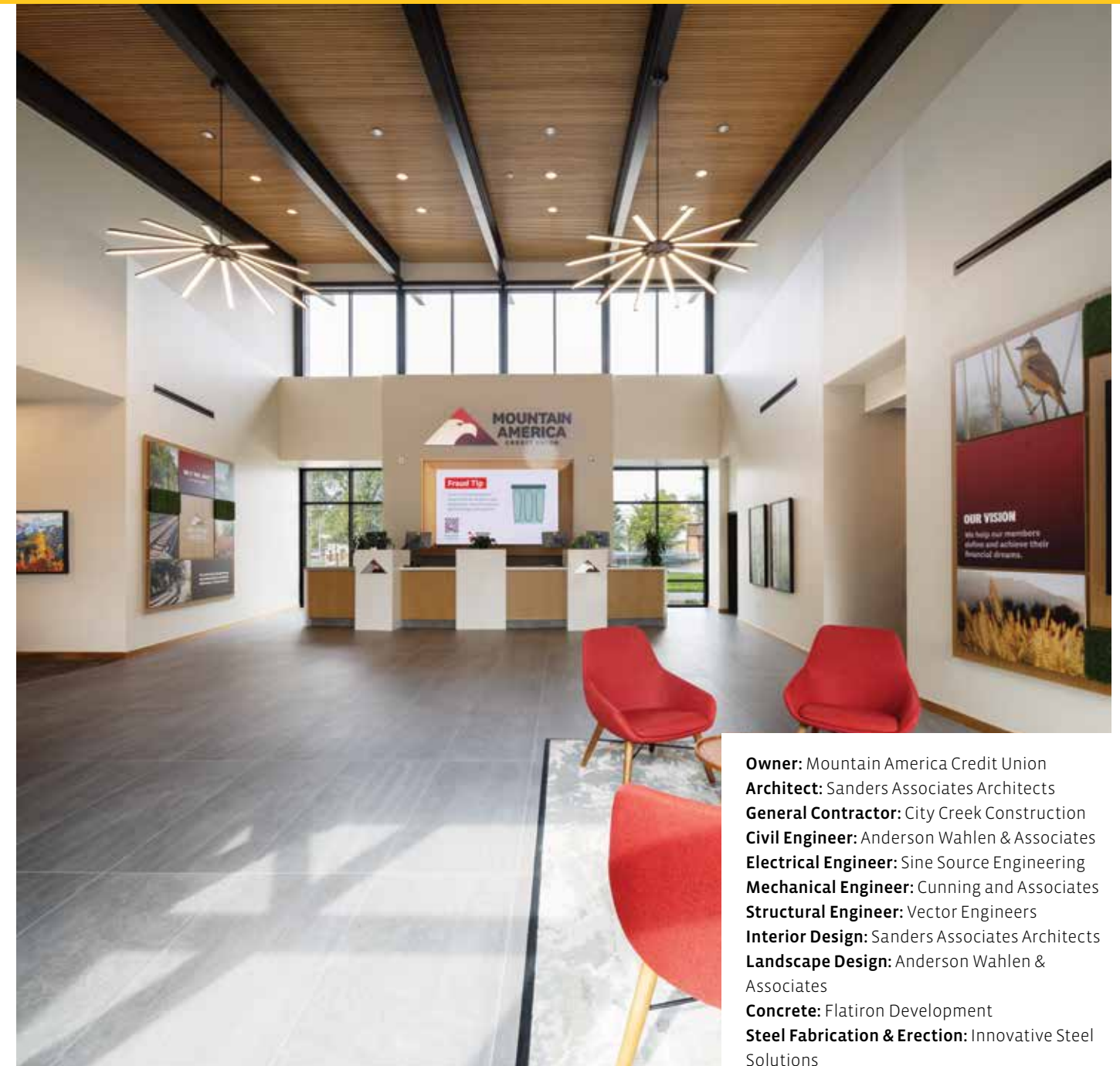
light, and custom millwork at the teller line and offices—enhancing visibility and connection between staff and members.

Several key innovations prioritized energy performance and durability: an advanced HVAC control network for load balancing and comfort; LED lighting with daylight sensors; and high-performance glazing that reduces solar gain while maximizing natural illumination. The drive-through canopy incorporated a heated concrete snow-melt system,

enhancing year-round accessibility and safety for members.

Construction sequencing was executed with precision, allowing parallel progress on site utilities, foundations, and structural framing.

Every phase of the process—from steel fabrication to final millwork installation—reflected a commitment to craftsmanship and continuous improvement, setting a new benchmark for future branch developments.



**Owner:** Mountain America Credit Union  
**Architect:** Sanders Associates Architects  
**General Contractor:** City Creek Construction  
**Civil Engineer:** Anderson Wahlen & Associates  
**Electrical Engineer:** Sine Source Engineering  
**Mechanical Engineer:** Cunning and Associates  
**Structural Engineer:** Vector Engineers  
**Interior Design:** Sanders Associates Architects  
**Landscape Design:** Anderson Wahlen & Associates  
**Concrete:** Flatiron Development  
**Steel Fabrication & Erection:** Innovative Steel Solutions  
**Precast:** Harper Precast  
**Plumbing:** S & B Plumbing  
**HVAC:** Salmon Mechanical  
**Electrical:** Two Wire Electric  
**Masonry:** Basin Masonry  
**Tile/Stone:** Midwest D-Vision Solutions  
**Glass/Curtain Wall:** Capital Commercial Glazing  
**Flooring:** Midwest D-Vision Solutions  
**Roofing:** Rodac Roofing  
**Other Specialty Contractors:** Wallboard Specialties, Mitchell Acoustics, Legit Excavating, E & R Painting, Artistic Mill, Terraworks, Guarantee Xterior Solutions, Sunpro, RJP Construction, Miller Paving, Architectural Building Supply, Star Sign







**Owner:** Larry H. Miller Real Estate  
**Architect:** Michael Allen Cummings Architects  
**General Contractor:** Okland Construction  
**Civil Engineer:** Perigee Consulting  
**Electrical & Mechanical Engineer:** Michael Allen Cummings Architects  
**Structural Engineer:** Michael Allen Cummings Architects  
**Interior & Landscape Design:** Studio Lemonade  
**Concrete:** Okland Construction  
**Steel Fabrication & Erection:** Intermark Steel  
**Plumbing:** Ben Lomond Mechanical  
**Electrical:** Tri-Phase Electric  
**Masonry:** IMS Masonry  
**Tile/Stone:** Metro Surfaces  
**Glass/Curtain Wall:** Skyview Glass  
**Flooring:** Stone Touch  
**Roofing:** Superior Roofing  
**Excavation:** Wind River Excavation  
**Other Specialty Contractors:** CSI Drywall, Intermountain Plantings, Bonneville Caulking, Fisher Painting

### Most Outstanding Commercial/Mixed-Use Project **Downtown Daybreak**

The City of South Jordan is a hot new entertainment destination in the Salt Lake Valley, thanks to the first wave of construction at Downtown Daybreak, a vision of owner Larry H. Miller Real Estate to establish a true “downtown” area for Utah’s 10th-largest city, while also supporting the popular Daybreak residential development.

Located adjacent to the Ballpark at America First Square, the nearly \$29 million, 77,000-SF project includes a

new eight-screen Megaplex theater and an outdoor live performance venue, creating a year-round family fun zone. Other amenities include an 18-lane luxury bowling alley with restaurant and retail space, in addition to a sweet arcade.

The 200-acre-plus development will ultimately include housing for 5,000 residents, making it a true transit-oriented development with an adjacent TRAX station.







## Most Outstanding Commercial/Office Project Wavetrnix Springs

This transformative \$96 million project for Springville-based Wavetrnix—a technology company that creates tools to improve traffic flow—was designed with a town square environment in mind, as the owner desired a campus with active, vibrant spaces that are comfortable, pedestrian-friendly, and flexible.

In pursuing this vision, the project team employed a turn-of-the-20th-century aesthetic evocative of visiting

a town's central district, with a grid of narrow streets and brick-faced buildings facing a town square.

The two-level building on the west side of Wavetrnix Springs consists of manufacturing, warehouse and office/meeting space. The manufacturing area is a double-height space enhanced with skylights, giving every employee a sense of continuous connection to the outdoors.

One standout design element is an enormous, custom-designed light fixture—weighing over 1,700 pounds—that sits atop the three-story east building's giant 72-foot tower. Coordinating this unique fixture's design, shipment, and installation was one of the most complex undertakings on the entire project.



**Owner:** Wavetrnix  
**Architect:** FFKR Architects  
**General Contractor:** Jacobsen Construction  
**Civil Engineer:** Great Basin Engineering  
**Electrical & Mechanical Engineer:** Spectrum Engineers  
**Structural Engineer:** Reaveley Engineers  
**Interior & Landscape Design:** FFKR Architects  
**Geotech:** Great Basin Engineering  
**Concrete:** Jacobsen Construction (main), Sunpro  
**Steel Fabrication & Erection:** WOI Steel  
**Plumbing & HVAC:** Archer Mechanical  
**Electrical:** Wilkinson Electric  
**Tile/Stone:** Millcreek Tile & Stone  
**Glass/Curtain Wall:** B&D Glass  
**Other Specialty Contractors:** Mitchell Acoustics, RP Painting & Decorating, Rooftop Anchor, Superior Roofing & Sheet Metal, B&B Excavating, Jacobsen Flooring Services





## Most Outstanding Commercial/Retail Project Lagoon Amusement Park Carousel Candy Shop & Peacock Parlour

This exciting \$17.2 million project at Lagoon is a whimsical new addition to the venerable amusement park.

Aesthetically, the nearly 13,000-SF project is a visual marvel. Each of the three spaces offers a distinct architectural identity while maintaining a cohesive thematic experience. Exterior façades are richly detailed, with elements like peacock feathers, bronze sculptures,

and dramatic stained-glass windows.

The Carousel Candy Shop is a Victorian-style store featuring custom mint-green cabinetry and a sculptural ceiling with horses from Lagoon's original carousel ride. Peacock Parlour is an art nouveau-inspired ice cream shop with intricate tilework, decorative metal elements, and a large stained-glass peacock menu. The project's scope also

included an outdoor patio area with covered tables and concrete planters.

The design approach, inspired by places like Disneyland that aim to make guests feel like they're in a magical world, included oversized doors, sculptural ceilings, and dramatic lighting, which contribute to a sense of grandeur, making the spaces feel larger-than-life.



**Owner:** Lagoon Corporation  
**Primary Design:** STRUCK  
**Architect:** WOW Atelier  
**General Contractor:** Big-D Construction  
**Civil Engineer:** Ward Engineering Group  
**Electrical Engineer:** Resolut  
**Mechanical Engineer:** PVE  
**Structural Engineer:** Dunn Associates  
**Interior Design & Furniture:** STRUCK  
**Geotech:** CMT Technical Services  
**Concrete:** Big-D Construction  
**Steel Fabrication:** GEM Buildings  
**Steel Erection:** CK Construction & Services  
**Plumbing:** Ben Lomond Mechanical  
**HVAC:** Salmon Mechanical  
**Electrical:** Turner Electric  
**Masonry:** RJ Masonry, Rocky Mountain Masonry  
**Tile/Stone:** Stoneworks Utah  
**Glass/Curtain Wall:** Progetto Arte Poli (Italy), B&D Glass  
**Other Specialty Contractors:** Paint Works, Otis, Kenco Drywall, Wall 2 Wall Flooring, Kippen Concrete Cutting, Intermountain Helical Piers, All Metals Fabrication, Firetrol, Hunsaker Exteriors, Leon Poulsen Construction, Trim Art, FW Specialties



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This \$2.17 million renovation represents a meaningful partnership with the Ute Tribe to enhance access to quality healthcare on tribal lands.

Fully remodeling the 19,266-SF facility transformed it into a modern, efficient, and culturally significant space designed to serve the community for generations to come. The project included comprehensive upgrades to mechanical, electrical, security, and IT systems, along with a complete interior reconfiguration to support modern medical, dental, optometry, lab, and pharmaceutical services.

The team used hospital-grade infection control protocols, including HEPA filtration, negative-pressure containment, and daily air-quality monitoring, to safeguard patients and staff during construction.

The design balances modern functionality with respect for tribal heritage, honoring the Ute Tribe's traditions while creating a welcoming, state-of-the-art environment for patients and providers. Through collaboration, innovation, and craftsmanship, this revitalized clinic stands as a testament to partnership and progress, ensuring that the people of Fort Duchesne receive the care and connection they deserve.

**Owner:** Indian Health Service

**Architect:** JZW Architecture

**General Contractor:** Low Mountain Construction

**Civil Engineer:** Reeve & Associates

**MEP Engineering Firm:** Rocky Mountain Consulting Engineers

**Structural Engineer:** BHB Structural

**Interior Design:** JZW Architecture

**Landscape Design:** Reeve & Associates

**Concrete:** Stearns Construction

**Plumbing & HVAC:** Envision Mechanical

**Electrical:** BHI

**Masonry:** Cruz Masonry Fencing and Decorative

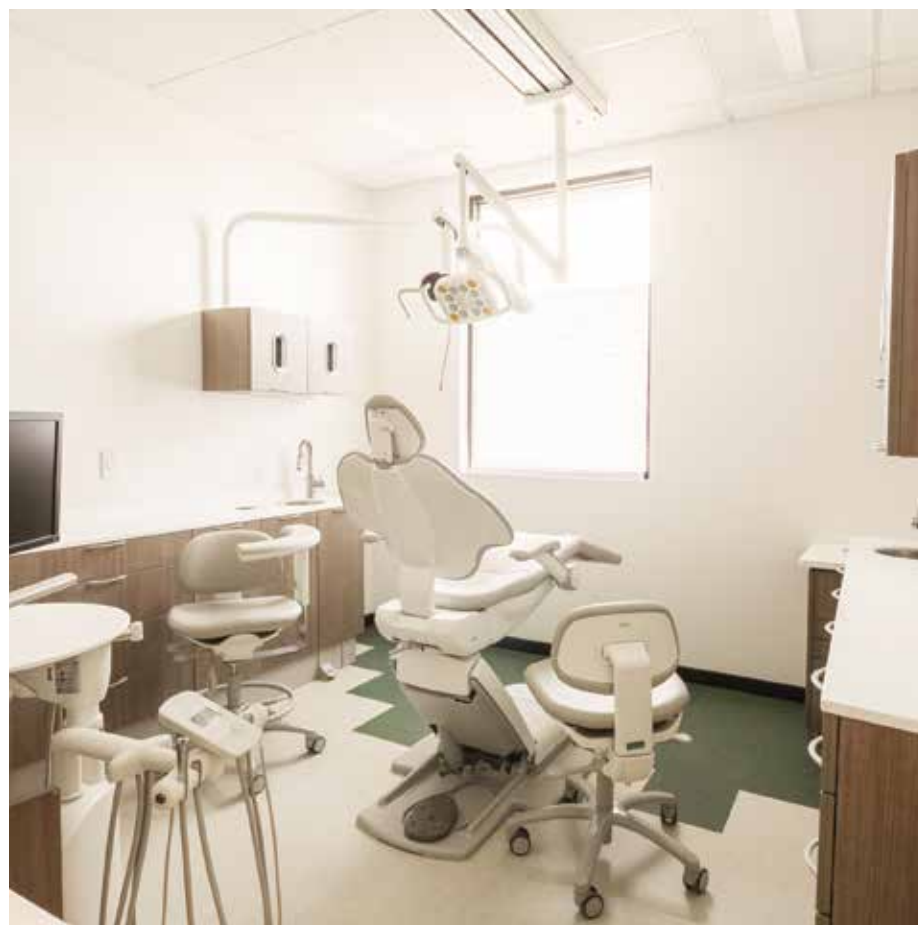
**Tile/Stone:** OC Tile

**Glass/Curtain Wall:** CS Glazing

**Steel:** WELDCO Fabrication

**Other Specialty Contractors:** Pitt Roofing, R Chapman Construction, Certified Sales and Service

## Most Outstanding Community Impact Project Fort Duchesne Health Clinic



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(photos by Cody Brown, courtesy VCBO Architecture)

**Owner:** Ogden City Corporation  
**Architect:** VCBO Architecture  
**General Contractor:** BHI  
**Civil Engineer:** Great Basin Engineering  
**Electrical Engineer:** ECE Electrical Consulting Engineers  
**Mechanical Engineer:** Heath Engineering  
**Structural Engineer:** ARW Engineers  
**Interior Design:** VCBO Architecture  
**Pool Design:** Water Design  
**Landscape Design:** Prime Landscape Architecture  
**Geotech:** Ninyo & Moore  
**Concrete:** Cornerstone Concrete  
**Steel Fabrication & Erection:** Prestige Constructors  
**GFRC Panels & Precast:** Allen's Masonry Company  
**Plumbing:** Advanced Plumbing & Mechanical  
**HVAC:** Stellar Mechanical  
**Electrical:** Ludvik Electric  
**Masonry:** Allen's Masonry Company  
**Glass/Curtain Wall:** Gordon's Glass  
**Flooring:** Wall 2 Wall Flooring, Comflors  
**Roofing:** Redd Roofing  
**Other Specialty Contractors:** HD Build, Painter Bros, Cheney Brothers Construction, Rocky Mountain Waterproofing, Next Construction, Perez Company, CEM Aquatics

## Most Outstanding Community/Cultural Project Marshall N. White Community Center

Reimagined in partnership with Ogden City, the new Marshall N. White Community Center serves as a vibrant hub for recreation, wellness, and community connection.

Opened in 1968 and named after Sgt. Marshall White, an officer killed in the line of duty in 1963, the new \$31.5 million, two-story building is double the size of the original at a robust 69,000 SF, with a modern gym, indoor pool, spacious fieldhouse, and running track.

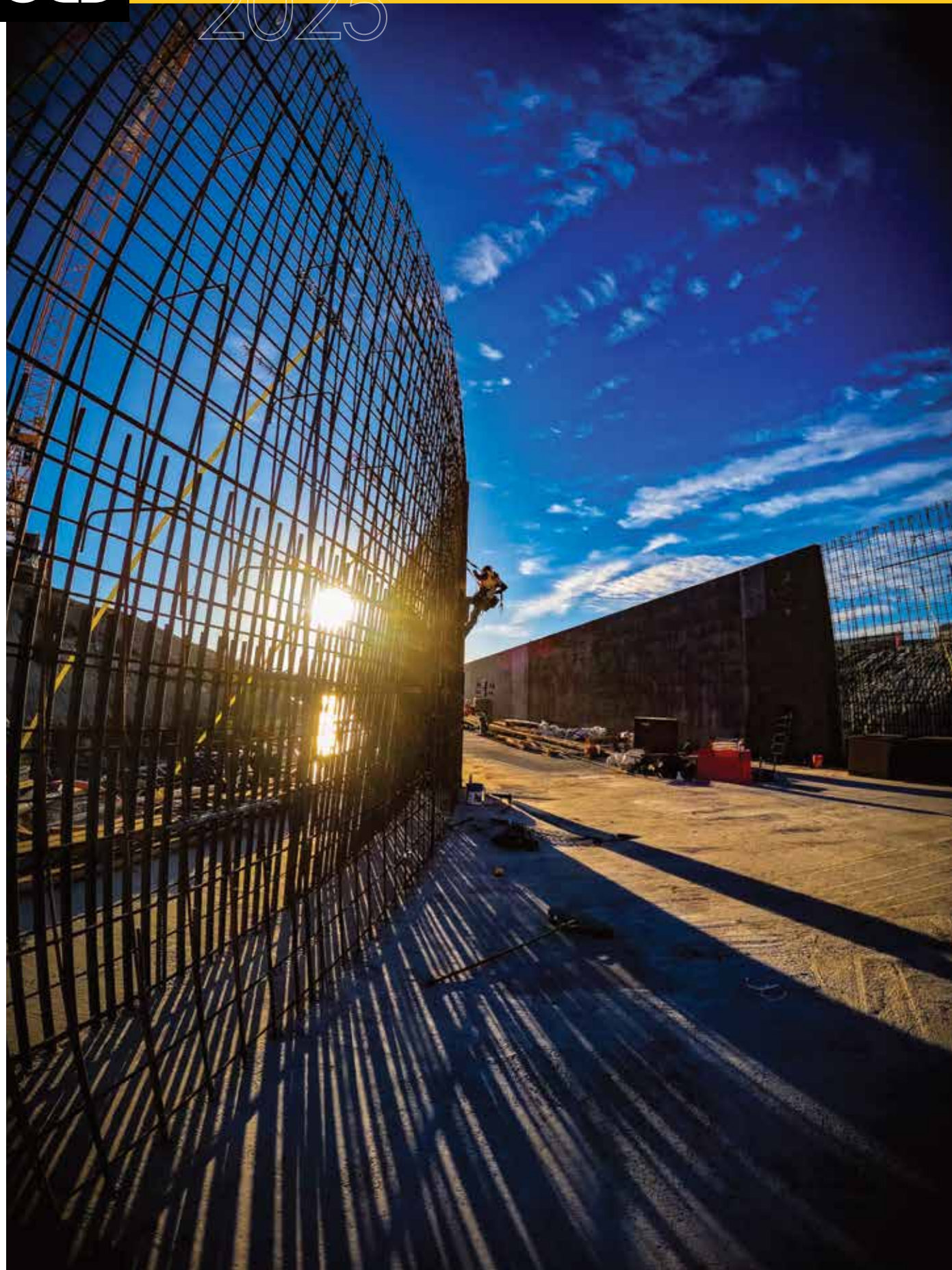
Central to the project's collaborative vision is a 3,600-SF community room,

conceived to host large gatherings and events while maintaining flexibility to transform into smaller, more intimate rooms for classrooms, conferences, dance studios, or other programs. Two sets of movable walls enable the room to expand and contract, while roll-up doors open the space further, creating a flow into the adjacent hallway and gymnasium.

City leaders emphasized the center's role as a bridge—both symbolically and physically—bringing residents together across socioeconomic and cultural divides.







## Most Outstanding Concrete/Structures Project Salt Lake City International Airport Terminal Redevelopment Phase 3 & 4 Design Package 20; Apron Paving and Fueling—North Concourse East

As part of the largest project in state history, concrete and structures work during the construction of Concourse B over two phases included complex site work, utilities, concrete and asphalt paving, striping, signage, and lighting for the 840,000-SF concourse.

The \$40.4 million scope included extensive 30-foot-high walls built with large, specialty radius forms, along with structural concrete for an existing service

tunnel addition that runs underneath two existing taxiways. Mitigating groundwater was critical, requiring careful dewatering and monitoring efforts. Crews spliced the existing tunnel and built a ramp tying into it. New concrete pavement consisted of a six-inch lean concrete base topped with 16-inch PCCP across 82,000 SF.

This phase of work saw more than 110 professionals on site during peak

construction activity.

The scope included building foundations, installing piling and shoring, building the “Arrivals” bridge, numerous roads, a parking structure, and airside work for taxiways and aprons. Maintaining morale and a sharp focus on quality for a program of this magnitude and complexity has been part of the team’s efforts for the last 10-plus years.



**Owner:** Salt Lake City Department of Airports  
**Architect:** HOK  
**General Contractor:** HDJV (Holder Construction/Big-D Construction Joint Venture)  
**Civil Engineer:** HNTB  
**Structural Engineer:** HNTB  
**Waterproofing Engineer:** SGH  
**Geotech:** RB&G  
**Concrete:** A-Core  
**Precast:** Harper Precast, Geneva Pipe and Precast  
**Steel Reinforcing:** Harris Rebar  
**Waterproofing:** Specialty Systems  
**Electrical:** Royal Electric  
**Excavation:** Ralph L. Wadsworth Construction Company



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## Most Outstanding Concrete/Tilt-Up Project Nusano Radioisotope Pharmaceutical Production Facility—Core and Shell

This groundbreaking, \$31.8 million, two-story facility in West Valley sets new standards in precision construction and innovation, enabling the domestic production of crucial radioisotopes and reducing reliance on foreign sources for cancer therapies and advanced technologies.

Supported by nearly 700 deep auger piles, the building literally floats with less than a quarter-inch movement—even

during a major seismic event. Overcoming unprecedented foundation challenges, the team's ingenuity and teamwork drove a complex excavation, dewatering, and steel erection sequence that finished six months ahead of schedule.

The team overcame extreme elevation variances of up to 40 feet between pile caps. This led to the development of continuous 24-hour excavation operations, overlapping

shift transitions, and dual-company coordination, allowing for uninterrupted progress while maintaining strict survey control.

The project team also devised and executed an unprecedented method of backfilling 12 feet of soil inside the building to allow Utah's largest crane to operate indoors for steel and tilt panel placement, then re-excavating once steel was in place.»







**Owner:** Wasatch Commercial Management  
**Architect:** AE Urbia  
**General Contractor:** Stout Building Contractors  
**Civil Engineer:** CIR  
**Electrical Engineer:** Rocky Mountain Consulting Engineers  
**Mechanical Engineer:** KR Plumbing & Mechanical  
**Structural Engineer:** SGH  
**Landscape Design:** STB Design  
**Geotech:** CMT Technical Services  
**Concrete:** Frontline Concrete Contracting  
**Steel Fabrication:** CT&C Fabrication  
**Steel Erection:** J&M Steel Solutions  
**HVAC:** Custom Mechanical Design  
**Electrical:** CR Lighting & Electric, Taylor Electric  
**Glass/Curtain Wall:** Capitol Commercial Glazing  
**Roofing:** Collins Roofing  
**Other Specialty Contractors:** B&K Drywall, Man Power Painting, Cazier Excavating



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## Most Outstanding Design-Build Project Lakeshore Learning Distribution Center 3

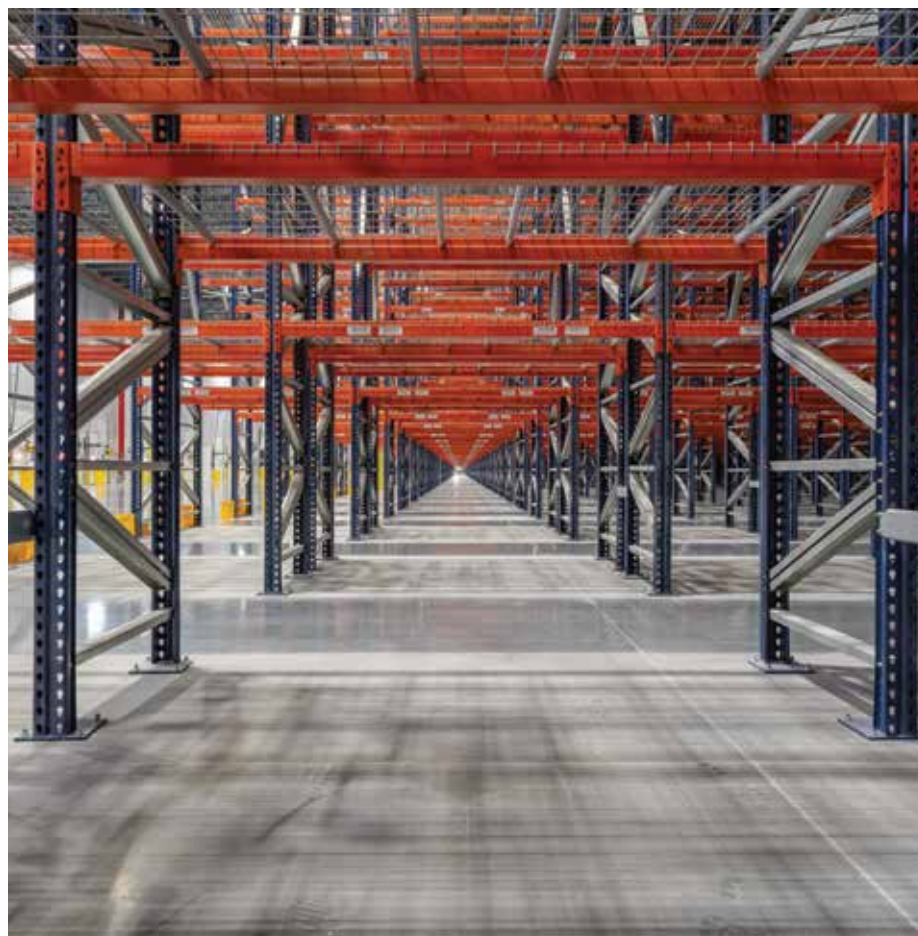
This massive new \$100 million project checks in at a whopping 1.2 million SF. At half a mile long and spanning the border between Garland and Tremonton, it is the third-largest distribution center in the Beehive State and the largest in Box Elder County.

The center is equipped with state-of-the-art handling equipment, robotics, and a complex storage and retrieval system. The building is densely packed with three major office groupings, a product showroom, maintenance areas, wire-guided racking, traditional racking, multiple mezzanines, sophisticated conveyors, and a host of other high-tech equipment, as well as second-level viewing areas.

Daily coordination with Lakeshore's robotics, conveyor, and other vendors was streamlined through the contractor's single-point-of-contact design-build methodology, allowing seamless integration of highly specialized systems within an ever-changing construction environment.

The 90-acre site includes parking for 400 trailers and 650 cars, along with 193 fully-equipped, canopied dock positions with automatic levelers.

Client feedback has been resoundingly positive, with the project setting a benchmark for fast-track industrial delivery at scale.



**Owner:** Lakeshore Learning Materials, LLC  
**Architect:** 142 Design Group  
**General Contractor:** ARCO Design/Build  
**Civil Engineer:** CIR  
**Electrical Engineer:** GSL Electric  
**Mechanical Engineer:** S&S Engineers  
**Structural Engineer:** Dunn Associates  
**Interior Design:** 142 Design Group  
**Landscape Design:** PKJ Design Group  
**Geotech:** CMT Technical Services  
**Concrete:** Frontline Concrete  
**Steel Fabrication:** Division 5 Steel  
**Steel Erection:** A & D Erection  
**Plumbing:** EME Mechanical  
**HVAC:** National Design Build Services  
**Electrical:** GSL Electric  
**Masonry:** Blackburn Design + Build  
**Tile/Stone & Flooring:** Spectra Contract Flooring  
**Glass/Curtain Wall:** Murray Glass  
**Other Specialty Contractors:** Wallboard Specialties, Graydaze Contracting, Jolly Roofing, Suncore Construction & Materials



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## Most Outstanding Energy Project Hornshadow Solar

With Utah Governor Spencer Cox’s “Operation Gigawatt” recent push to make the Beehive State an energy production leader, this important \$88 million project signals that renewable energy is indeed the best way forward, despite the opaque green-energy vision of the current presidential administration.

This monumental project includes a 398-megawatt, utility-scale photovoltaic system that marks a significant step in renewable energy generation on public lands and serves as a catalyst for local economic development.

Located southeast of Castle Dale, the project spans 3,700 acres and aims to

generate enough solar energy to power 70,000 homes.

This innovative project employs the revolutionary Nevados All-Terrain Tracker system, which adapts to the area’s rolling terrain, significantly reducing the need for extensive excavation and navigating rough landscapes.

Crews utilized a precision, cutting-edge plow system to install more than two million feet of underground cable without open trenching. This technique minimized surface disruption, dust, and erosion, resulting in a clean, uniform site that supports long-term environmental stability.»



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**Owner:** DE Shaw Renewables  
**General Contractor:** BHI  
**Solar Engineering:** Stellavise  
**Structural Engineer:** Kimley-Horn  
**Geotech:** Olsson  
**Electrical:** BHI  
**Other Specialty Contractors:** DE Shaw Renewables







## Most Outstanding Entertainment Project The Ballpark at America First Square

Check out the new \$150 million home of the Salt Lake Bees Triple-A team, a spectacular 8,000-capacity stadium that offers a truly intimate gameday experience.

Located on a 200-plus-acre site in South Jordan, the nearly 300,000-SF ballpark includes field-level VIP suites, sweet club areas, and a sprawling 12,000-SF clubhouse featuring MLB-caliber training facilities and batting cages.

Views from the stadium are

unparalleled, capturing the expanse of the rugged Wasatch Mountains. Innovative design and construction elements include 3D-printed concrete in seat walls and planters, sturdy precast concrete for bleachers, and advanced metal fabrication techniques for the building's façade.

Completing the project on time was the underlying driver, requiring ballfield sod to be in place by mid-October 2024 to ensure it would be ready by spring. This

meant constructing the stadium from outside, with structural steel erected externally and precast seating risers flown in by crane.

As part of the transformative Downtown Daybreak development, the stadium is expected to draw over one million visitors annually, while hosting 200-plus events, including 75 Bees home games.



**Owner:** Miller Sports + Entertainment / Larry H. Miller Real Estate  
**Architect:** HOK  
**General Contractor:** Okland Construction  
**Civil Engineer:** Perigee Consulting  
**Electrical & Mechanical Engineer:** ME Engineers  
**Structural Engineer:** MKA  
**Interior & Landscape Design:** HOK  
**Furniture:** HB Workplaces  
**Geotech:** AGECE  
**Concrete:** Okland Construction  
**Steel Fabrication & Erection:** SME Steel  
**Precast:** Contech Engineered Solutions  
**Plumbing:** Archer Mechanical, Koch Mechanical  
**HVAC:** B2 Air Systems  
**Electrical:** Cache Valley Electric  
**Masonry:** Allen's Masonry Company  
**Tile/Stone:** Dowland Tile & Stone  
**Glass/Curtain Wall:** Steel Encounters  
**Flooring:** Wall 2 Wall Flooring  
**Roofing:** UTR  
**Other Specialty Contractors:** CSI Drywall, Fisher Painting, Jones Excavation, BrightView, Intermountain Plantings





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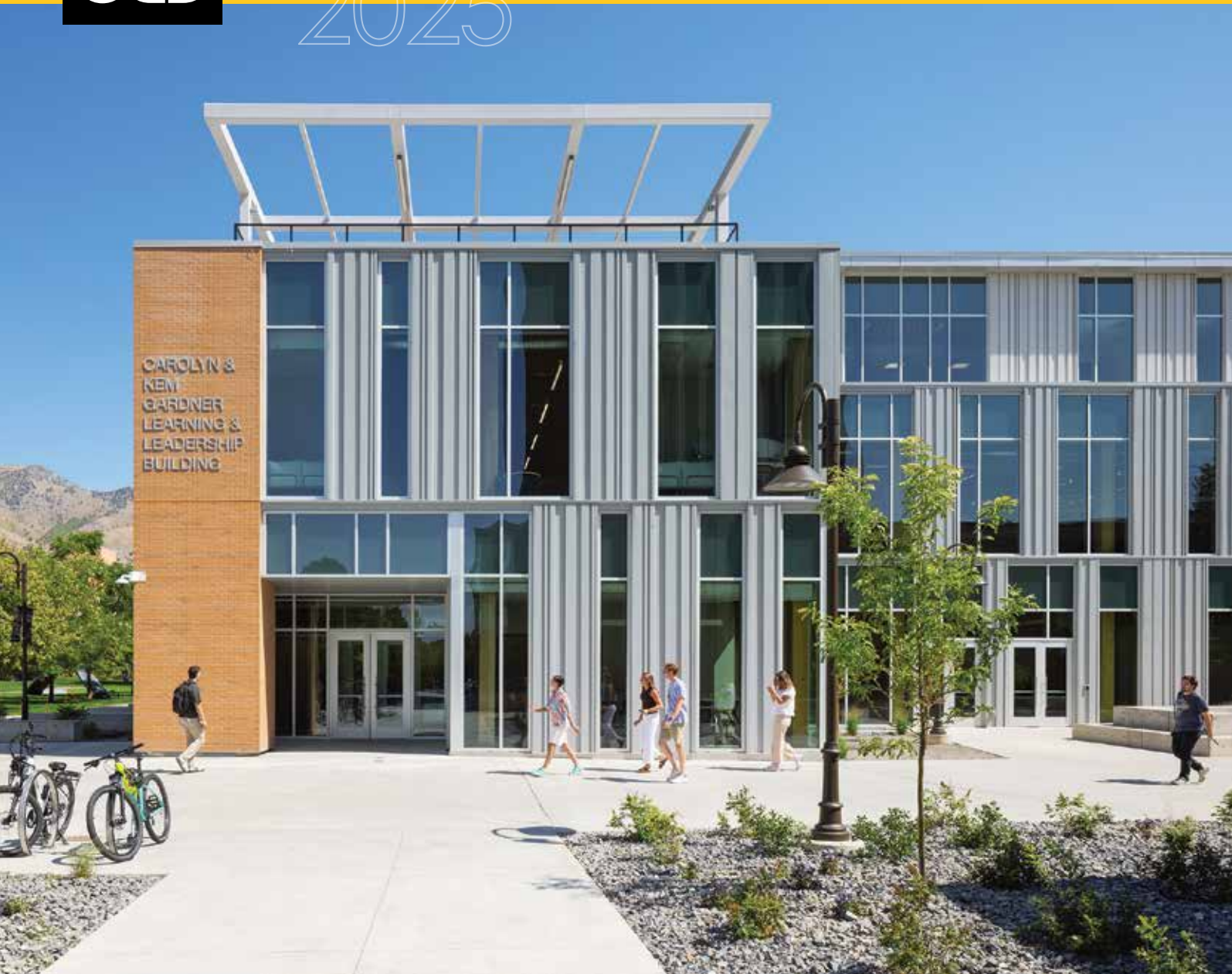
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**Owner:** Utah State University, Huntsman School of Business, State of Utah DFCM  
**Architect:** MHTN Architects  
**General Contractor:** Jacobsen Construction  
**Civil Engineer:** Cache Landmark Engineering  
**Electrical Engineer:** Spectrum Engineers  
**Mechanical Engineer:** Resolut  
**Structural Engineer:** BHB Structural  
**Interior & Landscape Design:** MHTN Architects  
**Furniture:** CCG  
**Geotech:** Cache Landmark Engineering  
**Concrete:** Jacobsen Construction (main), Burbridge Concrete Pumping  
**Steel:** CMC, D&D Welding & Fabrication  
**Plumbing & HVAC:** KHI Mechanical  
**Electrical:** Salmon Electrical Contractors  
**Masonry:** Shane Demler Masonry  
**Mass Timber:** Timberlab, Jacobsen Construction  
**Tile/Stone:** Stone Touch  
**Glass/Curtain Wall:** LCG Facades  
**Roofing:** Superior Roofing  
**Other Specialty Contractors:** Clients Design, Jacobsen Flooring Services, Specialty Systems, Edge Excavation, Highmark Lawn and Landscape, Alpine Drywall & Floor Coverings, Golder Acoustics

## Most Outstanding Green/Sustainable Project Utah State University Carolyn & Ken Gardner Learning & Leadership Building

This \$26.3 million, three-story project strengthens the Huntsman School of Business by bringing five academic centers under one roof: the Analytics Solutions Center, Huntsman Scholar Program, Stephen R. Covey Leadership Center, the Center for Entrepreneurship, and the Hive. Each program fosters leadership, innovation, and real-world experience for students.

Located on USU's Logan campus, the

44,000-SF academic facility creates action spaces through flexible, technology-rich environments that foster mentorship and collaboration. The project also represents USU's first use of mass timber construction, setting a new standard for sustainable design and aligning with its goal of carbon neutrality by 2040.

A hybrid steel-and-mass-timber structure—the first of its kind at the University—anchors the building and

provides a warm, biophilic atmosphere inspired by nearby Logan Canyon. The hybrid structure combines a steel frame, exposed glulam columns, and cross-laminated timber decking to create a light-filled interior that celebrates the natural beauty and warmth of wood. Exterior and interior materials reflect the light, color, and textures of Utah's mountain landscape.



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## Most Outstanding Healthcare Project Kem and Carolyn Gardner Mental Health Crisis Care Center

Society's growing recognition of the inherent value of good mental health is reaching new heights with the completion of this inspiring \$52 million project, one of the first of its kind nationally and the first in the Beehive State.

The 82,000-SF facility offers same-day care for up to 50 patients. Level two includes therapy, medical and dental

care, plus legal and employment support, while Level three includes 24 inpatient beds for longer-term care.

Designed to avoid an institutional feel, the interior features warm colors, soft finishes, and circadian rhythm lighting to promote healing. The exterior combines stone, metal panels, and extensive glazing to maximize natural light and create a welcoming presence.

The building includes a complex mechanical system with dual-fuel boilers, chillers, and hot water heaters, all designed with redundancy. Electrical systems are backed by three 800 kilowatt generators.

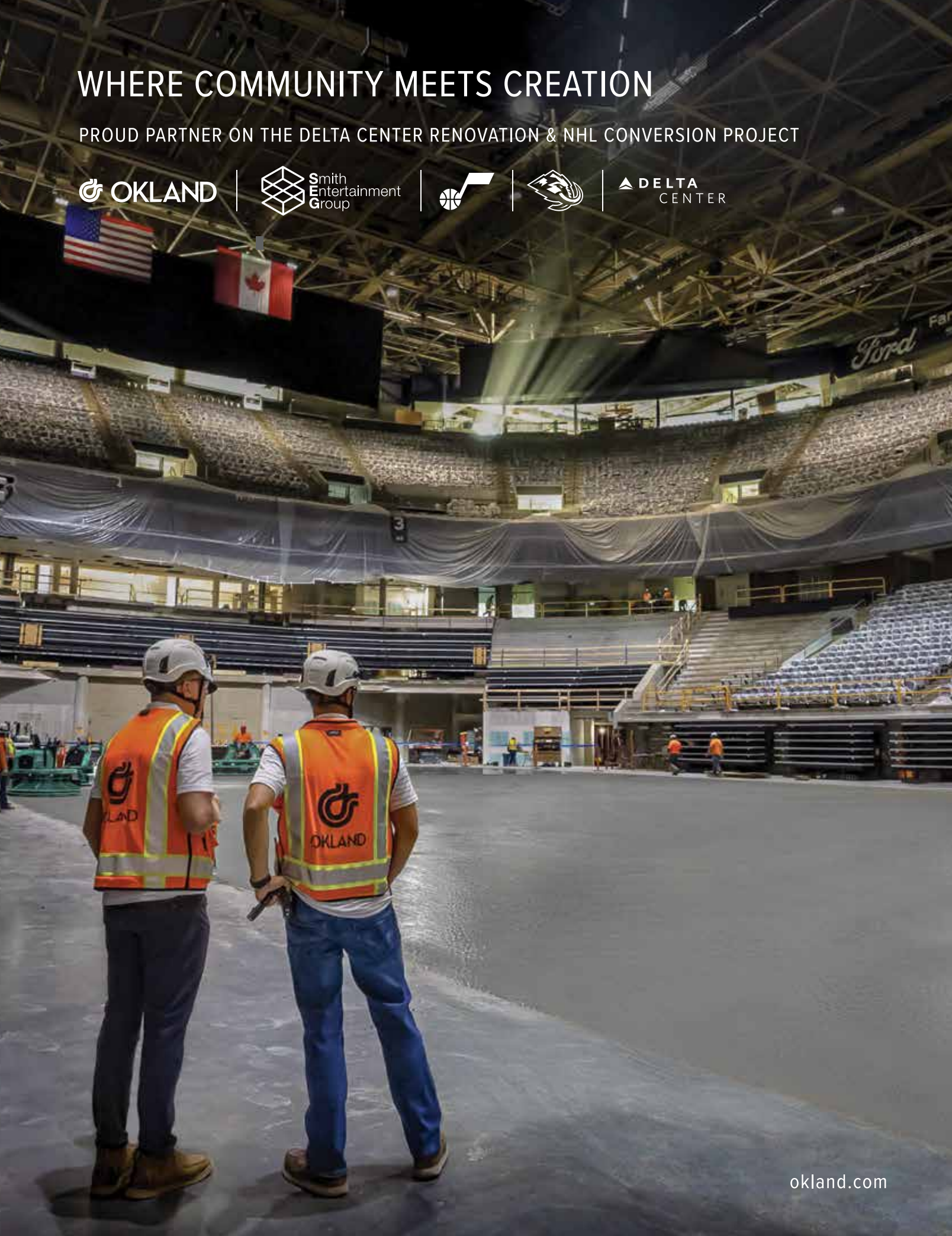
Located adjacent to the Salt Lake County Jail, the center provides law enforcement with a more humane alternative for individuals in crisis.»





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**Owner:** Huntsman Mental Health Institute, The University of Utah, State of Utah DFCM  
**Architect:** FFKR Architects  
**General Contractor:** Okland Construction  
**Civil Engineer:** Great Basin Engineering  
**Electrical Engineer:** Spectrum Engineers  
**Mechanical Engineer:** Resolut  
**Structural Engineer:** Reaveley Engineers  
**Interior & Landscape Design:** FFKR Architects  
**Geotech:** Atlas  
**Concrete:** Okland Construction  
**Steel Fabrication & Erection:** Tech Steel  
**Plumbing & HVAC:** Palmer-Christiansen Co.  
**Electrical:** Taylor Electric  
**Masonry:** Harv & Higam Masonry  
**Tile/Stone:** Metro Surfaces  
**Glass/Curtain Wall:** LCG Facades  
**Flooring:** DesignTeam  
**Other Specialty Contractors:** Alpine Drywall, C5 Coatings, Superior Roofing, Intermountain Specialties, BD Bush Excavation, Intermountain Plantings





## Most Outstanding Higher Education Project University of Utah Applied Sciences at the Crocker Sciences Center

This nearly \$80 million, five-story building enhances academic and research capabilities across 37 STEM degree and nine pre-professional programs at the U.

Supporting 5,600-plus students, it features state-of-the-art classrooms, research labs, and 56% more capacity in the physics lab, spread out over more than 140,000 SF in total, including 111,000 SF of new construction. Design elements

blend historic preservation with modern innovation, restoring key architectural elements of the 1918 Neoclassical Stewart Building—including original fireplaces, corridors, staircases, and lighting.

The new building's colonnaded base is enclosed by glazed curtain wall along the north, west and southwest portions. The curtain wall provides a sense of openness and transparency,

engaging the campus by offering views into the public lobby and gallery spaces while connecting building users to the campus with views of Cottam's Gulch and University Street.

The adaptive reuse of the transparent, open structure fosters community engagement, providing space for events such as public rooftop stargazing while supporting air quality monitoring and weather forecasting.



**Owner:** The University of Utah, State of Utah DFCM  
**Architect:** EDA Architects  
**General Contractor:** Okland Construction  
**Civil Engineer:** Kimley-Horn  
**Electrical Engineer:** Envision Engineering  
**Mechanical Engineer:** Colvin Engineering Associates  
**Structural Engineer:** Reavely Engineers  
**Landscape Design:** ArcSitio Design  
**Furniture:** Utah Office Planning & Design  
**Other Key Design Consultants:** ERA-co, Francesca Birks (visioning, lecture hall), Tully Shelly III (lab planning), SWCA Environmental Consultants (historic preservation), Wasatch Everdigris (LEED), Spectrum Engineers (acoustical engineer), Stantec (building envelope), Griffin EnerG Consulting (energy modeling), Colin Gordon Associates (vibration control), CPP Wind Engineering Consultants (wind engineering), IES (hazardous materials)  
**Geotech:** Kleinfelder  
**Concrete:** Okland Construction  
**Steel Fabrication:** Cives Corporation  
**Steel Erection:** Unlimited Steel  
**Plumbing:** Archer Mechanical  
**HVAC:** Western Sheet Metal  
**Electrical:** Taylor Electric  
**Masonry & Precast:** IMS Masonry  
**Glass/Curtain Wall:** LCG Facades  
**Other Specialty Contractors:** K&L Acoustics and Drywall, UTR, Wind River Excavation, CP Build, TID, Great Western, Fisher Painting, DFS Flooring





## Most Outstanding Highway Project Bangerter South Interchanges Design-Build and Bangerter 4700 S. Progressive Design-Build

It's time to check off another phase of the transformation of Bangerter Highway from an archaic, intersection-clogged roadway into a grade-separated, free flowing modern highway.

This combined \$335 million project marked the conversion of four interchanges, including an efficient, tight diamond interchange and a new pedestrian structure at 98th South. Other highlights include high efficiency, single-

point urban interchanges at 134th South and 47th South, and a grade separated interchange at 27th West.

Utilizing Progressive Design-Build meant collaborating with multiple third parties to develop an early procurement package to order materials, valves, and fittings and approve shop drawings to relocate the aqueduct in the first season. By constructing a temporary bypass and precisely sequencing tie-ins, the team

ensured uninterrupted water service to hundreds of thousands of residents. This success has become a statewide model for integrating critical utility relocations into transportation projects.

Aesthetic elements include architectural finishes on retaining walls, ornamental fencing on bridge parapets, and landscaped medians.»

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**Owner:** Utah Department of Transportation  
**Lead Design Firm:** Michael Baker International  
**General Contractor:** Ralph L. Wadsworth Construction Company JV with W.W. Clyde (RLW/Clyde)  
**Civil & Structural Engineer:** Michael Baker International  
**Geotech:** Terracon  
**Concrete:** Comers Concrete, Harper Companies  
**Steel Fabrication:** Utah Pacific Bridge and Steel  
**Paving HMA & PCCP:** Geneva Rock Products  
**Electrical:** Cache Valley Electric  
**Steel Girders:** Utah Pacific Bridge and Steel  
**Noisewalls:** Harper Precast  
**Rebar Supply & Installation:** CMC  
**CIP Barrier:** Comers Concrete  
**Flatwork:** Craghead Building Company  
**Landscaping:** Stormwater Solutions  
**Other Specialty Contractors:** Michels (soil nail walls), Cache Valley Electric (ATMS signals), Contech Engineered Solutions (precast concrete girders), Ralph Smith, Dustin Miller (trucking), Hadco Construction (earthwork, drainage), Protech Coatings (polymer overlay bridges), Summit GeoStructures (soil nail wall architectural finish), Lightlink Communications (boring)





**Owner:** Broadreach Capital Partners  
**Architect:** Bull Stockwell Allen  
**General Contractor:** R&O Construction  
**Civil Engineer:** LEI Consulting Engineers & Surveyors  
**Electrical Engineer:** Helix Electric  
**Mechanical Engineer:** Gunthers  
**Structural Engineer:** Dunn Associates  
**Interior Design:** Fettle  
**Landscape Design:** Bockholt  
**Geotech:** Geostrata  
**Concrete:** JRock Construction  
**Steel Fabrication:** Rightway Steel  
**Steel Erection:** Sub-Part R  
**Plumbing & HVAC:** Gunthers  
**Electrical:** Helix Electric  
**Tile/Stone:** Spectra Contract Flooring  
**Glass/Curtain Wall:** Flynn  
**Flooring:** Spectra Contract Flooring  
**Other Specialty Contractors:** K&K Drywall, Mitchell Excavation, Artistic Roofing, RJP Construction, Guaranteed Waterproofing

## Most Outstanding Hospitality/Resort Project The Inn at Sundance

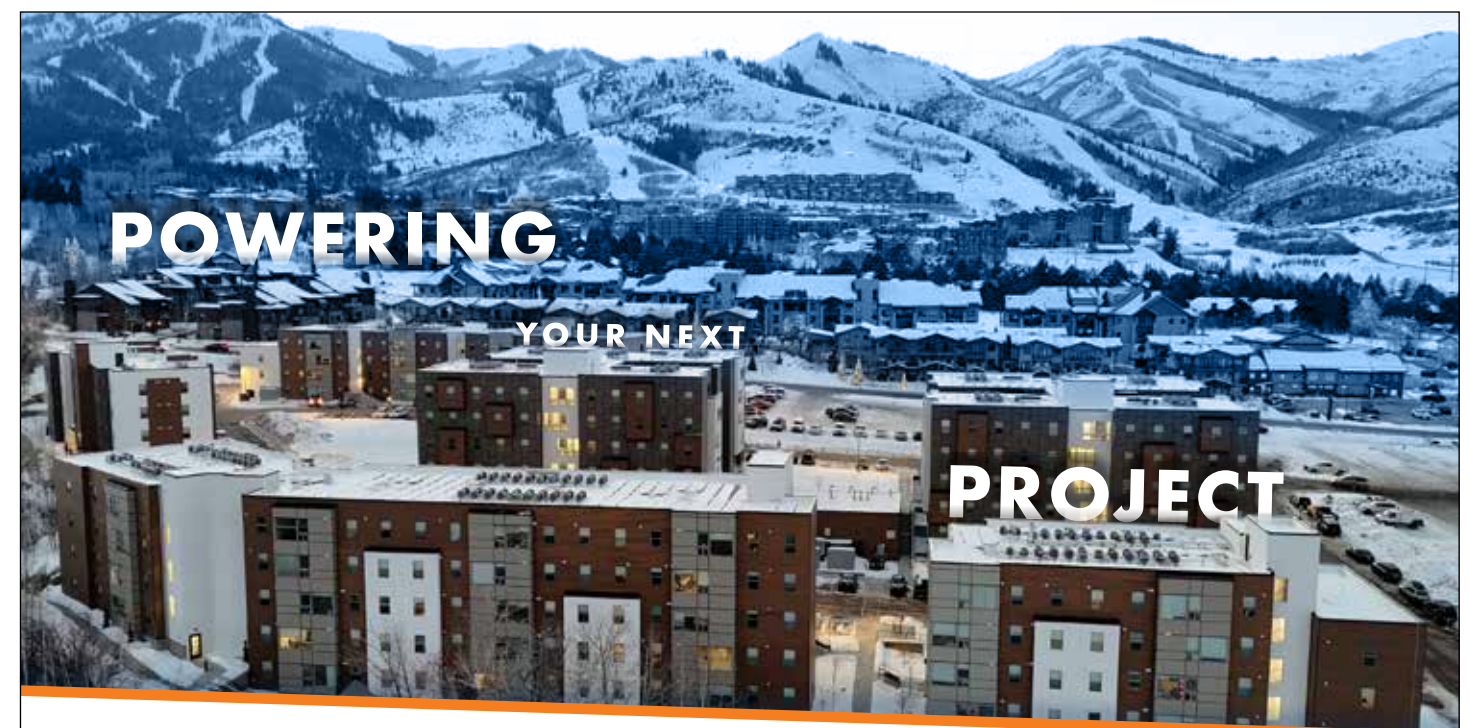
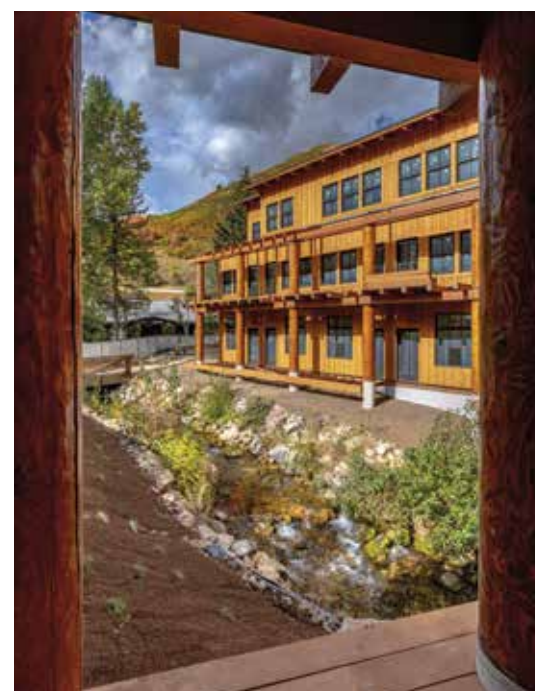
It's only fitting that this project be recognized in the year that Hollywood icon and Utah's adopted favorite son Robert Redford passed away at age 89.

This beautiful \$45 million hospitality project encompasses nearly 54,000 SF across two buildings that host 63 unique guest rooms and other refined mountain resort amenities.

The site location is perfect to soak up Sundance's incredible natural environment, with majestic views and private balconies that invite in the Uinta Forest and towering Mount Timpanogos peak.

In addition to upscale, cozy guest

rooms, the hotel features lobby and lounge spaces thoughtfully composed around central fireplaces to foster a communal atmosphere adorned with cozy wood finishes and custom patterned rugs. The building sits on the edge of the ski-beach, offering visitors a true ski-in ski-out experience, complete with a locker room and ski equipment valet service. An outdoor activity center on the resort's entry plaza will host guest services to help visitors plan their day around the incredible outdoor activities, art studios, and top-class restaurants that Sundance offers.



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## Most Outstanding Industrial Project O.C. Tanner Warehouse

This prominent \$27.7 million, 302,000-SF facility was built via tilt-up concrete panels on a slab-on-grade foundation system with spread footings and continuous wall foundations.

The building is divided for dual occupancy—O.C. Tanner occupies roughly half the warehouse space and fully built-out offices, while the remaining portion gives the owner speculative warehouse and office space for lucrative leasing opportunities.

One example of innovative thinking was the strategic scheduling and trade stacking that allowed the project to finish ahead of schedule. During winter months,

the team began tilt panel erection in late February while simultaneously installing steel framing—despite limited access routes for equipment.

One standout feature was the use of automatic dock levelers cast in place—a departure from more typical method of installing dock levelers after concrete placement. Functionally, the warehouse was designed to support efficient logistics and operations. The building was conceived as a cross-dock warehouse to optimize in-and-out delivery operations by utilizing both sides of the structure for loading and unloading.



**Owner:** O.C. Tanner  
**Architect:** AE Urbia  
**General Contractor:** Big-D Construction  
**Civil Engineer:** CIR  
**Electrical Engineer:** Rocky Mountain Consulting Engineers  
**Mechanical Engineer:** David L. Jensen & Associates  
**Structural Engineer:** AE Urbia  
**Interior Design:** AE Urbia  
**Landscape Design:** PKJ Design Group  
**Geotech:** GSH Geotechnical  
**Concrete:** Big-D Construction  
**Steel Fabrication:** Preston Fabrication  
**Steel Erection:** G-10 Construction  
**Plumbing:** MKB Mechanical  
**HVAC:** DB Mechanical  
**Electrical:** Salmon Electric  
**Tile/Stone:** CP Build  
**Glass/Curtain Wall:** Murray Glass  
**Other Specialty Contractors:** Wallboard Specialties, Thomas & Measles Painting, Western States Waterproofing, Suncore Construction & Materials, Redd Roofing, Kevin Hull Landscaping





## Most Outstanding K-12 Project Hillcrest Elementary School



This \$46 million, future-ready, 100,000-SF elementary school in Ogden creates excitement and wonder while fostering collaboration, inclusivity, and safety for students and after-school program participants.

The exterior features castle-like qualities—precast crenellations and Tudor-style archway entry portals—that provide a majestic arrival and entry for students and faculty. Four-inch CMU blocks rich in texture and shadow, and aluminum-clad metal panel accents, reinforce this regal character.

Wayfinding and school spirit come alive through color and graphics. Entry to each of the four learning suites—Terra, Ignis, Ventus, and Aqua—passes through another archway, featuring unique, energetic color schemes, a themed wall graphic, and custom wall art that mimics stained glass. Each of these “neighborhoods” has a distinct visual identity that continues the design’s overall story.

Generous glazing and skylights connect the building to nature, complemented by an outdoor learning courtyard and expansive play areas. The school’s full-height glazing at second-floor openings shows how passive supervision and sight lines coexist with daylight and transparency.»



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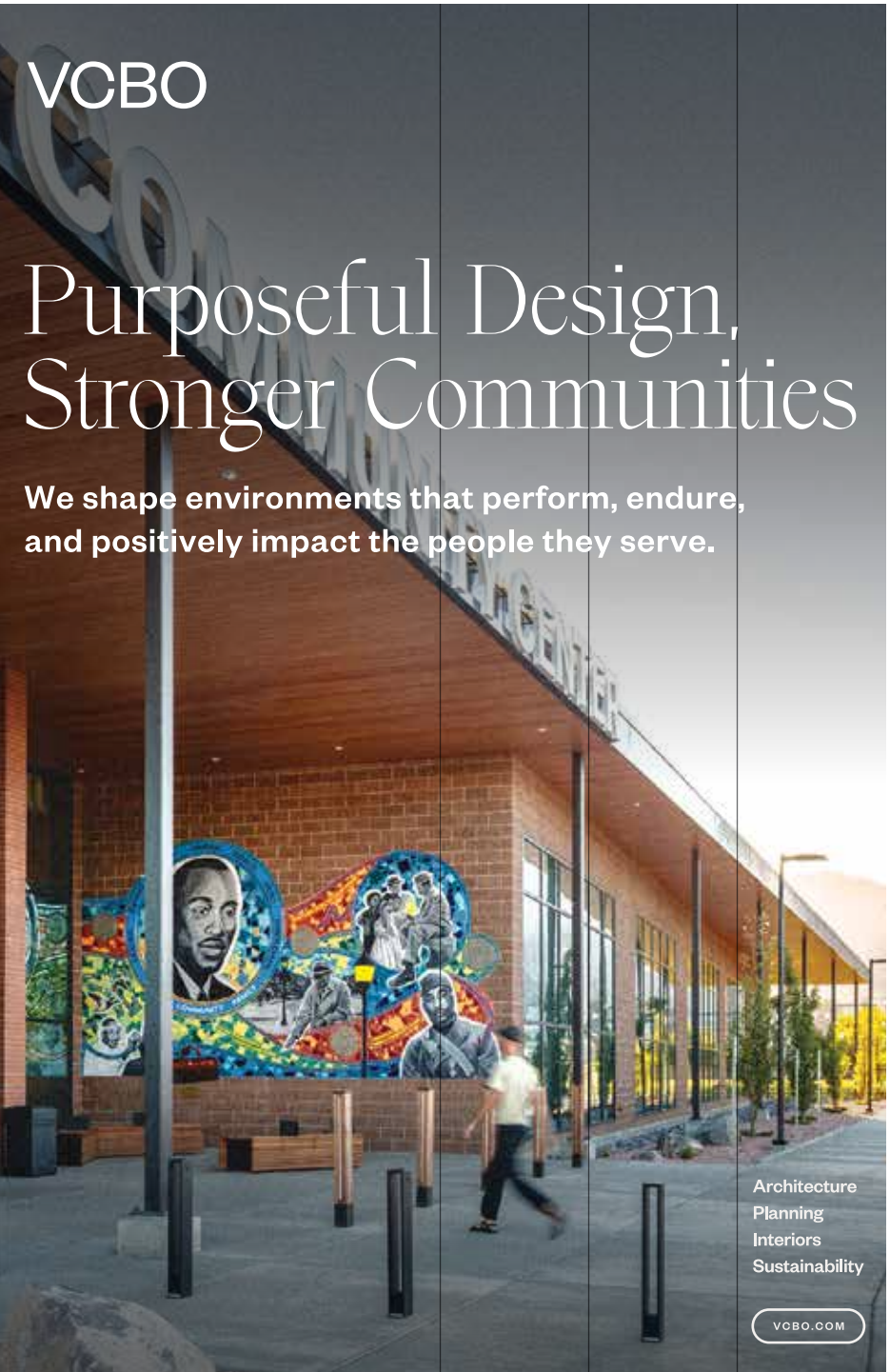
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**Owner:** Ogden City School District  
**Architect:** VCBO Architecture  
**General Contractor:** R&O Construction  
**Civil Engineer:** Meridian Engineering  
**Electrical Engineer:** Resolut  
**Mechanical Engineer:** Olsen & Peterson  
**Structural Engineer:** BHB Structural  
**Landscape Design:** E.A. Lyman Landscape Architects  
**Geotech:** CMT Technical Services  
**Concrete:** Frontline Concrete Contracting  
**Steel Erection:** Sanpete Steel  
**Precast:** Brailsford Cast Stone  
**Plumbing & HVAC:** KR Plumbing & Mechanical  
**Electrical:** Surge Electric  
**Masonry:** Buxton Masonry  
**Tile/Stone:** OC Tile  
**Glass/Curtain Wall:** NGI Glass



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# Most Outstanding Large K-12 Project Deseret Peak High School

This \$139 million, 336,000-SF high school establishes a bold, contemporary design standard that harmonizes the two-story structure with its rural surroundings through its color palette and expressive and engaging geometry.

Designers aligned the academic block to natural grades to overcome the site's elevation drops. The building's central spine points directly toward Deseret Peak, where a large window and

transparent graphic perfectly frame the 13,000-foot peak, creating a powerful visual connection between the school and the surrounding landscape.

Charcoal-toned concrete tilt-up panels, gold-toned CMU blocks, dark gray metal panels, and warm soffits create a balanced aesthetic in which no one material dominates. The result is a stellar high school that feels both sophisticated and grounded.

While most of the 260 tilt-up panels were clad with insulation and exterior finishes—some rising to a record-setting 90-foot height—designers prominently exposed structural tilt-up concrete in the auditorium, student commons, and athletic facilities. These board-formed-textured panels were pre-dyed in a charcoal color and stand as testaments to exceptional concrete craftsmanship.



**Owner:** Tooele County School District  
**Architect:** VCBO Architecture  
**General Contractor:** Hughes General Contractors  
**Civil Engineer:** Meridian Engineering  
**Electrical Engineer:** Envision Engineering  
**Mechanical Engineer:** Olsen & Peterson  
**Structural Engineer:** Reaveley Engineers  
**Interior Design:** VCBO Architecture  
**Furniture:** Workspace Elements  
**Landscape Design:** ArcSitio Design  
**Geotech:** GSH Geotechnical  
**Concrete:** Hughes General Contractors  
**Steel Fabrication:** Gos's Welding, Center-Line Company  
**Steel Erection:** Danco Steel Erectors, Stone Crest Construction  
**Plumbing:** A & B Mechanical Contractors  
**HVAC:** United Team Mechanical  
**Electrical:** All-Tech Electric  
**Masonry:** AK Masonry  
**Tile/Stone:** Westech Tile  
**Glass/Curtain Wall:** USI All Purpose Windows & Doors  
**Other Specialty Contractors:** Commercial Interiors, Mitchell Acoustics, Hendricksen Painting, Lakeview Rock Products, UTR, Great Western Landscape, Brailsford Cast Stone, Wall 2 Wall Flooring, Stonhard, Comflors









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Most Outstanding Multifamily Project

The Residences at Sugar Alley

After a fire consumed the original, 80-percent completed project in 2022, the project team returned to design and build the \$63 million, 210,362-SF project atop the remaining concrete podium.

The eight-story project contains 193 units, each with high-end finishes that demonstrate the construction team’s technical prowess. Features include stainless-steel “Café” appliances, waterfall countertops, designer faucets, tile backsplashes, floor-to-ceiling glass, modern soft-close cabinetry, glass-shower enclosures, and wood-style flooring.

Gold accents, polished textures, refined angles, and jewel-inspired

signage contribute to a bespoke aesthetic intended to elevate resident experience.

Amenities include a cold plunge and an infrared sauna, a resort-style pool, a state-of-the-art gym, and more, providing wellness, recreation, and immersive living. The pool deck and lounge areas use pergolas, fire features, and ambient lighting for dramatic evening presentation, with each unique communal architectural feature reinforcing the project’s visual character. The glass atrium stands out, with its grand, light-filled space blending form and function for an inviting gathering area.



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Congratulations to the project teams on The Residences at Sugar Alley, Wasatch Fire District Station 51, Sandy City Fire Station #31, Cook Family Park, The Inn at Sundance, JP Morgan Chase, and Snowbird The Nest.

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**Owner:** Lowe Property Group, Eight Bay LLC, Ascentris LLC  
**Architect:** MVE + Partners  
**General Contractor:** KIER Construction  
**Civil Engineer:** McNeil Engineering  
**Electrical & Mechanical Engineer:** AME Design Group  
**Structural Engineer:** Dunn Associates  
**Interior Design:** Lowe Property Group  
**Landscape Design:** Loft Six Four  
**Geotech:** AGECC  
**Concrete:** Climb Concrete  
**Steel Fabrication:** Essency Iron Works  
**Steel Erection:** Rightway Steel  
**Plumbing:** Robert W. Speirs Plumbing  
**HVAC:** MJ Mechanical  
**Electrical:** Knight Electric  
**Masonry:** Thueson Masonry  
**Tile/Stone:** Ace Tile & Stone  
**Glass/Curtain Wall:** AL2  
**Other Specialty Contractors:** Cazier Excavating, Quality Drywall Specialties, Keith Pulham & Painting, Utopia Construction, KLM Woodworks, D7 Roofing, H&H Fireproofing, C & R Coatings, Grant Mackay Demolition, Waterscape Landscaping, Floor Styles, DesignTeam









## Most Outstanding Municipal Project Wasatch Fire District Station 51

This \$15.9 million, 25,700-SF emergency services facility and 3,000-SF detached auxiliary building created the first 24/7 facility in the fire district's history.

The fire station's commanding presence centers on its expansive apparatus bay, featuring six striking fire-red folding doors that deliver a bold architectural statement and enable efficient vehicle deployment. The exterior features sharp CMU masonry and a sophisticated Gridworx system complemented by Delta Stone cladding, creating a contemporary façade with timeless durability.

A key architectural highlight is the expansive community room that serves both classroom-style training sessions

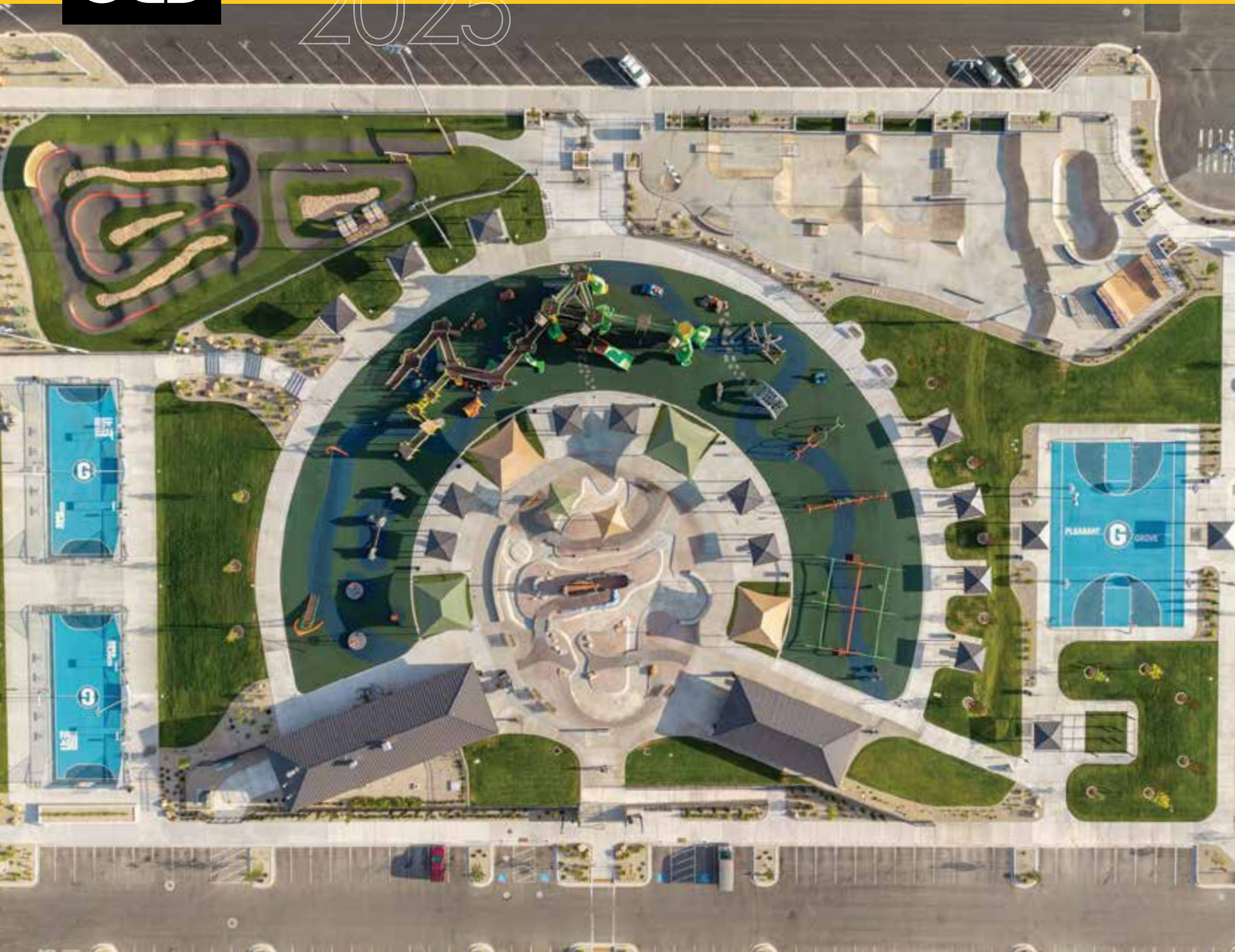
and public events. The room's windows dramatically elevate the roofline and frame breathtaking views of the Wasatch Mountains.

Inside, the facility prioritizes firefighter health, safety, and efficiency, where every space was designed to enhance firefighters' well-being and readiness. Living areas are expertly crafted for comfort and include multiple sleep rooms, a full kitchen, a dayroom, and a fitness facility. Beyond dedicated office spaces for administration, specialized operational areas encompass gear rooms, tool cribs, decontamination laundry facilities, and extensive storage solutions.

**Owner:** Wasatch Fire District  
**Architect:** ajc architects  
**General Contractor:** Big-D Signature  
**Civil Engineer:** Atwell  
**Electrical Engineer:** Resolut  
**Mechanical Engineer:** WHW Engineering  
**Structural Engineer:** KPFF  
**Interior Design:** ajc architects  
**Landscape Design:** ArcSitio Design  
**Concrete:** Black Ops Concrete  
**Plumbing:** KR Plumbing & Mechanical  
**HVAC:** Gunthers  
**Electrical:** Wilson Electric







# Most Outstanding Parks/Public Space Project Cook Family Park

This \$23.9 million project blends recreation, infrastructure upgrades, and a cemetery expansion to create a welcoming 20-acre park in Pleasant Grove.

On the recreation side, a Viking ship rises out of the center of the splash pad to serve as one of the park's many amenities. Each feature—a three-story playground, a full basketball court, two futsal courts, a skate park, a bicycle pump track, walking and biking trails—was

carefully laid out to maximize safety and user experience. Shaded structures, pavilions, and gathering areas surround the splash pad for park safety, usability, and comfort.

The park's horizontal infrastructure and utilities received major upgrades, which included new curb and gutter systems, sidewalks, pavement, street lighting, landscaping, irrigation, fencing, retaining walls, and expanded parking facilities.



The cemetery expansion includes new burial plots, a thoughtfully designed columbarium, and a gathering pavilion. Four nearby detention ponds were installed to manage around half of the city's stormwater while doubling as sports fields, demonstrating creative land-use and resilience planning.



**Owner:** Pleasant Grove City  
**Design Lead:** Horrocks  
**Architect:** CORE Architecture (buildings)  
**General Contractor:** Big-D Construction  
**Civil & Structural Engineer:** Horrocks  
**Electrical Engineer:** Hegerhorst Power Engineering  
**Mechanical Engineer:** Spectrum Engineers  
**Landscape Design:** Horrocks  
**Geotech:** GSH Geotechnical  
**Concrete:** Rocky Mountain Concrete, Cornerstone Concrete, Hardco Concrete  
**Steel Fabrication & Erection:** Rightway Steel  
**Precast:** Harper Precast  
**Plumbing:** TKB Plumbing  
**HVAC:** CFM Heating and Air Conditioning  
**Electrical:** Winward Electric  
**Masonry:** RAM  
**Glass/Curtain Wall:** Midwest D-Vision Solutions  
**Roofing:** Eagle Peak Exteriors, North Face Contracting  
**Other Specialty Contractors:** Stonhard, Jordan Enterprises, RP Painting, Eagle Peak Exteriors, North Face Contracting, Guaranteed Waterproofing & Construction, Suncore Construction & Materials, Great Western Landscaping





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**Owner:** Snowbird Resort  
**Architect:** GSBS Architects  
**General Contractor:** Layton Construction  
**Civil Engineer:** Spinnaker Land  
**Electrical Engineer:** Spectrum Engineers  
**Lighting Designer:** HELIUS  
**Mechanical Engineer:** Colvin Engineering Associates  
**Structural Engineer:** Reaveley Engineers  
**Interior Design:** GSBS Architects  
**Geotech:** AGECE  
**Concrete:** Layton Concrete  
**Steel Fabrication:** Rightway Steel  
**Steel Erection:** Rightway Steel, American Erectors  
**Plumbing & HVAC:** KHI Mechanical  
**Electrical:** Taylor Electric  
**Tile/Stone:** KJ Tile  
**Glass/Curtain Wall:** Novum Structures  
**Excavation:** Snowbird (self-performed)  
**Other Specialty Contractors:** Wallboard Specialties, Bruin Painting, Boswell Wasatch, Flooring Services, Superior Roofing, Hooley Caulking, Sage Demolition



## Most Outstanding Private Project - Over \$10 Million Snowbird - The Nest

Replacing Snowbird's original 1970s Mid-Gad Restaurant with this \$23 million project was an undertaking, especially at 9,200 feet.

Crews accessed the site daily via ski lift to execute on precise sequencing and construction while keeping resort operations flowing. Systematically deconstructing the old building meant that 130 truckloads of material went down the mountain while crews

maintained site safety and environmental protections for the greatest snow on earth.

At 17,980 SF across one level, the new restaurant is triple the size of the previous space. Designers incorporated clean lines and Swiss floor-to-ceiling windows with 146 glass panes on three sides to give the facility a light, transparent quality that prevents it from appearing massive. Installing this

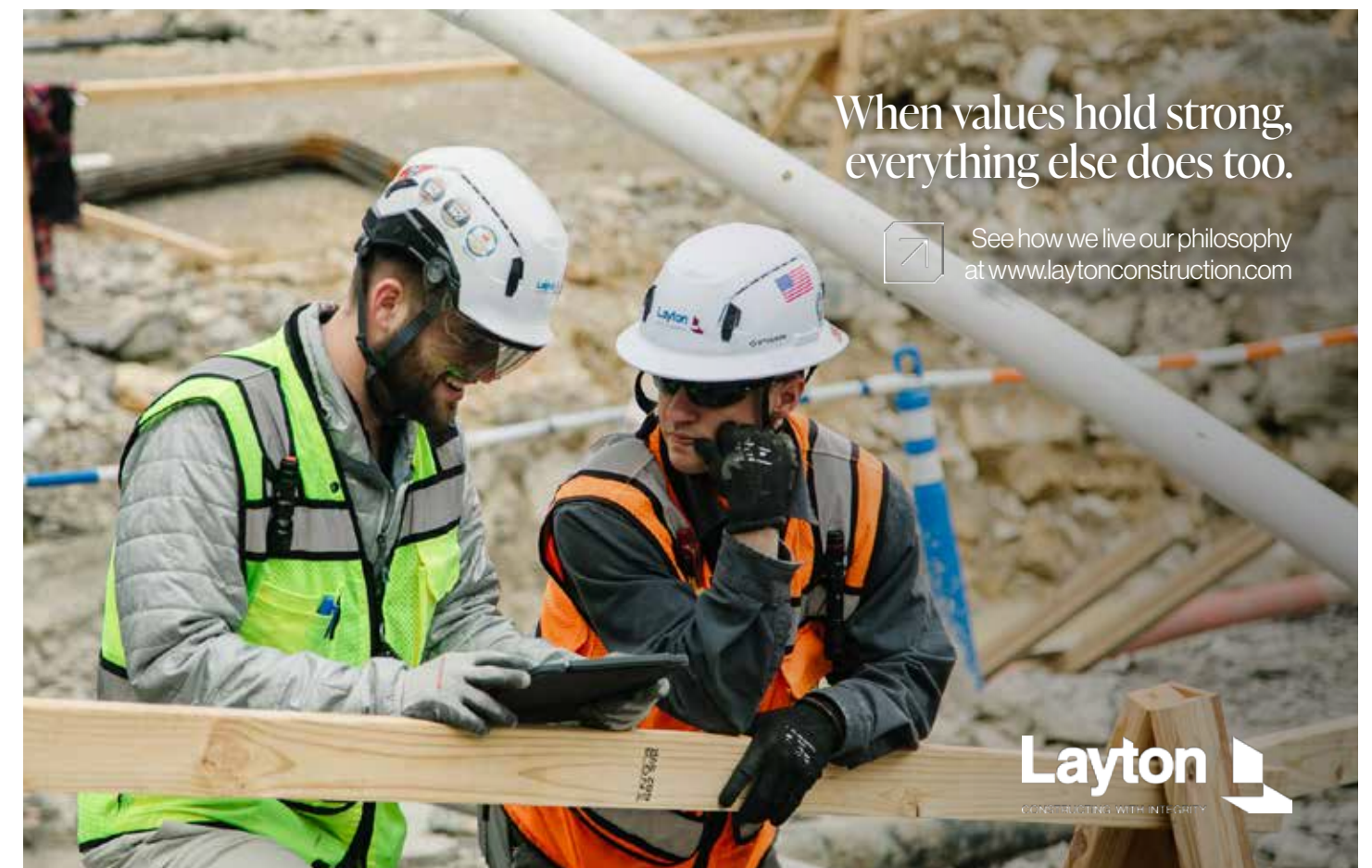
much glass at elevation and protecting it through construction activities and weather exposure demanded detailed planning and execution.

Inside, expanded seating and efficiently designed kitchen and restaurant spaces aid in circulation. The outdoor patio is usable year-round, with three fireplaces and access to Snowbird's elevation, views, and mountain air.

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## Most Outstanding Private Project - Under \$10 Million The Mathis

This historic St. George market has been restored into a welcoming \$3.3 million community event space and family offices totaling 6,669 SF of finished space.

To honor the building's historic fabric, the team rebuilt the crumbling façade in accordance with stringent preservation guidelines while stabilizing the original structure. As builders replaced aging windows and doors, they exposed original brick walls and roof

timber trusses, the latter painted white to enhance light refraction.

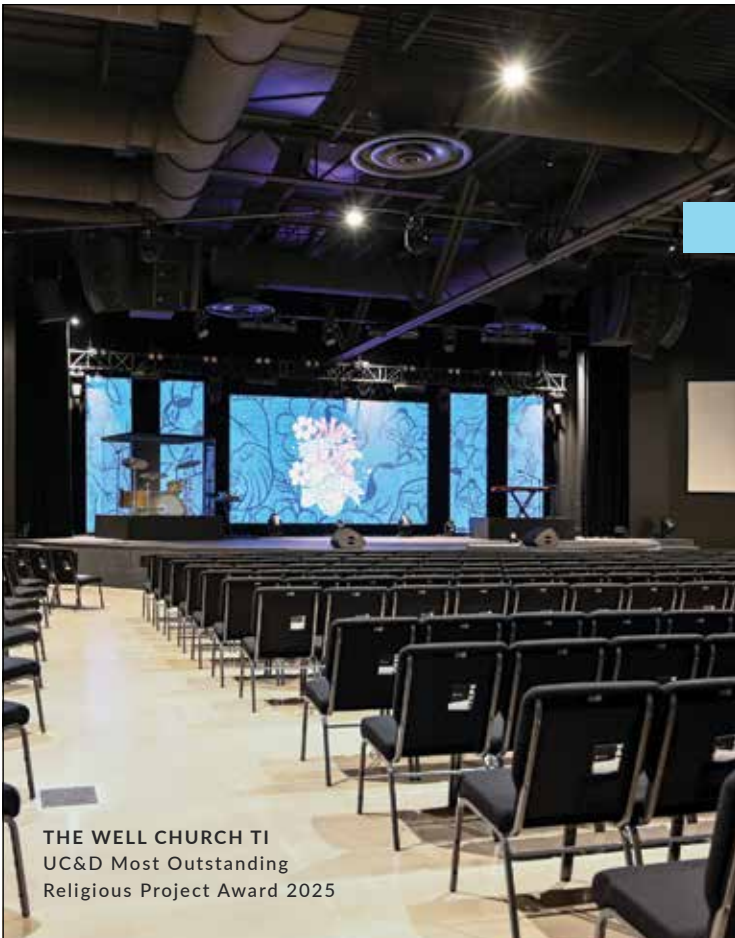
Exterior materials include CMU block, thermally modified ash siding, and board-formed concrete. Interiors include polished concrete floors, painted drywall, exposed CMU block, and tile walls.

The team's scope also includes two modern additions behind the event space. Design transformed a severe site constraint into the stunning courtyard

between the three-story office and two-story building additions. The courtyard brings warm natural light into the building's interiors, enabling natural ventilation and ultimately creating a tranquil gathering area. The courtyard's dual-height configuration between the additions creates varied spatial experiences while maximizing daylight penetration.»







THE WELL CHURCH TI  
UC&D Most Outstanding  
Religious Project Award 2025

# INTEGRITY FIRST, COMMITMENT ALWAYS.

Engage is proud to have helped bring The Well Church to life—a space designed to gather, grow, and give back to the Salt Lake community.

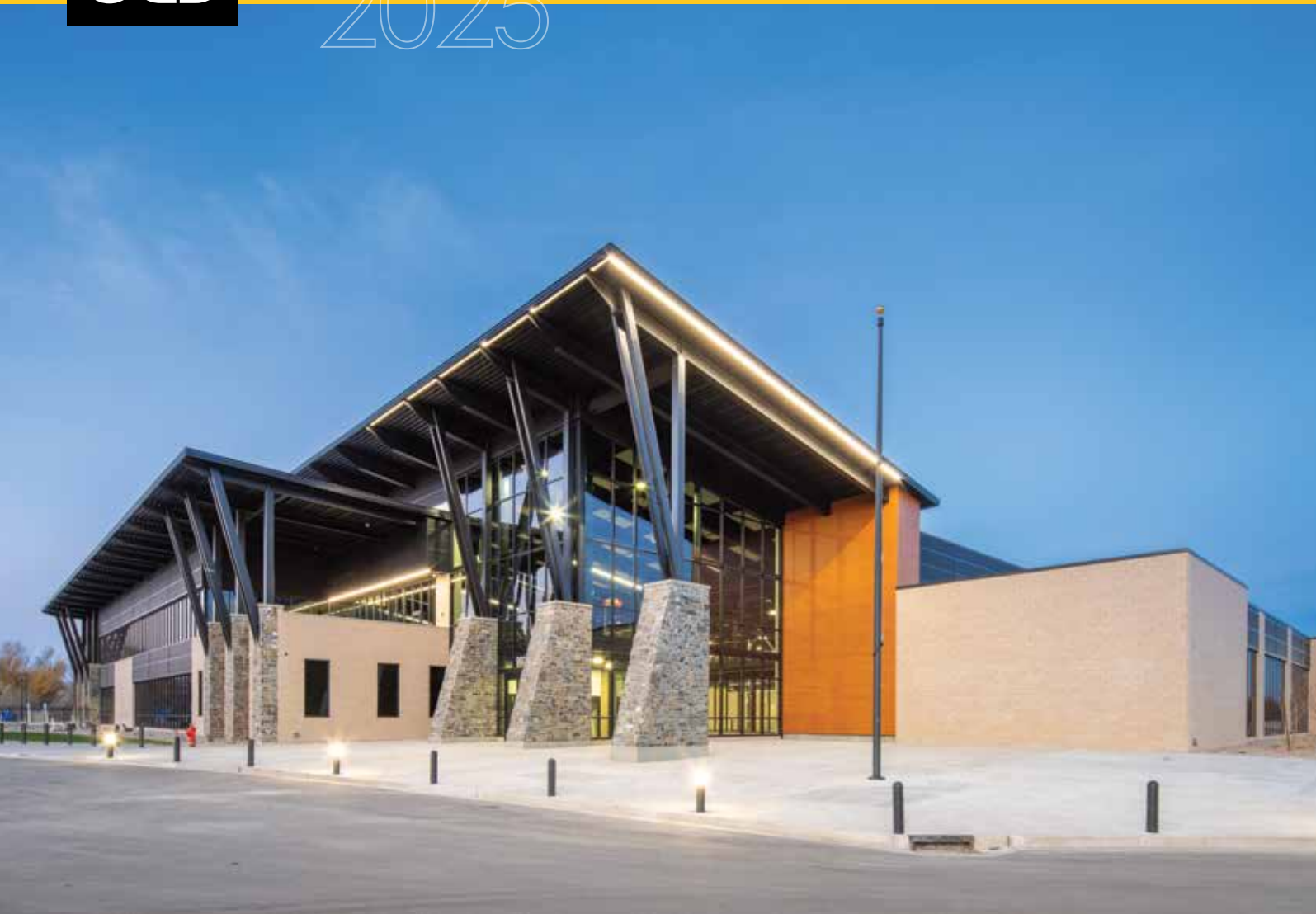
GENERAL CONTRACTOR  
PRECONSTRUCTION SERVICES  
DESIGN BUILD  
CONSTRUCTION MANAGEMENT



**Owner:** Doug Glendenning  
**Architect:** Lloyd Architects  
**General Contractor:** Jensen + Sons  
**Civil Engineer:** Rosenberg Associates  
**Electrical & Mechanical Engineer:** Iron Rock Group  
**Structural Engineer:** McNeil Engineering  
**Interior Design:** Maggie and Co Studio, RAPT Studio  
**Geotech:** AGECE  
**Concrete:** High Desert Development  
**Steel Fabrication & Erection:** Theobald Construction  
**Plumbing:** Phillips Plumbing  
**HVAC:** Paxman Heating & Cooling  
**Electrical:** Eyre Electric  
**Masonry:** BA Robinson Construction  
**Tile/Stone:** Jensen Stone & Tile  
**Glass/Curtain Wall:** USI All Purpose Windows & Doors  
**Other Specialty Contractors:** High Desert Hardwood, Stout Roofing, Archery Contracting, Castwell Painting, Lannister Demolition







## Most Outstanding Public Project - Over \$10 Million Spanish Fork Recreation Center

This new \$70.8 million recreation center brings in aquatics, athletics, wellness, and gathering spaces under one roof—and invites the Spanish Fork community in year-round.

Guided by the “one-campus, many-experiences” model, athletic areas feature two basketball courts, a multi-purpose gym, and three convertible courts for pickleball or basketball that support tournaments and community events. Additional spaces include dance and fitness studios, strength and conditioning areas, child-care rooms with a jungle gym, party rooms, and administrative offices.

A defining part of the new facility is the extensive glazing and glass walls. Indoor glass helps with wayfinding, while exterior glazing brings light into the interiors while giving amazing views of surrounding mountains.

The aquatic areas make a splash both inside and out, where indoor pools and aquatic play areas are great for all seasons. But summer can’t come soon enough to get back outside and enjoy the sun and fun across the three seasonal pools, water slides, a lazy river, shaded social areas, and an event pavilion.



**Owner:** Spanish Fork City  
**Architect:** VCBO Architecture  
**General Contractor:** Westland Construction  
**Civil Engineer:** Great Basin Engineering  
**Electrical Engineer:** Envision Engineering  
**Mechanical Engineer:** Heath Engineering  
**Structural Engineer:** ARW Engineers  
**Pool Engineer:** Water Design  
**Interior Design:** VCBO Architecture  
**Landscape Design:** Prime Landscape Architecture  
**Geotech:** GSH Geotechnical  
**Concrete:** Kenny Seng Construction  
**Steel Fabrication:** Lundahl Ironworks Company, Metals Manufacturing Company  
**Steel Erection:** Lundahl Ironworks Company, Unlimited Steel  
**Plumbing:** PHE Mechanical  
**HVAC:** Central Utah Sheet Metal  
**Electrical:** CR Lighting & Electric  
**Masonry:** Dartco Masonry  
**Tile/Stone:** Millcreek Tile & Stone  
**Glass/Curtain Wall:** Jones Paint & Glass  
**Other Specialty Contractors:** Johnson Brothers, Comflors, Wall 2 Wall Flooring, UTR, Precision Caulking & Fire Stop, Olympus Precast, CONFAB, J & L Contracting, Design West, CEM Aquatics





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## Most Outstanding Public Project - Under \$10 Million Murray Armory



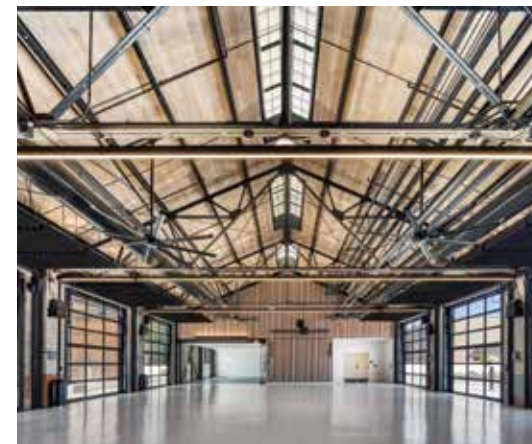
The \$5.5 million adaptive reuse of the WW-II era armory transformed the former vehicle storage and maintenance garage into a lovely, 7,000-SF event space in Murray Park.

Given its age and its military-industrial use, the building required both a structural retrofit and seismic strengthening. Rather than discarding the historic structure, the team innovatively integrated the upgrades into the preserved structure, retaining the original brick exterior and interior steel trusses to reduce waste and maintain a historic connection.

Designers maximized openness by incorporating skylights and bifold doors to bring in daylight and highlight the historic steel trusses to form a lofty, welcoming event hall that enlivens the space and connects it to the existing north plaza and a newly built south plaza.

The south plaza connects to the surrounding park and further activates the building within its surroundings and maximizes solar access. Visitors can pass through a thermally modified clear cedar trellis that compliments the interior wood features on the walls and ceilings.

**Owner:** Murray City  
**Architect:** ajc architects  
**General Contractor:** Paulsen Construction  
**Civil Engineer:** Meridian Engineering  
**Electrical Engineer:** Spectrum Engineers  
**Mechanical Engineer:** WHW Engineering  
**Structural Engineer:** KPFF  
**Interior Design:** ajc architects  
**Landscape Design:** ArcSitio Design  
**Geotech:** CMT Technical Services  
**Concrete:** Milestone Contractors  
**Steel Fabrication & Erection:** Leading Edge Constructors  
**Plumbing:** Robert W. Speirs Plumbing  
**HVAC:** Newtown Heating & Air  
**Electrical:** CR Lighting & Electric  
**Masonry:** JB Masonry  
**Tile/Stone:** JRC Tile & Stone  
**Glass/Curtain Wall:** Flynn  
**Other Specialty Contractors:** Flooring Services, Stonhard, Wallboard Specialties, Creek Valley Farms, Pro-West, The Paint Company, RJP Construction, Dan Talbot Construction, Guaranteed Waterproofing & Construction, Red Rock Demolition, Hymas Landscape







## Publisher's Pick Ogden Eccles Conference Center

Ogden continues its upward trajectory with this \$16.7 million, 71,000-plus-SF remodel.

As the project connects to the iconic Peery's Egyptian Theater, the remodeled building incorporates design elements that reflect the theater's architectural style. The domes within the building were redesigned to match the theater's ceiling. Lighting fixtures in the hallways were updated to have a sculptural

appearance, and ballroom fixtures were designed to resemble pyramids. Designers incorporated new modern furniture to the previously empty breakout spaces to bolster usability and comfort.

Instead of changing the floor plan, the remodel focused on improving the building's functionality and desirability—all while maintaining ongoing operations—for a tech-infused,

customizable environment. Upgrades to the audiovisual, mechanical, and lighting systems mean that patrons can better use the space to enjoy events both large and small.

The modified upstairs terrace on the north side helps those efforts and create a gem of a space. Crews installed awning enclosures to provide shade and added well fire pits, furniture, and lighting to further enhance the area.»



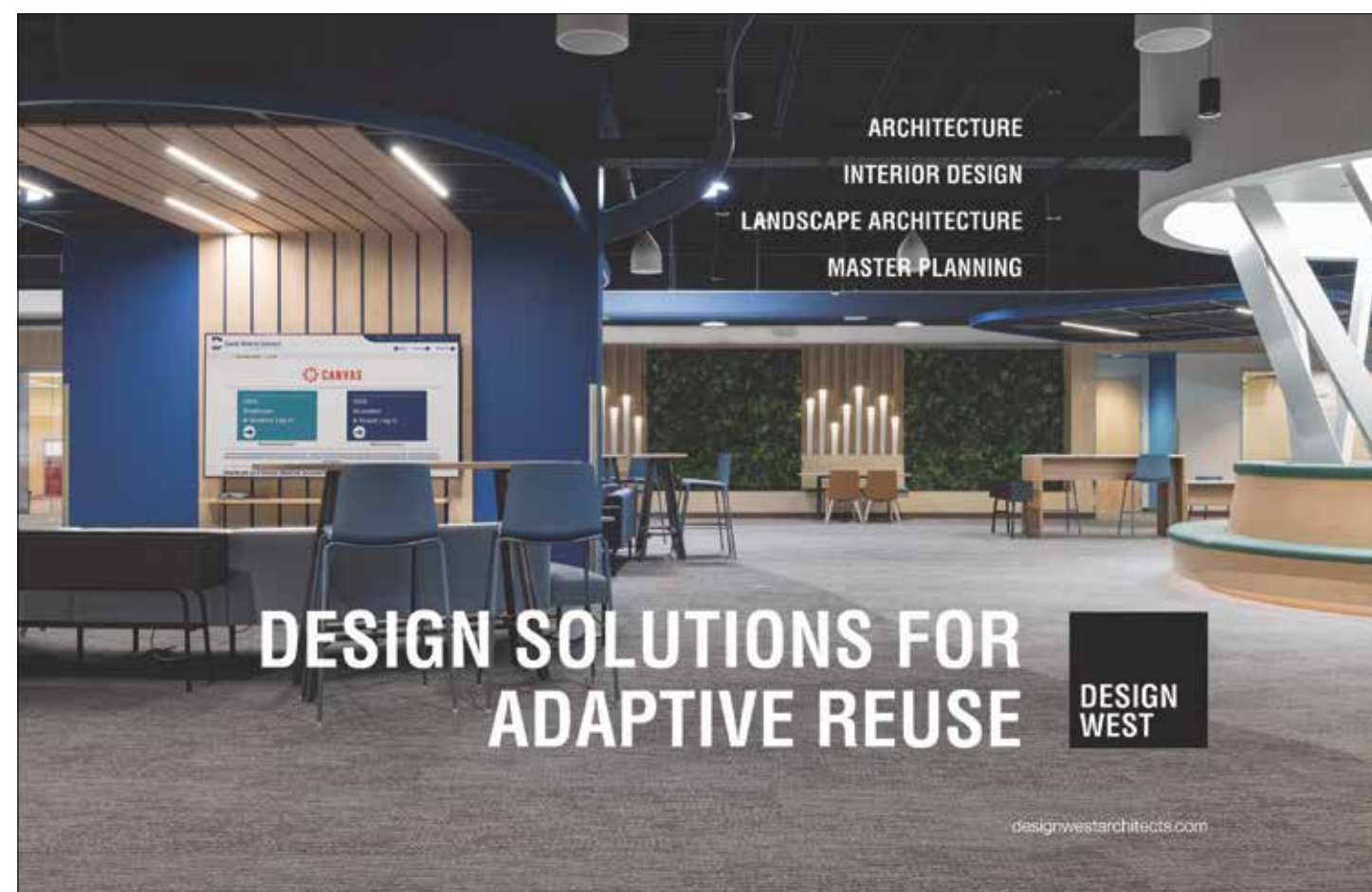
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**Owner:** Weber County  
**Architect:** VCBO Architecture  
**General Contractor:** Hogan & Associates Construction  
**Electrical & Mechanical Engineer:** Resolut  
**Interior Design:** VCBO Architecture  
**Plumbing:** Utah Engineering, Blair Plumbing  
**Steel Fabrication:** JT Steel  
**Steel Erection:** Royal Arc Welding and Manufacturing  
**HVAC:** Utah Engineering  
**Electrical:** CR Lighting & Electric  
**Tile/Stone:** CP Build  
**Glass/Curtain Wall:** NGI Glass  
**Other Specialty Contractors:** Commercial Interiors Construction, Hegemann Paint, Artistic Roofing, UTR, Guaranteed Waterproofing & Construction, TID







## Most Outstanding Religious Project The Well Church

This \$6.1 million project demonstrates adaptive reuse at its best, with the transformation of a vacant, 21,000-SF movie theater into a beautiful and modern house of worship.

One complex effort involved designing and installing a low-noise HVAC system and prioritize auditorium audio performance. Crews installed three 30-ton rooftop units that feed 36-inch sound-attenuated ductwork for optimal acoustics.

Another involved structural upgrades. Engineered lift plans, specialized rigging, and continuous safety monitoring enabled crews to remove six existing hollow structural

section columns and install three 84-foot mega girders to open four theater bays into a unified, 1,250-seat auditorium.

Contemporary architectural finishes refreshed a dated façade with cost-efficient, modern materials to create a bold new identity for the church. Inside, open-to-structure ceilings emphasize the scale of the worship hall, while repurposed steel members were creatively adapted into a mezzanine gathering space in the lobby. Beyond the technical achievement, the project revitalized a vacant building into a thriving center of worship, fellowship, and community through thoughtful reuse and sustainable construction practices.



**Owner:** The Well Church  
**Architect:** RAD Architectural Design  
**General Contractor:** Engage Contracting  
**Electrical Engineer:** JP Electric  
**Mechanical Engineer:** Midwest Engineering  
**Structural Engineer:** BHB Structural  
**Concrete:** TLM Construction  
**Steel Fabrication & Erection:** Lundahl Custom Welding  
**Plumbing:** Reliable Plumbing & Heating  
**HVAC:** Rocky Mountain Mechanical  
**Electrical:** JP Electric  
**Tile/Stone/Flooring:** CP Build  
**Glass/Curtain Wall:** Mollerup Glass  
**Other Specialty Contractors:** Wallboard Specialties, Level 7 Painting, Great Basin Cabinetry, Superior Roofing, Red Rock Demolition





## Most Outstanding Renovation/Restoration Project Weber State University David O. McKay Education Center

This \$38 million renovation transforms a 1960s building into a resilient, 69,000-SF, all-electric teaching and learning environment on the WSU campus in Ogden.

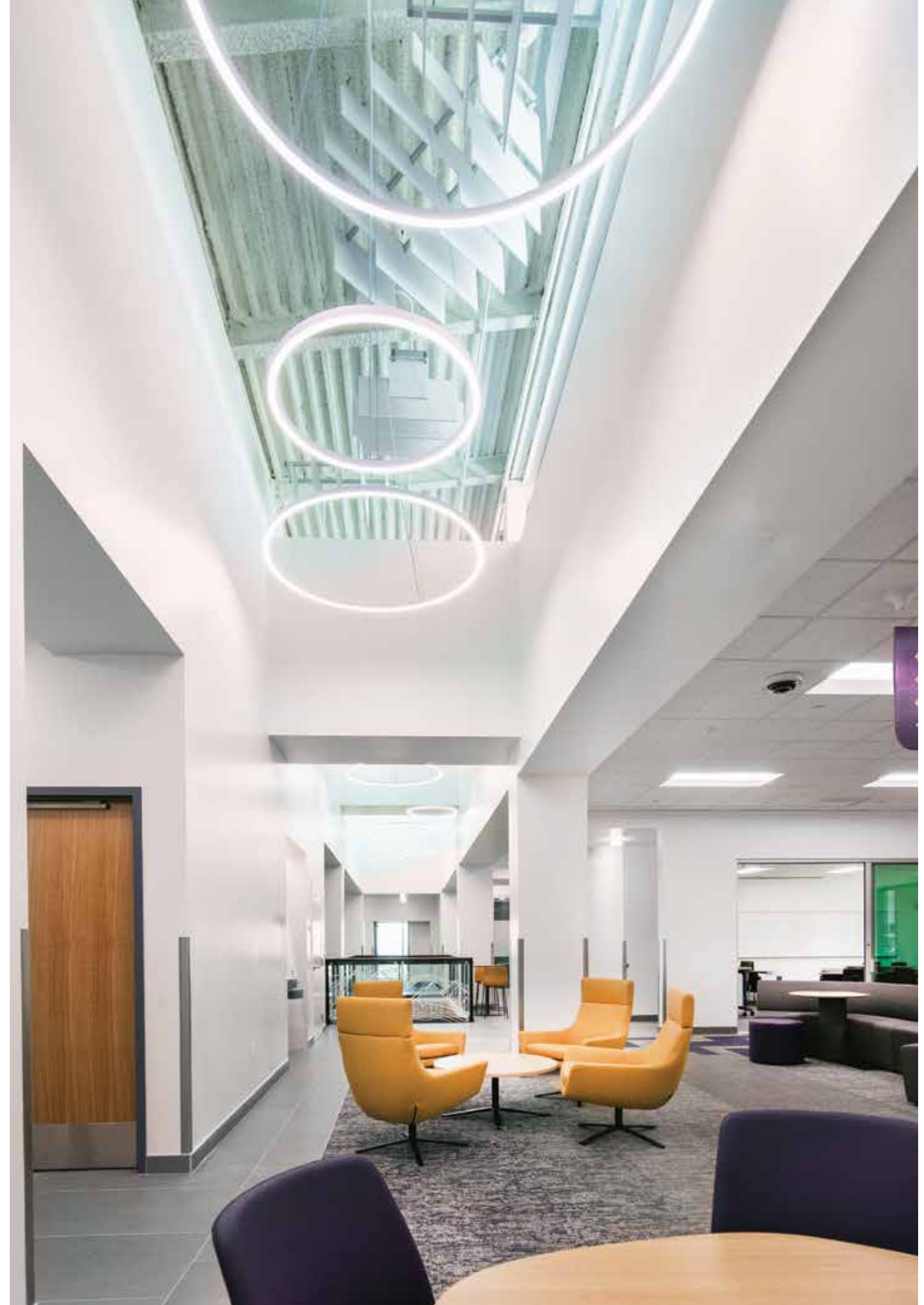
Crews retained the robust concrete frame but reorganized dark, maze-like interiors around clarity and daylight through direct circulation, long sight lines, and intuitive wayfinding via strategic interior openings.

Children's School participants now enjoy a clearly identified entry, secure

reception, and controlled access to age-specific classrooms and support spaces. Students enjoy right-sized classrooms with maximum flexibility, where furniture, power, and display locations support rapid reconfiguration from lecture to group work, while the dividable large classroom expands instructional formats and event use. Collaboration zones and quiet study niches support diverse pedagogies, while two maker space suites extend hands-on learning with recording,

presentation, and prototyping capabilities.

The project replaces the aging envelope and all MEP systems with an all-electric, high-efficiency platform that improves comfort, air quality, and resilience. Roof-mounted PV array and central battery replaced a diesel generator, cutting emissions and noise while improving the renovated facility's resilience.»





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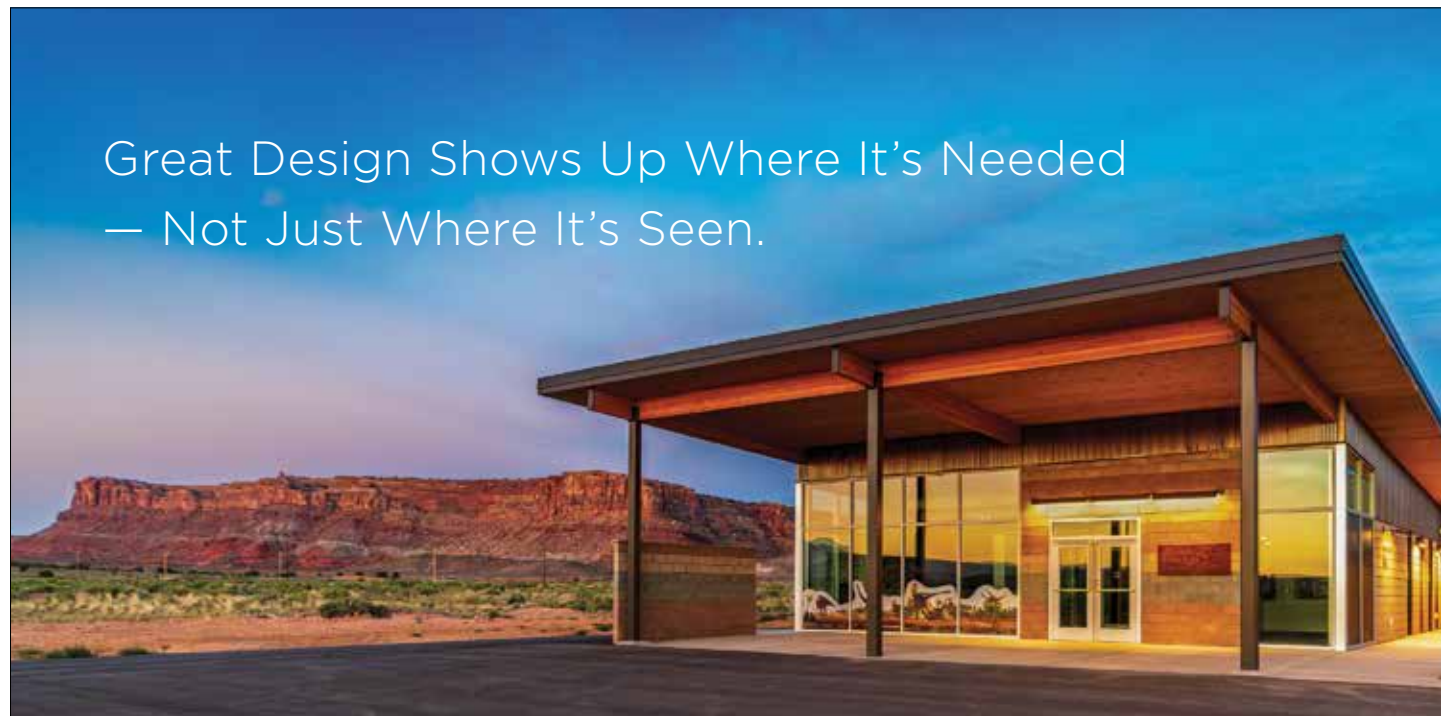
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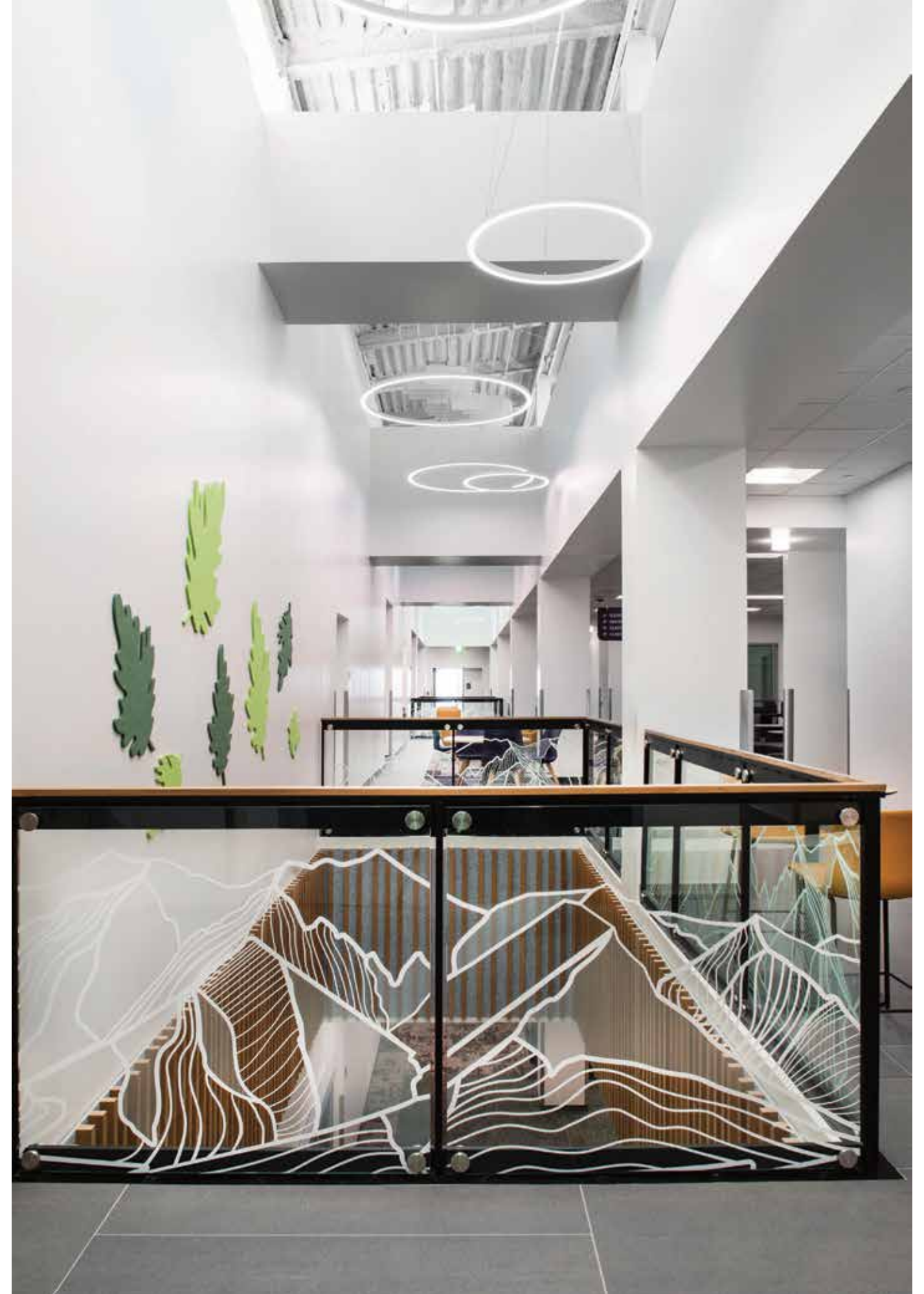
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The Utahraptor Visitor Center didn't change the landscape. It joined it.  
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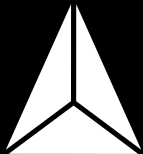


**Owner:** Weber State University, State of Utah DFCM  
**Architect:** GSBS Architects  
**General Contractor:** Okland Construction  
**Civil Engineer:** Ensign Engineering  
**Electrical Engineer:** Electrical Consulting Engineers  
**Mechanical Engineer:** Colvin Engineering Associates  
**Structural Engineer:** ARW Engineers  
**Food Service Consultant:** Jedrzejewski Designs  
**Interior & Landscape Design:** GSBS Architects  
**Furniture:** Midwest Commercial Interiors  
**Geotech:** GSH Geotechnical  
**Concrete:** Okland Construction  
**Steel Fabrication:** Sanpete Steel  
**Steel Erection:** Unlimited Steel  
**Plumbing:** Ben Lomond Mechanical  
**HVAC:** MJ Mechanical  
**Electrical:** Taylor Electric  
**Masonry:** RJ Masonry  
**Glass/Curtain Wall:** Flynn  
**Other Specialty Contractors:** Dowland Tile & Stone, Pete King, Redd Roofing, Guaranteed Waterproofing & Construction, Waterproofing West, Suncore Construction & Materials, Acore, Sinc Constructors, DesignTeam



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**Architect:** Babcock Design  
**General Contractor:** Layton Construction  
**Plumbing:** Palmer-Christiansen  
**Civil Engineer:** Ensign Engineering  
**Electrical Engineer:** Wasatch Electric  
**Mechanical Engineer:** Resolut  
**Structural Engineer:** Dunn Associates  
**Interior Design:** Babcock Design  
**Landscape Design:** ArcSito Design  
**Geotech:** Terracon  
**Concrete:** Flat Iron Development  
**Steel Fabrication:** Lundahl Ironworks Company  
**Steel Erection:** Unlimited Steel  
**HVAC:** Automated Mechanical  
**Electrical:** Wasatch Electric  
**Masonry:** Allen's Masonry Company  
**Tile/Stone:** CP Build  
**Glass/Curtain Wall:** LCG Facades  
**Other Specialty Contractors:** Superior Roofing, Wallboard Specialties, Siri Contracting, Spectra Contract Flooring, Bruin Painting, Contempo Cabinets, Montgomery Cabinets, Hooley Caulking, Red Rock Demolition, Western Meadows

## Most Outstanding Specialty Contracting - Mechanical Project Utah Mammoth Practice and Training Facility

Amid an accelerated, challenging, and ever-changing project, the mechanical team adapted within their \$5.8 million scope to bring forth stellar systems for the new training facility.

The aggressive, ten-month construction schedule commenced before the final construction drawings were completed, with multiple design revisions during construction adding to the complexity—where each effort to

overcome these barriers earning rave reviews from the general contractor.

The design engineer worked with the ice sheet design-build contractor to integrate the ice sheet chiller system into the building cooling system. All chilled water to cool the facility is provided by the equipment that serves the ice sheet cooling systems. The mechanical systems are designed to provide the optimal thermal conditions needed to provide

the NHL-specified conditions for the ice sheets.

Heating pumps, snow melt heat exchangers, snow melt pumps, water heaters, water pressure reducing stations, and chilled water pumps are all in the compact mechanical spaces. Crews designed and installed the piping systems to allow proper operation and maintenance and to meet the facility's needs.







## Most Outstanding Specialty Contracting - Electrical Project Provo Wastewater Reclamation Facility

This key \$22 million electrical scope helped integrate new bioreactors and a membrane system into a functioning water reclamation plant, requiring extensive collaboration across the entire team involved on the \$83 million project.

As the existing 1956 plant was unable to remove phosphorus and nitrogen, two chemical contributors to Utah Lake's algae blooms, crews demolished

outdated structures and installed a new power distribution building and a fine screen pump station.

Sewage is brought into primary clarifiers at the existing plant before being treated at the new secondary process facility. There, cutting-edge membrane bioreactor technology treats wastewater and can process more than 16 million gallons of sewage daily. Water

is then transferred to be disinfected at a UV site before being released into a canal that leads to Provo Bay.

The new reactors have different zones that allow operators to select for different bacteria and help the plant reduce phosphorus by about 80% and significantly lower nitrogen levels. The new process will ultimately lead to a cleaner Utah Lake.»

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**Owner:** City of Provo  
**Lead Design Firm:** Water Works Engineers  
**General Contractor:** Alder Construction  
**Civil & Electrical Engineer:** Water Works Engineers  
**Mechanical Engineer:** Water Works Engineers, Arcadis  
**Geotech:** AECOM  
**Electrical:** Skyline Electric Company  
**Concrete:** Alder Construction, Jack B. Parson  
**Precast:** Geneva Pipe, Northwest Pipe Company  
**Plumbing:** VO Brothers Mechanical  
**HVAC:** United Team Mechanical  
**Masonry:** IMS Masonry  
**Glass/Curtain Wall:** Olympus Glazing  
**Roofing:** Raymond Keller Construction  
**Steel:** Magnuson Metals  
**Metal Buildings:** PEMB Construction, VP Engineering  
**Excavation & Demolition:** Alder Construction  
**Ground Improvements:** Malcolm Drilling  
**Metal Framing and Drywall:** NTL Drywall





(photo by Dana Sohm, Sohm Photografx)

## Most Outstanding Specialty Contracting - Masonry Project Sandy City Fire Station #31

Exceptional brickwork on the \$1.9 million scope helped to deliver a “mountain-meets-urban” look for Sandy’s 30,391-SF fire station and fire department headquarters.

Design incorporated Flemish bond brickwork for the pattern’s visually captivating elements. To create a Flemish bond brick wall, horizontally laid stretchers combine with vertically laid headers. Headers are carefully positioned

between two stretchers to create a strong interlock. This bond requires a high level of precision and expertise, and pays homage to the exquisite craftsmanship of traditional bricklayers.

Other brick elements included CMU block interiors and a unique double-wythe decorative brick screen wall in the patio area. The creative patterns and design of the semi-permeable decorative brick wall make it a focal point that

complements the overall architecture, providing privacy while still allowing light and air to filter through for a cozy and inviting outdoor environment.

The contractor also created a monument sign using six cairn stones with a combined weight of 15,000 pounds. Careful planning and execution helped to create a powerful symbol of stability and endurance.



**Owner:** Sandy City  
**Architect:** ajc architects  
**General Contractor:** Big-D Construction  
**Masonry:** IMS Masonry  
**Civil Engineer:** Meridian Engineering  
**Electrical Engineer:** Resolut  
**Mechanical Engineer:** WHW Engineering  
**Structural Engineer:** KPFF  
**Landscape Design:** ArcSitio Design  
**Geotech:** CMT Technical Services  
**Structural & Interior Slabs:** Big-D Concrete  
**Plumbing:** Bingham Plumbing  
**HVAC:** Johnson Quality Air  
**Electrical:** STF Electric  
**Tile/Stone:** OC Tile  
**Glass/Curtain Wall:** B&D Glass  
**Flooring:** DesignTeam  
**Roofing:** Progressive Roofing  
**Steel:** Rightway Steel  
**Excavation:** Suncore Construction & Materials  
**Metal Framing and Drywall:** Wallboard Specialties  
**Other Specialty Contractors:** Midwest D-Vision Solutions, Allotech, Kilgore Companies, Rapid Fire Protection, Schindler Elevator Corporation, Western Building Group, Western States Waterproofing





## Most Outstanding Sports/Recreation Project Utah Mammoth Practice and Training Facility

This \$55 million, 200,000-SF, state-of-the-art complex is certainly “mammoth” and serves as the permanent home for Utah’s NHL franchise.

The facility includes two NHL-size rinks with a Local Position System for player performance optimization, where ice rinks and supporting systems required intense collaboration to ensure exact temperature and humidity control. Beyond the rinks, the complex includes a

massive dry gym, a player recovery suite, team offices, equipment management spaces, and a commercial kitchen with dining and lounge areas.

A public area open to the community features a team store, skate rentals, concessions, and locker rooms for local hockey programs and recreational skating.

The design intent centered on creating a high-performance

environment that feels like home, where architecture blends function with comfort. In player areas, natural materials and warm tones soften the industrial elements of the rinks, where wood accents, indirect lighting, and contemporary furnishings foster a sense of calm and connection. Large glass walls overlook the ice, reinforcing transparency and team cohesion while showcasing activity throughout the facility.»



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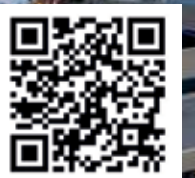
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**Architect:** Babcock Design  
**General Contractor:** Layton Construction  
**Civil Engineer:** Ensign Engineering  
**Electrical Engineer:** Wasatch Electric  
**Mechanical Engineer:** Resolut  
**Structural Engineer:** Dunn Associates  
**Interior Design:** Babcock Design  
**Landscape Design:** ArcSitio Design  
**Geotech:** Terracon  
**Concrete:** Flat Iron Development  
**Steel Fabrication:** Lundahl Ironworks Company  
**Steel Erection:** Unlimited Steel  
**Plumbing:** Palmer-Christiansen  
**HVAC:** Automated Mechanical  
**Electrical:** Wasatch Electric  
**Masonry:** Allen's Masonry Company  
**Tile/Stone:** CP Build  
**Glass/Curtain Wall:** LCG Facades  
**Other Specialty Contractors:** Superior Roofing, Wallboard Specialties, Siri Contracting, Spectra Contract Flooring, Bruin Painting, Contempo Cabinets, Montgomery Cabinets, Hooley Caulking, Red Rock Demolition, Western Meadows



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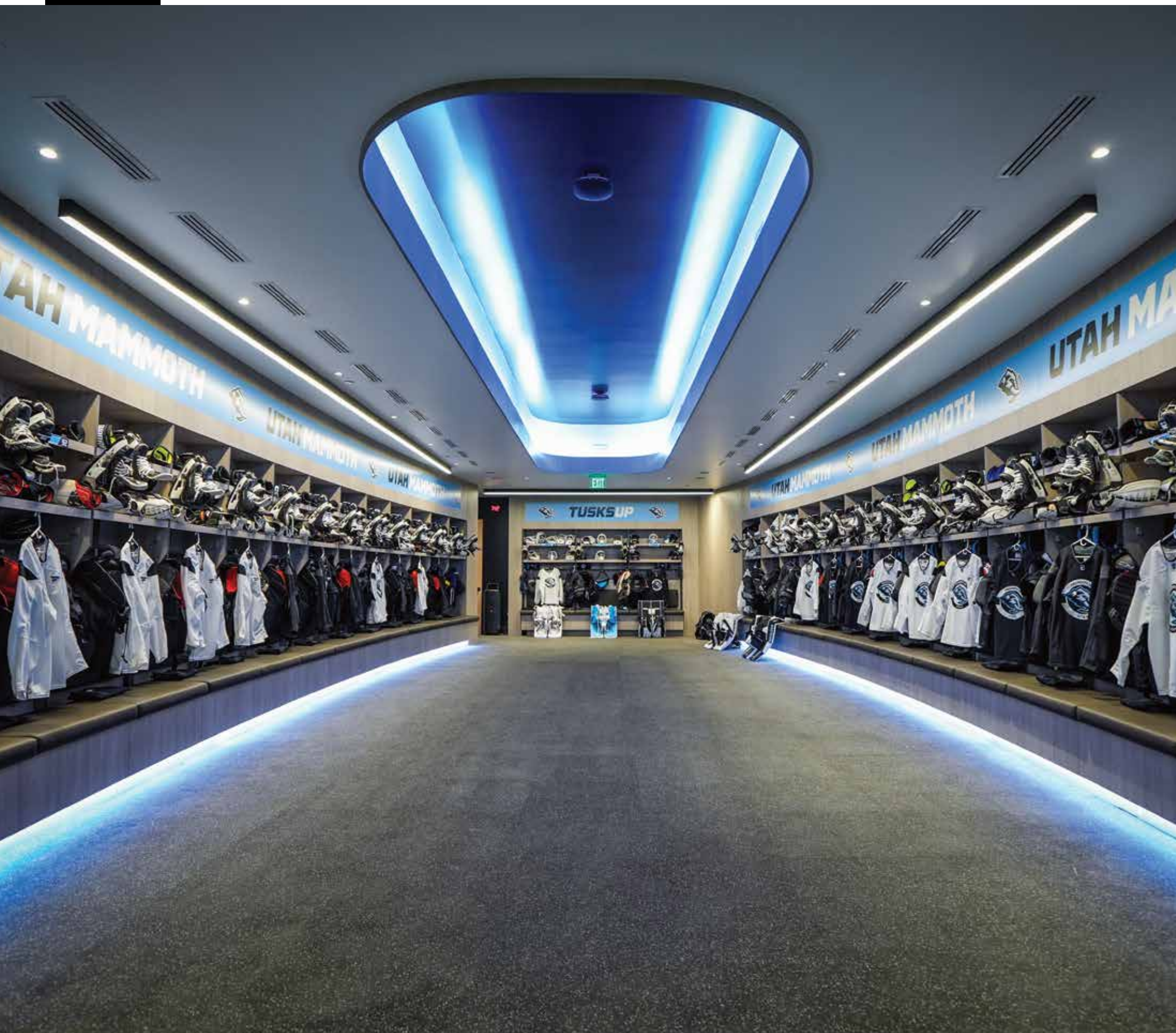
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## Most Outstanding Tenant Improvement Project JP Morgan Chase

**Owner:** JP Morgan Chase  
**Architect:** Corgan  
**General Contractor:** rand\* construction  
**Electrical & Mechanical Engineer:** IMEG  
**Structural Engineer:** IMEG  
**Interior Design:** Corgan  
**Furniture:** Dancker  
**HVAC:** Paradise Heating and Air  
**Electrical:** Rocky Mountain Electric  
**Steel Erection:** Pteryx  
**Tile/Stone:** Spectra Contract Flooring  
**Glass/Curtain Wall:** Falkbuilt  
**Flooring:** Spectra Contract Flooring  
**Painting:** Fisher Painting  
**Carpentry:** Boswell Wasatch  
**Drywall/Acoustics:** B&K Drywall

This \$7.1 million, 23,000-SF renovation embodies craftsmanship, brand alignment, and thoughtful workplace design. The project incorporated the client's design standards while bringing modern elements that enhance functionality, comfort, and brand identity. Intent focused on creating a refined yet approachable environment, where wood tones and warm finishes balance the corporate palette of glass, stone, and metal. Executing design across two floors in a fully occupied high-rise required sequencing work around live systems and occupied floors, reinforcing the importance of precision and coordination to minimize disruption.

Phased work plans and detailed logistics sequencing mitigated noise, vibration, and delivery impacts, ensuring construction progress could occur safely and efficiently without disruption to neighboring floors. Custom millwork in reception and storage achieves a seamless look, demountable glass office fronts with electrified switch glass foster an energetic atmosphere, premium flooring and acoustical treatments balance aesthetics and function, and integrated, curved lighting and technology systems align perfectly. The results include elevated and welcoming office spaces, executive suites, a library, conferencing areas, and employee amenities.



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## Most Outstanding Wastewater Project Spanish Fork & Mapleton Wastewater Reclamation Facility

From concept through completion, this \$95.9 million project showcased innovation in both design and construction to serve 45,000 residents. Although primarily an industrial facility, the design aimed to complement the project's natural surroundings and build civic pride. Architectural elements feature integrally colored CMU accented by horizontal banding and earth-tone finishes that visually link the structures to nearby foothills.

Building forms emphasize clean lines and durable simplicity, while interiors include abundant daylight, efficient layouts, and low-maintenance materials. A major innovation was the reuse of the existing lagoon site by preserving utilities and leveraging previously developed infrastructure to minimize excavation and reduce environmental impact. The team adopted a rigid-inclusion ground-improvement system, installing more than 4,000 columns

to stabilize the subgrade and protect sensitive structures. The new facility's headworks building screens large contaminants from incoming flows before wastewater is pumped to a biological nutrient removal basin, where naturally occurring bacteria break down organic material. Treatment then advances to the membrane bioreactor to filter remaining solids through semi-permeable membranes to produce exceptionally clear water.



**Owner:** Spanish Fork City  
**Lead Design Firm:** J-U-B Engineers  
**General Contractor:** Alder Construction  
**Civil & Structural Engineer:** J-U-B Engineers  
**Electrical Engineer:** Stantec  
**Mechanical Engineer:** Olsen & Peterson  
**Landscape Design:** J-U-B Engineers  
**Geotech:** RB&G Engineering  
**Concrete:** Alder Construction  
**Precast:** Olympus Precast  
**Steel Fabrication:** Magnuson Metals  
**Steel Erection:** Alder Construction  
**Plumbing:** Salisbury Plumbing  
**HVAC:** United Team Mechanical  
**Electrical:** Silver Electric  
**Masonry:** AK Masonry  
**Tile/Stone:** OC Tile  
**Glass/Curtain Wall:** Jones Paint & Glass  
**Other Specialty Contractors:** Whitaker Construction, Level 5 Building Group, Heritage Roofing, Stratton & Brätt, Orion Construction





## Most Outstanding Water Project Davis Aqueduct Reach 1 Parallel Pipeline Project

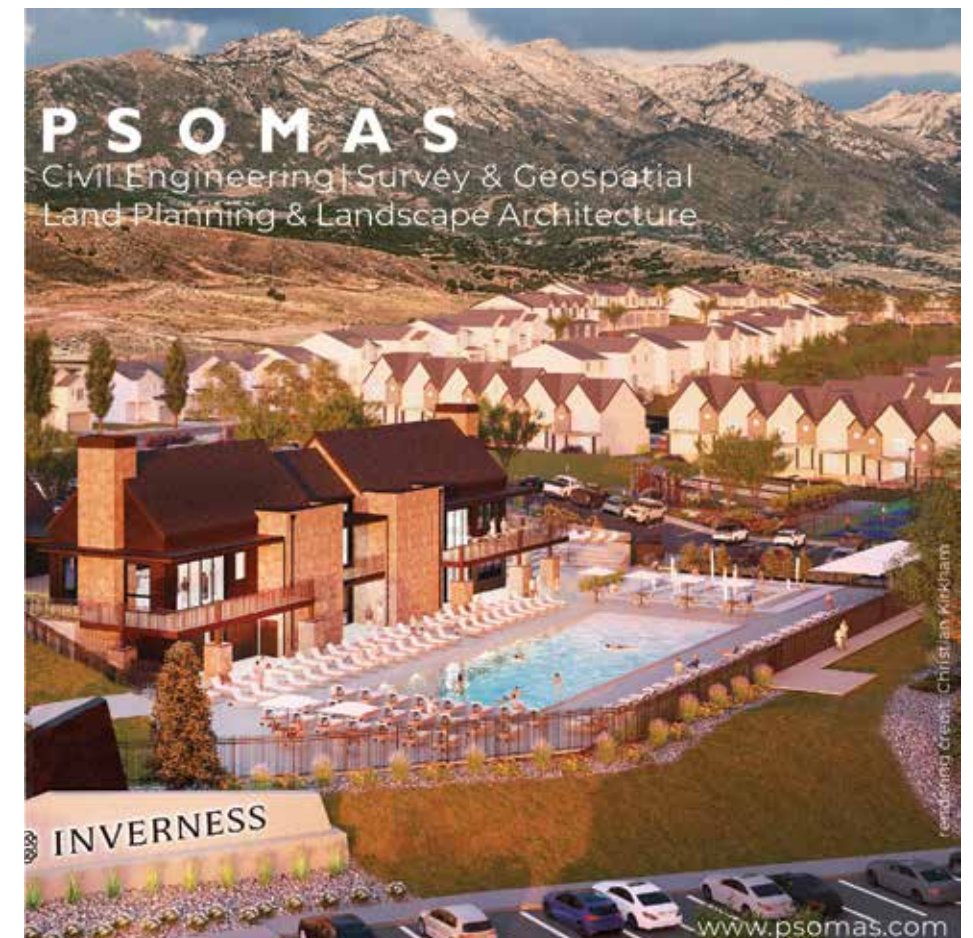
This \$81.4 million pipeline project enhances the delivery of culinary and secondary irrigation water to residents of Davis and Weber counties.

The use of flexible, welded-steel seismic piping with specialized joints represents a significant advancement over traditional methods, providing long-term durability and adaptability across the 2.2-mile, 72-inch welded-steel pipeline.

Seismic resiliency was a central focus, the project provides redundancy for water conveyance during earthquakes, protecting critical infrastructure and ensuring public safety. Alignment required complex crossings

of U.S. Highway 89 and the Davis & Weber Counties Canal at two locations, demanding careful, coordinated, and precise design and construction.

The project included two new pump stations: one with a capacity of 20 million gallons per day and another at Military Springs, each designed to capture seepage and drainage. Construction teams installed new vaults, supporting structures, site improvements, yard piping, and tie-ins to existing facilities to create a fully integrated system. Every aspect of the pipeline and pump stations was engineered for reliability, safety, and operational efficiency to serve 650,000 residents.»



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**Lead Design Firm:** Brown and Caldwell  
**General Contractor:** Whitaker Construction  
**Geotech:** IGES, Ninyo & Moore  
**Other Key Team Members:** Utah Division of Water Resources, Utah Department of Transportation, Utah Geological Survey, Envision Utah

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## ADVERTISING INDEX

AE Urbia	26
Archer Mechanical	8
Architecture Belgique	69
Babcock Design	153
Babcock Scott & Babcock	149
Beecher Walker	67
BHI	4
Big-D Signature	19
Bonneville Builders	42
Bowen Studios	131
Cache Valley Electric	75
Calder Richards Structural Engineers	70
CCI Mechanical	103
Center Point Construction	11
Century Equipment	14
CFC Supply	12
CFC Supply	162
Cole West	10
Contech Engineered Solutions	74
CR Lighting & Electric	65
Design West Architects	131
Di'velept	129
Dunn Associates, Inc	51
Eckman Construction	2
EDA	117
Engage Contracting	120
Envision Engineering	129
GSBS Architects	136
GSL Electric	125
HB Workplaces	136
Helix Electric	91
HKS	24
Hogan & Associates Construction	13
Hughes General Contractors	15
Hunt Electric	39
Intermark Steel	5
Jacobsen Construction	16
Jones & Demille Engineering	159
Kier Construction	163
Layton Construction	115
Lloyd Architects	120
Lotus Built	6
Meridian Engineering	161
Method Studio	155
MHTN Architects	70
Midwest D-Vision Solutions	164
Mountain Pacific Development	102
Mountain States Fence	143
National Trench Safety	87
Northern Utah Economic Alliance	88
NWL Architects	161
Okland Construction	82
PSOMAS	159
R&O Construction	97
Ralph L. Wadsworth Construction	61
Resolut	153
Rightway Steel	105
RVC Construction	23
Salt Lake City International Airport	25
Sanpete Steel	18
Sean Campbell Construction	7
SIRQ Construction	20
Staker Parson Companies	139
Steel Encounters	149
Sundt	43
SunTec Concrete	69
Talisman Civil Consultants	143
Taylor Electric	17
UDOT Zero Fatalities	113
UMC, Inc	60
VCBO Architecture	95
Vision Graphics	77
VO Brothers Mechanical	88
Wadman Corporation	9
Westland Construction	24
Wheeler Machinery	3
Whitaker Construction	151
Willmeng	55
Zwick Construction	87



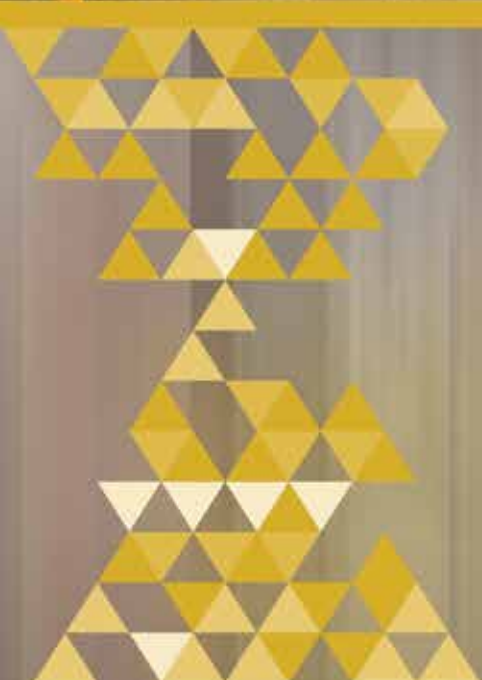
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