



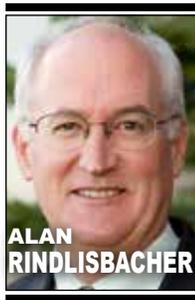
Salt Lake City International Airport Expansion Project

STATE OF THE INDUSTRY

Strength of construction business will continue into 2017 and beyond

Utah's commercial construction outlook remains bright — not only for 2017 but for the next several years, at least. That's because Utah's private and public entities, while embracing current architectural and building trends, are also constructing for decades ahead.

While there are serious challenges to overcome — think traffic, air quality and construction labor shortages — the current trends in commercial construction show that building planners are thinking about



ALAN RINDLISBACHER

impacts and use 20 years from now instead of just a few years down the road. That vision can help keep Utah's economy vibrant over the long haul and help insulate against severe contractions and their associated disruptions to families and communities.

Education

Virtually every institution of higher education is upgrading to provide a more appealing and robust learning and living environment for students, faculty and staff. From new academic buildings,

medical campus facilities and utilities upgrades at the University of Utah to new student housing at Dixie State University and expanding Dixie Applied Technology College (DXATC), education leaders are equipping students for the workforce today and in 2040. Utah unemployment is 3.1 percent, and a skilled workforce is necessary to sustain long-term growth and healthy wages. The DXTAC, for example, is part of the state's efforts to provide a skilled labor force to attract the kinds of businesses that can provide high-paying jobs to Southern Utah throughout the 21st century.

Infrastructure

The expansion at Salt Lake City International Airport is a perfect example of building for the future. The expansion will replace the airport's aging passenger terminals, concourses and related facilities. But it's not just a replacement — it was designed to be right-sized and flexible to accommodate future needs. The new airport will have state-of-the-art functionality and ease-of-use. The terminals will be far more efficient, eliminating terminal gate bottlenecks

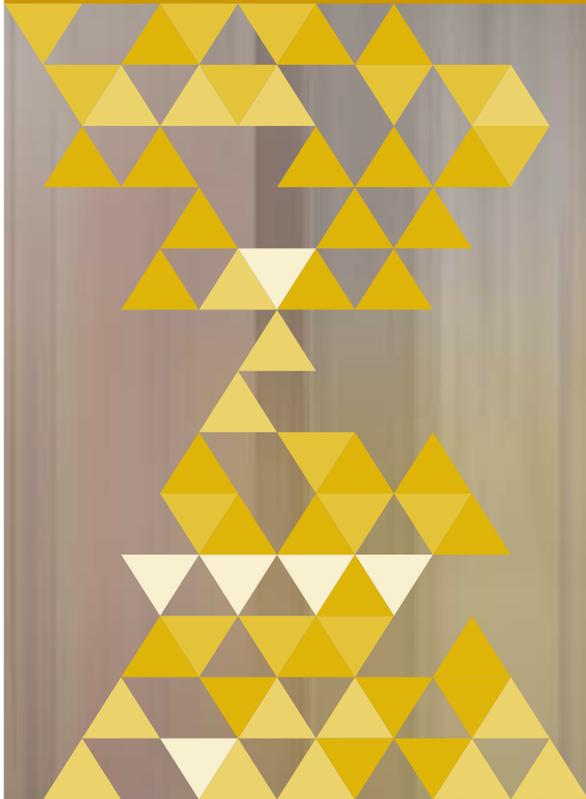
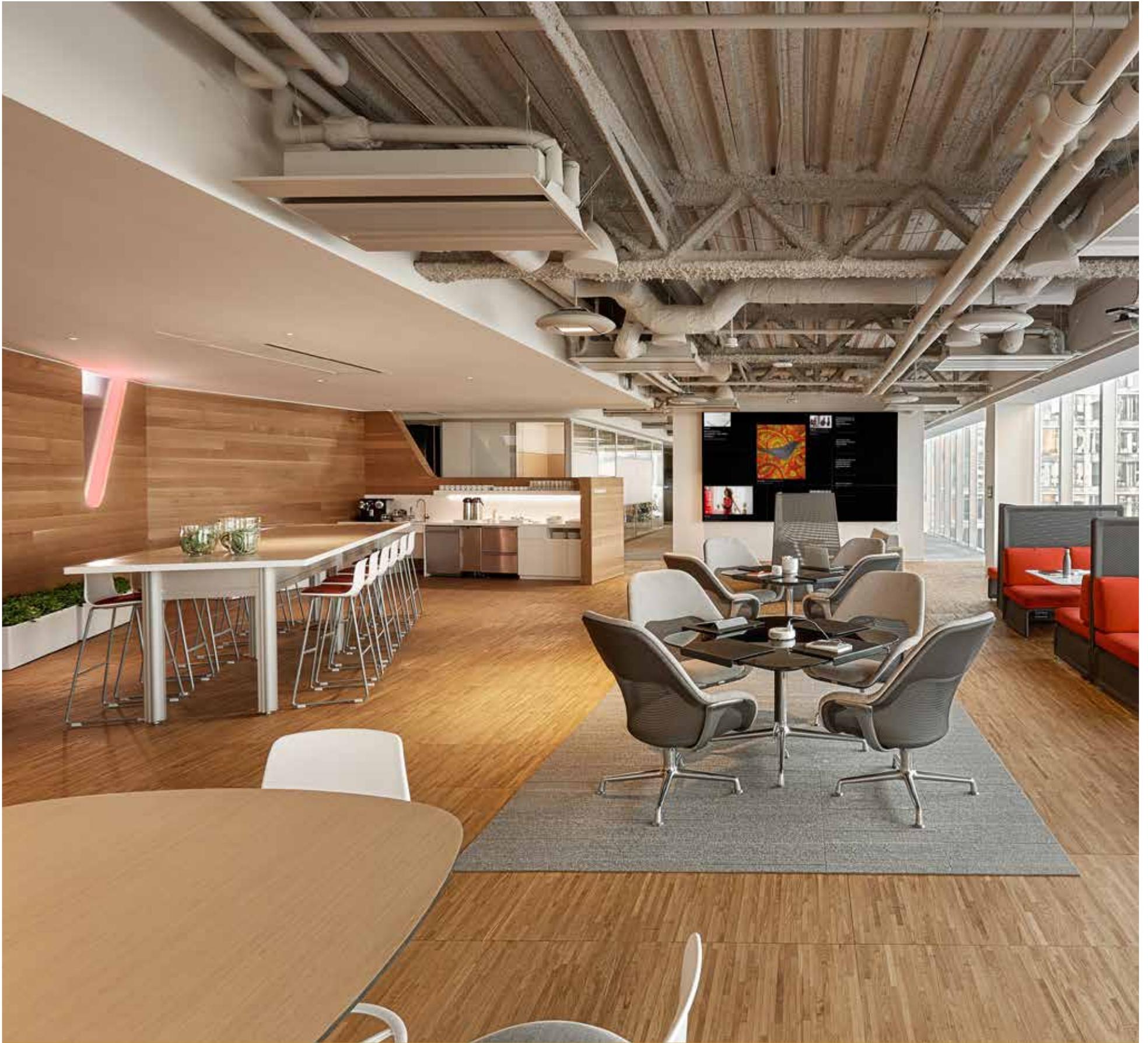
see **STATE OF INDUSTRY** pg. F32



Hale Center Theatre in Sandy



Utah State Correctional Facility Relocation



STOREFRONT & INTERIOR GLASS

FLOOR COVERINGS

OFFICE FURNITURE

INTERIOR DESIGN

ARCHITECTURAL PRODUCTS

DOORS & DOOR HARDWARE

SPECIALTY PRODUCTS & RESTROOMS

WINDOW COVERINGS



Midwest
COMMERCIAL INTERIORS



Midwest
D-VISION SOLUTIONS



BOUNTIFUL
GLASS

A MIDWEST D-VISION SOLUTIONS COMPANY

801.359.7681 | www.mwciutah.com



CONSTRUCTION LIABILITY RISK

Responsibility to find and eliminate risk paramount with contractors

There are many risks that can appear in the construction industry. Professionals who work in the industry are always supposed to deal with a wide array of dangers and issues, some of which might be a lot more challenging when compared to other similar industries. With that in mind, there are many things you have to focus on when it comes to construction liability.

Of course, the construction liability will differ based on the scope of the project and its type. But there are always some risks to be encountered and it's up to you to make sure that you find a professional approach toward the entire experience. That's why you need to understand the construction liability risks

and you have to find the right solutions regardless of the situation.

You do have to wonder, "What type of construction liability risks are there?" I created a list for these risks so we can find the potential issues:

Scheduling and coordination

Scheduling and coordination liabilities are widely encountered by all construction managers and employees that work in this sector. Some of the liabilities included here are project delays, labor inefficiency, a higher overhead cost and problems with meeting smaller deadlines.

This type of construction liability risks can appear during those times when the work is poorly planned or when there is no good plan in place to

deal with this type of problem. Also, the inability to talk with vendors and contractors in a proper manner or improper shipment schedules can also lead to problems in this regard. One thing is certain: the best way you can counteract this type of liability is to have a proper construction plan and schedule. You also need to talk with the vendors and contractors to ensure that there are no issues and that any potential problems are dealt with as fast as possible.

Job-site safety

Job-site safety is another one of the major construction liability risks. Many times, construction managers aren't reviewing the job safety on the construction site and that can be very problematic. You must address this type of problem as fast as possible. One of the methods you can do is

sticking to the training programs, procedures and practices implied by all regulations.

This is the only true way to deal with the construction liability risks related to job safety; otherwise the situation can get out of control very fast.

Hazardous sites

As you can imagine, site hazards result in a lot of construction liability risks. The construction manager is responsible for construction site security and well-being. He must make sure that all security measures are in place to deal with any potential problems. All risks and problems must be handled with a dedicated plan that will eliminate all issues that might



**GRADEN
MARSHALL**

ELECTRICAL CONTRACTORS

Ranked by Total Sales 2016



List Development Manager Laneace Gregersen | laneace@slenterprise.com

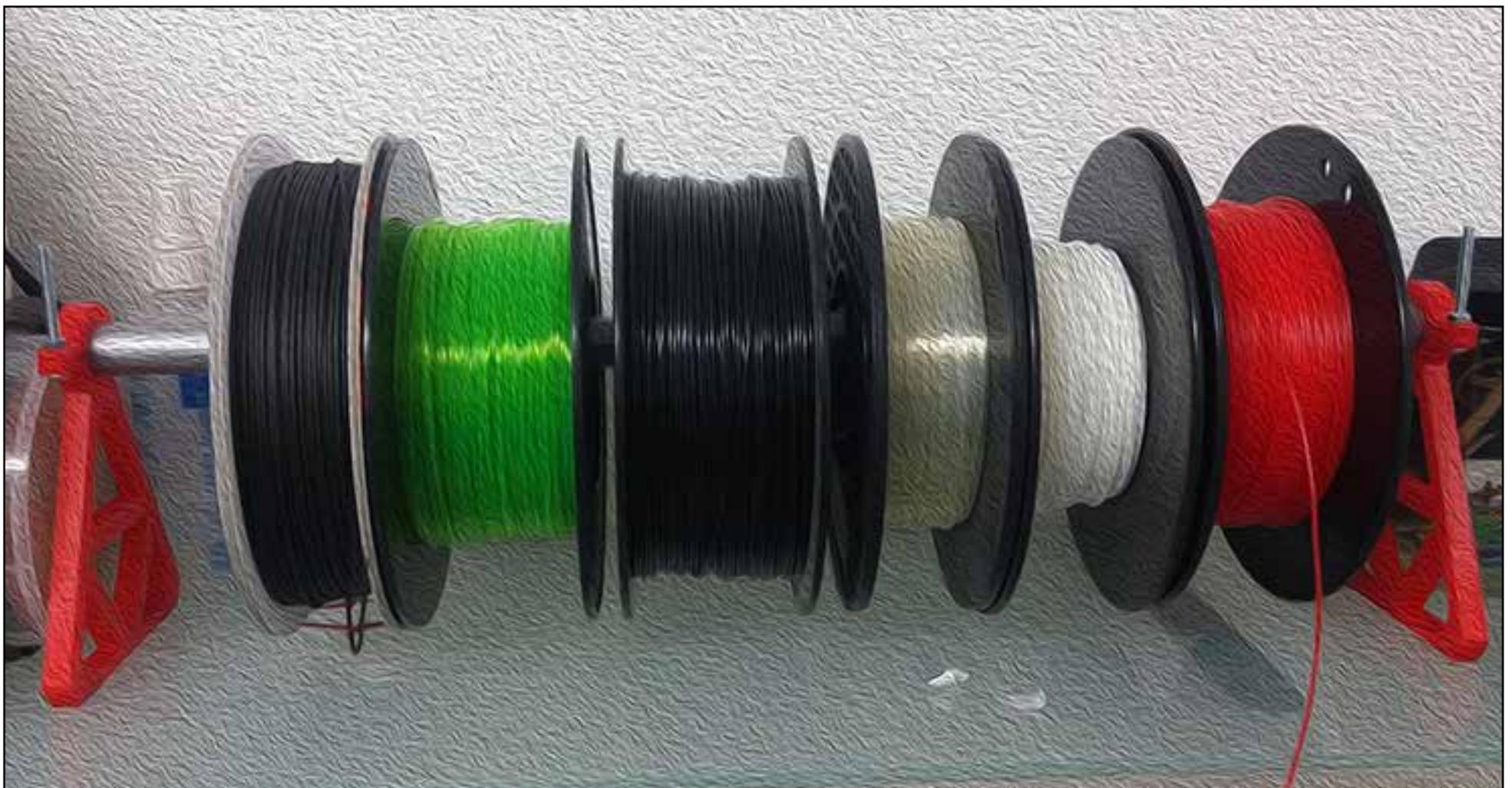
	Company Name Address	Phone Web	Total sales 2016	No. of Utah Employees	Bonding Capacity	Experience Modification Rate	Services Offered	President/CEO
1	Cache Valley Electric Co. 875 N. 1000 W. Logan, UT 84321	435-752-6405 cve.com	\$219.9 million	680	\$300 million-plus	.73	Electrical contractor specializing in industrial, commercial, line, voice & data	James D. Laub
2	Taylor Electric Inc. 2650 S. 1030 W. SLC, UT 84119	801-413-1300 taylor-electric.com	\$62.9 million	251	\$125 million	.63	All needs for commercial & industrial construction	Ryan J. Taylor
3	GSL Electric 8540 S. Sandy Parkway Sandy, UT 84070	801-565-0088 gslelectric.com	\$33 million	175	\$22 million single project \$65 million aggregate	.60	Electrical, engineering & low-voltage services, industrial, commercial & design/build	Craig L. Taft
4	Rydalch Electric Inc. 250 W. Plymouth Ave. Salt Lake City, UT 84115	801-265-1813 rydalchelectric.com	\$25 million	130	\$35 million	.60	Electrical services, design and construction	Frank Rydalch Mark Rydalch Joe Hancock
5	Wilson Electric Services Corp. 208 W. Lucy Ave. Salt Lake City, UT 84101	801-908-6660 *	\$4.4 million	30	\$150 million	.49	Commercial & industrial electrical contracting including low voltage, design/build, service and preventative maintenance	Wes McClure
6	Eagle Electric Inc. 7000 S. Commerce Park Drive Midvale, UT 84047	801-255-8089 eagle-electric-inc. com	\$3.4 million	25	\$2 million	.84	New and remodel commercial and residential with 24/7 emergency service	Trent Lovendahl
7	Central Electric Co. Inc. 564 Evesham Drive Murray, UT 84107	801-467-5479 central-electric.com	\$1.4 million	14	*	*	Residential, commercial and industrial service company	Pete Robbins Brian Bottino
8	Hunt Electric Inc. 1863 W. Alexander St. Salt Lake City, UT 84119	801-975-8844 hunteelectric.com	*	410	\$100 Million	.53	Full-service electrical, technology, solar and infrastructure contractor	Richard Hunt



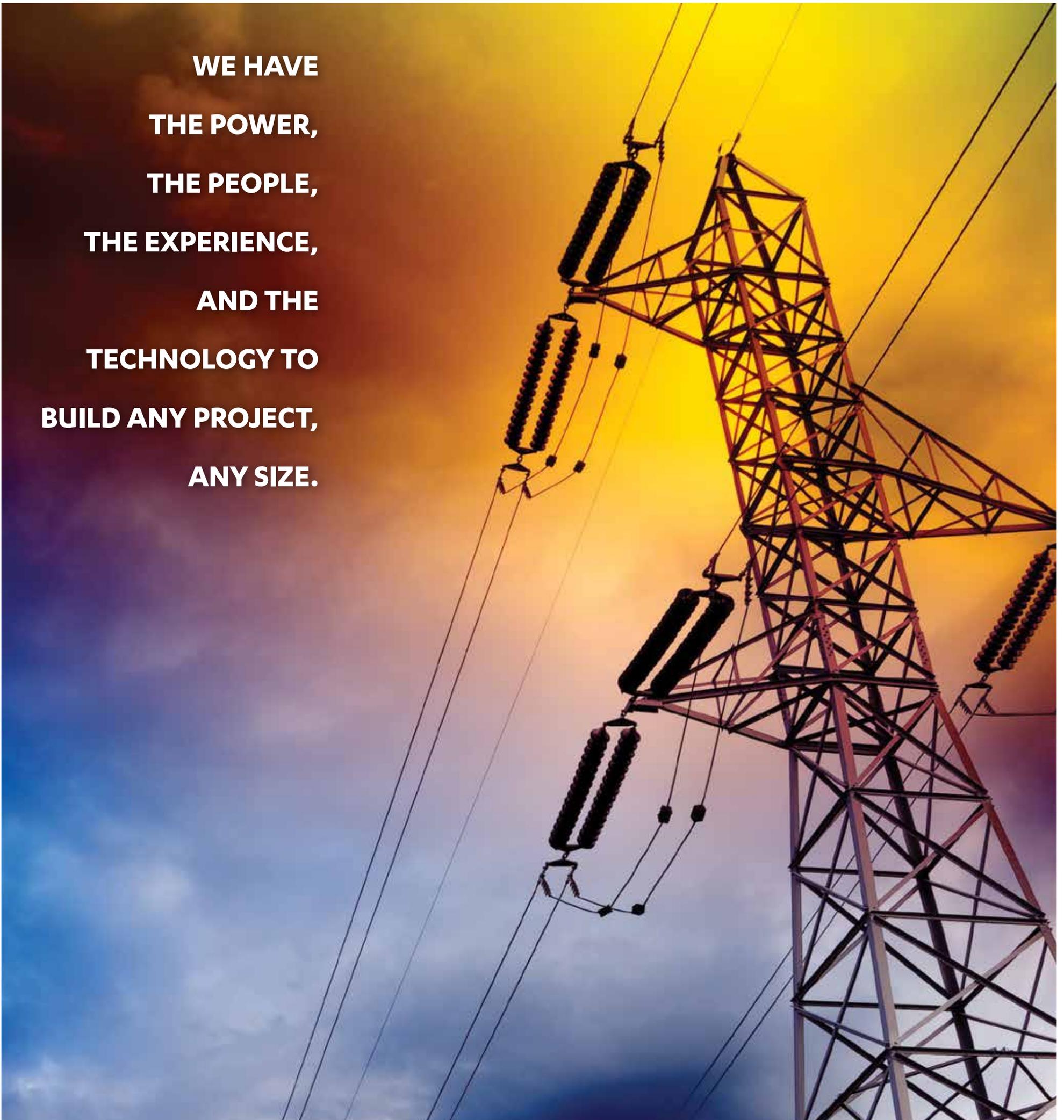
*Did not disclose. Please note that some firms chose not to respond, or failed to respond in time to our inquiries.

All rights reserved. Copyright 2017 by Enterprise Newspaper Group.

The Enterprise strives for accuracy in its list publications. If you see errors or omissions in this list, please contact us at lists@slenterprise.com.



**WE HAVE
THE POWER,
THE PEOPLE,
THE EXPERIENCE,
AND THE
TECHNOLOGY TO
BUILD ANY PROJECT,
ANY SIZE.**



With 100 years of proven expertise, Cache Valley Electric has led the high voltage and transmission construction industry with site preparation, substation installation, and maintenance-related projects throughout the United States. Learn more at: cve.com

Corporate Office - Logan, UT
435.752.6405

Salt Lake City, UT
801.908.6666

Additional offices located in Oregon, Texas and Arkansas



CACHE VALLEY ELECTRIC

LIABILITY

from page F23

appear. Only with the right approach can you handle any risks such as this. Nothing is impossible. If you are committed and focused on results you will see that you can even deal with the construction sites in a professional manner.

Materials

All materials used on a construction site can also bring liability if they are not handled properly or if they are not the ones suitable for that particular project. The construction manager will usually have liability for all the materials that were chosen for the design. If these are improperly purchased or they are not following the safety or design regulations, there might be a risk for litigation.

As a result, the problem you can find here can be a very demanding one. Thankfully, the construction manager can solve these issues if he chooses the right materials. If the materials chosen by the manager suit the design, results can be more than impressive in the end. Of course, a lot of work must be performed here to ensure that the value and results are nothing short of impressive all the time.

Design

Design issues can appear all the time and it's up to you to eliminate them to the best of your capabilities and as fast as possible. Otherwise, as a manager, you will be liable for them. You will see that each of the building plans and construction plans must be reviewed to identify any negligence or any other similar issues. These must be addressed as fast as possible, otherwise results will hurt you in the long term.

You can deal with a wide range of lawsuits if you're not fully dedicated and focused on the good implementation of the design and all of the construction plans. Issues can appear all the time due to that reason alone. All you have to do is to take your time here and the outcome can be extraordinary. You just have to bring to the front the right focus and commitment, all while making sure that

everything is performed 100 percent according to the plans at hand.

How can you combat the liability risks for contractors?

There are multiple methods you can employ in this regard, depending on the situation. The more experience you have in this field, the better it will be. You will also have to identify the work

scope in each contract. You will also need to make sure that the insurance is up to date and it will indeed cover all liabilities. If that's not the case, then results will definitely vary quite a bit.

That's exactly why you have to do all in your power in order to identify all liabilities and ensure that you acquire the right protection.

It's very important to have insurance coverage for all potential construction liability risks. If you don't cover them, results might not be good at all, which is why a proper approach is nothing short of mandatory. Try to make sure that you focus on accessing the right approach here and the outcome will indeed pay off. If you understand all the

potential construction liability risks, you will see that nothing is impossible. So, try to take your time, analyze all risks and get the necessary coverage as fast as possible.

Graden Marshall is a vice president at Cobb Strecker Dunphy and Zimmerman, an insurance, surety and risk management solutions company catering to the construction industry in Salt Lake City.

Residential & Commercial
CONSTRUCTION
Loans Since 1956

We have served our community for over 60 years and have serviced over a billion dollars in construction loans.

We know what you need and how to take care of you. Give us a call.

MIKE DENISON 801-463-3597
CHRIS HIGBEE 801-463-3596
STEVE MATHEWS 801-463-3599
JERRY CURTIS 801-481-8814

Local Servicing
Borrow up to 95%* LTV
Rates as low as 3.99%*

**BUILDING FUTURES
FOR 60 YEARS!**

University
FEDERAL CREDIT UNION

EQUAL HOUSING LENDER
MLS #654272

Loans subject to credit approval. See current rates and terms. Construction financing will require a minimum of a 5% down payment. For example a \$100,000 loan approved at 95% of value would require a down payment of \$5,000. The minimum payment for a \$95,000 loan with a 3.99% APR and 30-year term would be approximately \$276.29 for the first 12 months during the interest-only period, and then approximately \$426.06 after the end of interest-only period. This payment example does not include taxes and insurance. Your actual payment may be higher. The monthly obligation will be determined by the total loan amount at the time of closing and the term and interest rate of the loan.



PERFECT GRADES MADE EASY. EVERY TIME.



See what our customers are saying about Cat® GRADE with Assist by scanning the QR Code or visit CatAllDay.com.



Caterpillar is dedicated to making our machines easier to operate. Technology can help. Cat® GRADE with Assist, available on the new 323F excavator, makes grading so easy an inexperienced operator can work like a pro in grading applications—all while eliminating the cost of a grade checker. With a 323F excavator, you get to grade about twice as fast as using traditional methods.

CAT GRADE WITH ASSIST - BUILD UP YOUR BOTTOM LINE

- 
 UP TO 45%
**FASTER THAN
 TRADITIONAL
 GRADING WITH
 25% LESS FUEL**
- 
**WORK
 CONFIDENTLY,
 WITHOUT
 GUESSWORK**
- 
**UP TO 30% FASTER
 THAN GUIDANCE-
 ONLY GRADE
 CONTROL WITH
 15% LESS FUEL**
- 
**REDUCE
 SITE COSTS;
 WORK
 SAFELY**
- 
**GET MORE DONE
 WITH LESS EFFORT
 HIGHER ACCURACY,
 VIRTUALLY NO
 REWORK.**

BUILT FOR IT.™

Contact your Wheeler Machinery Co. Sales Representative for details. Call 801-978-1625 or visit wheelercat.com today!



© 2017 Caterpillar. All Rights Reserved. CAT, CATERPILLAR, BUILT FOR IT, their respective logos, "Caterpillar Yellow," the "Power Edge" trade dress as well as corporate and product identity used herein, are trademarks of Caterpillar and may not be used without permission.

engineered. energy efficient. endura



ENDURA WALL SYSTEM

Over 25 years of experience and the highest quality construction encompassing residential, commercial, institutional, industrial, agricultural and government buildings, internationally and across the United States. This world class engineered building system is excellent for everything from below-grade construction to six-story applications.

- No other wall system can compete when compared with the Endura Wall System™ quality characteristics
- The Endura Wall System™ competes with all other wall systems...But no other wall system can compete with the Endura Wall System™

EFFECTIVE: The most trusted Insulated, Reinforced, masonry, Dry stack, Surface-bonded, construction system in the world!

NEVER A PROBLEM IN OVER 25 YEARS: With 1,000's of satisfied customers.

DOLLAR-WISE BEST VALUE: The most cost efficient, dependable and longest-lasting construction system available.

UNIVERSALLY APPROVED: Thoroughly tested, approved and used by architects, engineers and contractors since 1986.

RATED HIGHEST: Premium thermal performance.

ACCEPTED WORLD-WIDE: Building sites are located across the United States and in foreign countries!

ENDURA WALL SYSTEM

Endura Marketing & Sales International, LTD
914 South State Street, Orem, UT 84097
PH 801-224-3002
www.endurawalls.com

Dena Dastrup
PH 801-616-2947
dena.endura@gmail.com

CONSTRUCTION ROUNDUP

Construction begins on innovation center at Hill Air Force Base

Developers have broken ground on a new facility at Hill Air Force Base south of Ogden.

Air Force and Utah officials participated in a ceremony March 3 at Falcon Hill National Aerospace Research Park. The new 21,000-square-foot building will be leased by the Utah Science Technology and Research Initiative, which will operate an Innovation Center in the building.

The USTAR Innovation Center will focus on providing the tools and resources needed to support start-up companies in maturing and commercializing their technology. Once complete, the new facility will house approximately 8,000 square feet of office space and state-of-the-art labs, and 13,000 square feet of space dedicated to manufacturing, research and development projects.

"Having USTAR at Falcon Hill is a significant boon for the community here and is just the first of many 'outside the fence' tech-focused office projects we envision for this area," said Taylor Woodbury, the chief operating officer at project developer Woodbury Corp. "Much like the Silicon Slopes area down south, our goal is for this new USTAR building to be the cornerstone of the Silicon Hill movement that will help create a thriving tech community in northern Utah."

The project is part of the ongoing Enhanced Use Lease Program at Hill AFB, one of the largest projects of its kind in the Defense Department.

"It's exciting to see new organizations capitalize on the benefits of our EUL program. As the Falcon Hill project continues to grow we hope to see similar private and public projects that will add synergy to the Air Force mission," said Col. Jennifer Hammerstedt, the 75th Air Base Wing commander at Hill.

The program allows the Air Force to lease land to a developer to create and lease commercial space and infrastructure. The new building is expected to be complete in late 2017.

Legislature rushes through \$1 billion bonding measure

A bill allowing the state of Utah to bond for \$1 billion to accelerate needed highway projects had little trouble getting through the Utah Legislature in its final hours earlier this month.

The bill, SB277, will allow the state to borrow up to \$1 billion spread out over four years to fast-track high-priority road projects through the Utah Department of

Transportation.

The legislation appeared in the final days of legislative session. "This particular bond that we're looking for is to let UDOT work through its current list of projects — trying not to make this a Christmas tree list, where everyone gets what they want, but to stick within the list that's been currently set aside as needed," said Rep. Francis Gibson, R-Mapleton, the House sponsor.

John Gleason, a spokesman for UDOT, says the bond will allow them to expedite projects that have already been approved by the Transportation Commission, such as lane widenings on I-15 or repairs to interchanges.

"Say that you had a project that's slated to begin in the construction season of 2021 and they wanted to move it up to 2019. This bonding would allow them to do that," he said.

Only three representatives voted against the bill, even as some expressed reservations about how projects would be prioritized.

Senate sponsor Sen. Wayne Harper, R-Taylorsville, said the Utah Transportation Commission would choose which projects to speed up from its lists of already approved work, and would likely target those needed the most or where savings would be the greatest.

Carlos Braceras, executive director of the Utah Department of Transportation, said many projects already high on such lists include improving various sections of Interstate 15 along the Wasatch Front. "It carries the most traffic. It is where we see the most congestion," he said.

The \$1 billion in bonding would come over four years, as needed, and would have a 15-year payback period. The bill requires that the state not exceed 50 percent of its constitutional debt limit for the bonds.

Airport reconstruction progressing toward planned completion

Construction of the major expansion at the Salt Lake City International Airport continues on schedule and the foundation of the new terminal building is starting to peek out of the ground. The project includes the new terminal, a new west wing to the south concourse, a gateway center, a central utility plant and a new parking garage.

Construction crews continue to encounter problems, including swamp-like conditions in some areas. "We have a lot of soil conditions that we have to deal with here, so a lot of ground water," said Mike Williams, project director.

Crews have placed underground stone columns to help with the stabilization of the structure in the event of an earthquake and to help mitigate the effects of its proximity to the Great Salt Lake.

"We've got 136 acres and I think we're building on 134 of it," said Williams. "You can see the concrete wall going up, we got half the mat concrete slab wrapping up, the other one coming [soon] and starting to build that tunnel up out of the ground."

When complete, the new airport will be able to easily handle the 23 million passengers that the current facility takes in, far exceeding its capacity as the current facility was only designed to handle 10 million passengers.

To date, \$250 million of the \$3 billion budgeted for the project has been spent. The budget for the north concourse has not been finalized. The current concept design has the budget for that estimated at \$737 million. Officials say it is expected to exceed that amount once there is a design for the concourse.

"The additional funds that were just added, some of that was scope-related, some additional things that the airlines and users wanted in the building, said Williams.

The funding for the new airport comes from user fees, airline and rental car charges, bonds, and help from the federal Transportation Security Administration and the Federal Aviation Administration.

The first phase of the project will be complete in 2020. After the first phase is finished, the remainder of the existing terminals and buildings will be demolished so that Phase 2 can begin. The second phase is set to be complete by 2025. The project will create an estimated 24,000 jobs and pay more than \$1 billion in wages during the course of construction.

UPS breaks ground on 840,000-sq.-ft. distribution facility

Construction has begun on a new UPS distribution facility in Salt Lake City that the company expects to be the "crown jewel" in its system. It is expected that the facility will house about 1,500 jobs.

The distribution center is being built at 380 S. 6400 W. and will contain 840,000 square feet. It will be capable of processing 69,000 packages an hour, according to a written statement from the company.

Carolee Streeper, the UPS human resources manager in Salt Lake City, said the building will be "fully automated and will have very high conveyors and tilt trays." Despite the extensive automation, "we're still going to be adding about 1,500 jobs," she said.

State officials also expect the project to have a ripple effect in attracting other businesses. "As we are out selling, we are able to use the name UPS," said Val Hale, executive director of the Governor's Office of Economic Development. "We are able to use the name UPS and say, 'Look, they made a \$250 million investment.

They did their due diligence and they chose us."

Hale said "having businesses like these really helps us in the long term, because we never know when the next downturn is going to come."

UPS has over 4,000 employees in Utah. Construction on this new facility is scheduled for completion in 2018.

Planned renovations at Vivint Arena start to take shape in SLC

The construction phase for the significant improvements to Vivint Smart Home Arena began the on main plaza and ticket box office lobby last week following the conclusion of first- and second-round games of the NCAA Division I Men's Basketball Championship.

The installation of construction fencing on the northeast corner of the plaza, the closure and temporary relocation of the main ticket box office and the demolition and removal of the concrete bridge in front of the main Door 5 entry are tangible signs of the start of the \$125 million arena renovation.

The majority of the construction will begin at the conclusion of the current Utah Jazz basketball season with anticipated completion by fall 2017. Events will continue at the arena during construction.

"We are excited to begin construction on the renovation and look forward to seeing the transformation of the arena over the next several months," said Steve Starks, president of the Utah Jazz and Larry H. Miller Sports & Entertainment. "The construction may cause some temporary inconveniences for our guests so we ask for everyone's patience and understanding through the process. Inside the arena, we will continue to provide full array of guest services along with a lineup of great sports and entertainment events, including Jazz basketball. At the conclusion of the season, the arena will be closed as we upgrade the building amenities for a fall reopening."

Okland Construction Co., a regional general contracting and construction management company based in Salt Lake City, has been selected as the general contractor for the arena project.

"Okland Construction is proud to be part of the Vivint Smart Home Arena renovation," said Brett Okland, president of the company. "We are grateful to the Miller family, the Utah Jazz, and Larry H. Miller Sports & Entertainment for their significant contribution to our community. We are delighted to be a part of the renovation of this acclaimed venue and to work with our subcontractor partners to make it a success."

Effective March 23, the box office will be relocated to a storefront on 100 South adjacent to the Courtyard Marriott. Ticket sales and the event day will-call window will be moved to the new location across the street from the statues of John Stockton and Karl Malone on the southeast plaza.

ARCHITECTURAL FIRMS

Ranked by Number of Registered Architects



List Development Manager Laneace Gregersen | laneace@slenterprise.com

	Company Name Address	Phone Web	No. Registered Architects	No. Interior Designers	Gross Sales Utah 2016	Services	Top Local Executive
1	FFKR Architects 730 Pacific Ave. SLC, UT 84104	801-521-6186 ffkr.com	50	16	\$21.6 million	Full architectural, interior design, planning and landscape, graphic design	Roger P. Jackson President
2	GSBS Architects 375 W. 200 S., Suite 100 SLC, UT 84101	801-521-9600 gsbsarchitects.com	27	9	\$17.3 million	Architecture, landscape architecture, interior design, economic analysis, planning, sustainability services	Kevin B. Miller President & CEO
3	Naylor Wentworth Lund Architects 336 S. 400 W. SLC, UT 84101	801-355-5959 nwlarchitects.com	17	4	\$11.5 million	Educational, commercial, judicial, religious and retail architectural design, construction administration and interior design	Ross L. Wentworth
4	CRSA 649 E. South Temple SLC, UT 84105	801-355-5915 crsa-us.com	19	3	\$10 million	Architecture, rendering, interiors, preservation, housing, planning, landscape, studies	Kathy Wheadon
5	Method Studio Inc. 925 S. West Temple SLC, UT 84101	801-532-4422 method-studio.com	18	14	\$12.2 million	Full architectural, master planning & interior design services	Becky Hawkins
7	Design West Architects 795 N. 400 W. SLC, UT 84103	801-539-8221 designwest architects.com	13	1	\$4.28 million	Celebrating 125 years providing architecture, interior design and landscape architecture services	Blake Wright, President; Scott Olcott, Vice President
6	AJC Architects 703 E. 1700 S. SLC, UT 84105	801-466-8818 ajcarchitects.com	9	2	*	Full architectural and interior design services	Jill A. Jones
7	Prescott Muir Architects 171 W. Pierpont Ave., Second Level SLC, UT 84101	801-521-9111 prescottmuir.com	5	0	\$3 million	Architecture design programming	Prescott Muir
8	JRCA Architects 577 S. 200 E. SLC, UT 84111	801-533-2100 jrcadesign.com	4	1	\$2.9 million	Innovative, client-focused programming, master planning, architecture & interior design	Jim Child
9	TSA Architects 17 Exchange Place SLC, UT 84111	801-463-7108 tsa-usa.com	4	1	\$ 1.47 million	Architectural design in healthcare, commercial & higher education environments	Tracy D. Stocking
10	Archiplex Group 255 Crossroad Square SLC, UT 84115	801-961-7070 archiplexgroup.com	3	1	*	Full architectural service	Ralph Stanislaw
11	NJRA Architects Inc. 5272 S. College Drive, Suite 104 Murray, UT 84123	801-364-9259 njraarchitects.com	3	1	\$2.6 million	Architectural specializing in medical & educational facilities	Selvam Rajavelu

*Did not disclose. Please note that some firms chose not to respond, or failed to respond in time to our inquiries. All rights reserved. Copyright 2017 by Enterprise Newspaper Group.

The Enterprise strives for accuracy in its list publications. If you see errors or omissions in this list, please contact us at lists@slenterprise.com.





BUILDING STRONG PARTNERSHIPS.

The Jones Waldo Construction Law Practice Group counsels clients through the entire construction process. We have experience in everything from project planning to design to litigation of claims—and we're ranked the best in the region.

JONESWALDO.COM + 801-521-3200
SALT LAKE CITY
PARK CITY
PROVO
ST. GEORGE
CHICAGO



PASSION.
PERSPECTIVE.
PEOPLE.

STATE OF INDUSTRY

from page F21

and allow airlines to get planes back in the air more quickly, meaning fewer delays for passengers.

According to the Salt Lake City Airport website, the updated airport has been designed to high environmental standards. A “Roadmap to Net Zero” is in development, which gives designers a plan for how the facility can ultimately be self-sustaining, in generating as much power as it uses.

Another example of forward thinking is the new Utah State Correctional Facility. This is not just the same old prison in a new location. It’s part of the Utah State Legislature’s and Gov. Gary Herbert’s sweeping and historic legislation to reform and reinvest in Utah’s criminal justice system.

A modern state correctional facility is needed to fully implement criminal justice reform. The new correctional facility will provide flexible space for treatment, rehabilitation and education and job-training programs that prepare inmates for a successful and lasting re-entry into society.

Likewise, technological innovations in security systems will allow for a more efficient management of the offender population.

The new correctional facility will also allow direct supervision whereby officers directly interact with inmates to address issues before they escalate. These modern supervision improvements have been shown to reduce violence in prisons, enhance programming and decrease sexual assaults.

Housing

In 2016, Utah home builders had their best year in nine years, yet single-family construction remains well below traditional expectations

— even with high demand for single-family homes and rising home prices. At the same time, multi-family housing has seen an historic boom as some consumer preferences seem to be shifting towards renting. The downside is that housing costs have risen with no signs of slowing down. The good news for builders is that the demand for housing units of all types should remain high as the number of households in Utah continues to grow. And homebuilders’ reluctance to jump on the new home bandwagon will likely pay off down the road with more sustainable home appreciation values.

Retail

Retail construction should remain constant as new ground-up developments continue and other retailers absorb or repurpose inventory left behind by the departures of Macy’s, JCPenney, Shopko, KMart and Sports Authority locations.

Examples of new retail spaces include the just-underway Mountain View Village in Riverton, an 85-acre mixed-use development. It will create a new central gathering place in the Southwest valley. The project will consist of retail, restaurant, office, gym and hotel with a full luxury theater. Smith’s and Harmons continued to expand their locations over the past year, and Walmart has several new developments scheduled for this year and 2018.

Entertainment

Utah’s arts continue to grow, with the recent completion of the Eccles Theater, a Broadway-style theater in downtown Salt Lake City and the opening later this year of the Hale Centre Theatre in Sandy. The other type of theater — movie theaters — also continue to grow, such as with the recent opening of the Regal Theaters at The Crossroads of Taylorsville. New types of entertainment venues have recently been completed, including Top Golf in Midvale and several indoor climbing gyms across the state.

Industrial/Distribution/Manufacturing

Industrial vacancies are very low — around 3 percent. Economic development and government leaders have promoted the metropolitan Salt Lake area as “The Crossroads of the West” for decades, and many businesses are placing their stamp of approval with facility locations throughout the Wasatch Front and at other strategic locations in the state.

Ogden has become home to some of the most well-known brands in the outdoor recreation industry. ENVE Composites recently announced the construction of a new corporate headquarters and production facility. Other neighboring companies include Rossignol, Amer Sports, Scott USA and ICON Health & Fitness.

Salt Lake’s Westside is flourishing with new development. Net absorption of industrial space has averaged about two million square feet each year for the past six years, with UPS being the latest company to announce expansion with an 865,000 square-foot distribution hub. The potential of an inland port would only further stimulate growth in the market.

Around the state, information technology and software — as noted by the tremendous growth of companies along the so-called Silicon Slopes — and aerospace, advanced materials and medical devices are just a few of the industry clusters that are creating sustainable job opportunities.

Cedar City and St. George also continue to secure economic development wins with manufacturing facilities and distribution centers from expanding or new companies, which are taking advantage of lower costs of doing business and ready access to large markets just hours away on the interstate corridor.

Tenant Improvement

Tenants want different space than 20 years ago, when the big discussion typically centered on paint colors and

flooring. Employees care a lot more about atmosphere, natural lighting, and collaborative space. Companies and employees want organic space with wood, stone and other natural accents. The desire for collaborative space has also led to the demise of the cubicle. Executives are moving from closed offices into the center of the building, opening the perimeters. There is tremendous demand for natural light — architects note that the spending for open light and windows is unprecedented.

Part of the open-office concept includes innovations like demountable walls so companies can easily change the space as their needs change.

Sustainability is also important to companies and employees, but interestingly enough, there is also greater demand than ever for parking spaces — up almost 20 percent from a decade ago, a trend that parallels closely the use of collaborative space — more people in the same space — as noted above.

The accelerated pace of construction and development must continue in order to keep up with the success of Utah’s economic growth. Though it is old news for Utah’s, *Forbes* has named the Beehive State “Best for Business” for a number of years running, and the secret is out.

But with that growth comes a caution. Government officials, industry associations and business leaders must be thoughtful in the journey to the future. It involves everyone. It must include a look to the past to learn from mistakes. The baby boomers, generation x, generation y and the millennials all must come together to ask, “Where do we want to be in the next several decades?” — and plan for what will be. The future is bright.

Alan D. Rindlisbacher is director of corporate communications for Layton Construction in Sandy and former economic development director at the state of Utah, EDCUtah and the Salt Lake Chamber.



Regal Theatres at The Crossroads of Taylorsville

Got something to move? You're likely to need a trailer

Moving a heavy object or piece of equipment from one construction site or fabrication facility to another involves transporting the object in some manner, whether it be human strength, animal power or, in most instances, trailers.



SHERRY CISNEROS

There are as many trailers available as there are jobs that need items hauled. Finding the right trailer to fit the need is imperative.

Here are some of trailers you may use on your next project:

Flatbed

This versatile trailer is among the most common trailer used and is exactly as it sounds — they are open, flat beds that provide varied options for attaching walls and specific tarp systems. Flatbeds are beneficial because your crew can load from any side of the trailer.

RGN (Removable Gooseneck)

An RGN is also known as a “lowboy” or “double drop deck.” This trailer is most commonly used for moving heavy equipment. This type of trailer features a detachable deck that allows the front of the trailer to become a ramp. The RGN often transports oversized loads typically up to 150,000 pounds, because its various configurations allow it to accommodate large loads.

Step Deck

It's also known as a “drop deck” that is very much like a flatbed trailer. The main use of this trailer is the ability to carry freight that is above the legal height limit. Another feature of the step deck trailer is a ramp that allows equipment to be driven on and off the trailer.

Stretch Trailer

The flatbed stretch and the RGN stretch trailers allow extra-long loads to be transported, such as lumber, beams, pipes or any other freight too long for a stan-

dard flatbed.

Double Drop Trailer

This trailer features an upper deck in the front and a deck in the rear. The middle of the trailer is known as the well. This allows the deck to be extremely low, allowing for transport of legal loads up to 12 feet tall. These trailers are often used to haul heavy equipment.

Specialized Trailers

This type of trailer is

designed for specific equipment or loads that are above standard weight, height or other requirements.

Side Kit Flatbed

A side kit is a flatbed with removable sides. This type of trailer is often used in the steel industry and other industries where cranes are needed for loading and offloading.

Another consideration when discussing trailers is axle type. There are seven

major types of trailer axles designated numerically (5, 6, 7, 8, 10, 13 and 19). Special axles exist for custom equipment and highly diversified hauling companies. Each axle category is separated by how many sets of wheels are attached to the engine and trailer together. In general, the higher your axle count, the more the truck can transport. Fewer trailer configurations are available when using more

axles and more engine power is required.

With so many options and features available, choosing the right equipment can seem a daunting task. Manufacturers and dealers are more than ready to play matchmaker. It's just a matter of knowing what you need to get the job done.

Sherry Cisneros is in truck sales for Kenworth Sales Co. in Salt Lake City. She specializes in Fontaine trailers and medium-duty trucks.

FONTAINE®
HEAVY-HAUL

Job Site Heroes

Reliable. Versatile. Refined.

T880

Kenworth Sales Company

www.KenworthSalesCo.com



THE INVISIBLE SUPPORT BEHIND CONSTRUCTION

Construction Insurance and Bonding Services

CSDZ is committed to one goal: offering customers unparalleled expertise in crafting client-specific risk management solutions and providing an unrivaled level of service. For more than 95 years, the foundation of our business has rested upon our core values: Integrity, Insight, Innovation and Impact.

We specialize in:

- Bonding
- Workers Compensation
- General Liability
- Loss Sensitivity Plans
- Risk & Safety
- Contractual Risk Transfer
- Captive Programs
- Controlled Insurance Programs
- Cyber Liability
- Data Analytics
- Claims Advocacy
- Actuarial Forecasting

With consummate focus on integrity, client support and the delivery of optimal solutions, we guarantee benefits to your business, bottom line and peace of mind. **Call us. We're local.** We'll help you get the protection that fits you best.

Grady Dotson
801.532.5970
gdotson@CSDZ.com

Graden Marshall
801.532.5974
gmarshall@CSDZ.com

Cliff Orton
801.532.5971
corton@CSDZ.com



cobb strecker dunphy & zimmermann

Contributing to Our Partners Success

BONDING COMPANIES

Ranked by Surety Premium Volume

List Development Manager Laneace Gregersen | laneace@senterprise.com

	Company Name Address	Phone Web	Surety Premium Volume	Year Est.	No. of Surety-Only Professionals	No. Offices Nationwide	Current Bonded Contract Value	Owner/Managing Principal
1	Marsh USA Inc. 15 W. South Temple, Ste. 700 SLC, UT 84111	801-533-3600	\$492 million	1923	123	74	\$20 billion-plus	Peter Zaffino, CEO
2	USI Insurance Services LLC 1100 E. 6600 S., Ste. 280 SLC, UT 84121	801-713-4525 usi.com	\$100 million-plus	1994	35	140	\$500 million-plus	Michael J. Sicard Stuart P. Young Andy Spurlock
3	Cobb Strecker Dunphy & Zimmerman 5 Triad Center, Ste. 350 SLC, UT 84180	801-537-7467 csdz.com	\$35 million	1919	18	3	\$6 billion	Grady Dotson Graden Marshall Josh Loftis
4	Moreton & Co. 101 S. 200 E., Ste. 300 SLC, UT 84111	801-531-1234 moreton.com	\$12 million-plus	1910	5	3	\$1 billion	William R. Moreton
5	Universal Business Insurance 9980 S. 300 W., Ste. 320 Sandy, UT 84070	801-943-8844 ubinsurance.com	\$6 million	1991	4	2	\$600 million	Don Mayer, Brett Mayer, Kevin Andrews, Jeff Shields
6	The Buckner Co. Inc. 6550 S. Millrock Drive, Ste. 300 SLC, UT 84037	801-937-6700 buckner.com	\$5 million	1936	4	5	*	Terry Buckner
7	Beehive Insurance Agency Inc. 302 W. 5400 S., Ste. 101 SLC, UT 84107	801-685-6860 beehiveinsurance.com	\$2.5 million	1961	6	1	*	Doug Snow
8	Gallagher Presidio 6967 S. River Gate Drive, Ste. 200 SLC, UT 84047	801-924-1400 presidio-group.com	\$2.5 million	1993	2	1	\$300 million	John Schlichte
9	Leavitt Group & Central Bond Services 199 N. Main St. Spanish Fork, UT 84660	801-798-7343 leavitt.com	\$800,000	1986	4	3	\$15 million	Michael R. Vowles
10	Dale Barton Agency 1100 E. 6600 S., Ste. 400 SLC, UT 84121	801-288-1600 dalebarton.com	*	1948	7	1	\$5 billion	Sam W. Clark Sterling Broadhead Robert Bauman



*Did not disclose. Please note that some firms chose not to respond, or failed to respond in time to our inquiries.

All rights reserved. Copyright 2017 by Enterprise Newspaper Group.

The Enterprise strives for accuracy in its list publications. If you see errors or omissions in this list, please contact us at lists@senterprise.com.



WE GOT OUR REPUTATION
THE OLD FASHIONED WAY,

WE EARNED IT



R & O CONSTRUCTION

At R&O Construction, we believe in a hard day's work. We know the client comes first, and that we will be remembered most by how we finish a job. We're only as good as our last project. Our job is not just to build projects. Our job is to worry so our clients don't have to, and to work each day so they can sleep each night. We are not entitled to our clients' projects, we earn them. We stand behind our work and are committed to doing it right. We are down to earth, straight forward and honor two things above all, our clients' trust and the reputation we've built. Give us a call and let us go to work for you.

801-627-1403

Big Enough

randoco.com