



Foundation

A Quarterly Publication
from The Layton Companies
www.laytoncompanies.com

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Orem, Utah

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Setting the Foundation

Layton builds on a solid base of experience and preparation

My father started this company in 1953 with a dream to construct quality buildings, to provide for his family and to perhaps create employment for a few other men. That was the foundation of an organization that is now 1,100 persons strong, with projects from Hawaii to Illinois representing virtually all segments of commercial construction.



David S. Layton

A dictionary defines foundation as: 1) The act of founding. 2) A basis, a tenet, a principle upon which something stands or is supported. 3) An underlying natural or prepared base or support of a building.

The Layton Companies fulfills all three definitions. **Founding.** Started 55 years ago by Alan W. Layton, the company has grown to become one of our nation's top 75 commercial contractors.

Principles. Our foundation is based upon the core values of integrity, lasting relationships, open communication with our customers and employees, and predictable outcomes leading to our customers' expectations becoming reality. Our foundation is based upon quality, and reputable subcontractors and suppliers help make it so.

A Base. Most often, our work literally begins with concrete footings and foundations placed by our expert craftsmen.

Welcome to the inaugural issue of "Foundation." We want you to feel as we do about our work. We have excellent



The Utah Valley University Library is built upon a concrete pour of 3,200 cubic yards – a record for Layton Construction.

customers with whom we build along with a team of professional and dedicated employees who are experts at our craft. We are privileged to work with architects, engineers, subcontractors and suppliers who also share our foundational values. Ultimately, our goal is to build great buildings and to create customers for life.

This publication is intended to reach readers primarily in the western states, although our work currently stretches more widely. In the major metropolitan areas of Boise, Las Vegas, Phoenix and Salt Lake City, we've been fortunate to work for years, and we expect to continue to grow as our positive reputation precedes us. Tough jobs with great customers help us build experience and confidence, preparing us for the next challenge.

Our featured project in this issue is the Utah Valley University Library. A segment of its foundation contains 3,200 cubic yards of concrete that was placed in a nine-hour period about 15 months ago. I was onsite that day to personally observe a well-thought-out and implemented plan working to perfection.

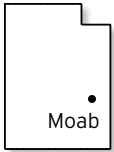
While onsite, I reflected on a previous record placement of 1,500 cubic yards of concrete in 1994 which lasted over 20 hours. At UVU, how were we able to pour twice as much concrete in less than half the time? The answer lies in the cooperation and planning that took place before the first ready mix truck ever pulled onto the site. In the weeks leading up to the pour, every procedure was outlined. Numerous meetings were held onsite between subcontractors, concrete suppliers and pump truck operators to resolve every possible bottleneck.

Carpenters and laborers were focused to tie up loose ends. Others were transferred to the job in days prior to the pour to lend a hand.

Planning mixed with expertise and execution produces a predictable outcome. It is The Layton Way. It is our foundation.

Historic Moab City Center awarded for 'green' upgrade

The Moab City Center in Moab, Utah, has received a Leadership in Energy and Environmental Design Silver Certification from the U.S. Green Building Council.



The 70-year old building was renovated by Layton's Interior Construction Specialists to

preserve historic features and incorporate environmentally friendly sustainable design features.

Desert Ridge Resort expansion completed in Phoenix

Layton Construction of Arizona continues work on the JW Marriott Desert Ridge Resort and Spa Saguaro Ballroom expansion project in Phoenix. The enlargement includes 59,200 square feet of event space, carefully staged to minimize impact on guests of this operating five-star hotel facility.

290 FEET

THE BOISE AIRPORT'S FAA AIR TRAFFIC CONTROL TOWER is under construction by Layton to become the tallest structure in Idaho at 290 feet. The tower will include a CAT-3 ILS system that will enable the Boise Airport to eliminate weather-related shut downs, increasing reliability and service for travelers and air freight carriers.



The new Layton Construction offices in Boise are housed in the Stevens-Henager Office Building.

New Boise office opens

Layton Construction has completed its own tenant improvements and opened a new Boise, Idaho, office in the recently constructed five-story, 83,290-square-foot Stevens-Henager Office Building at 1444 S. Entertainment Avenue, at the highly visible intersection of Interstate 84 and Overland Road in Boise.

Gilbert Hospital's facelift completed five weeks ahead of schedule

Layton's Interior Specialists of Arizona recently completed expansion and renovation of Gilbert Hospital (Gilbert, Ariz.), turning the project to the owner five weeks ahead of schedule. New construction added 16 inpatient rooms to support the hospital's emergency, diagnostic imaging, laboratory and surgical services.

Layton's concrete services dubbed excellent (times 4)

The American Concrete Institute's Intermountain Chapter has presented "Excellence in Concrete" awards to Layton projects Boise State University Parking Structure (Boise, Idaho), Jordan Landing Retail Center Phase VI (West Jordan, Utah), Kings Corner Railroad Overpass (Nampa, Idaho) and the University of Utah Hospital Parking Structure/Helipad (Salt Lake City).

Palmdale Medical Center project is No. 1 in California

California Construction Magazine named Palmdale Medical Center as California's "Top Healthcare Project" in 2007. The \$138 million hospital includes 171 patient beds, emergency room facilities, an intensive care unit, four operating rooms and a nursery.



This Orem campus will open its library just weeks before being renamed Utah Valley University.

Universally Speaking

Layton brings 'university' to Utah Valley

When Layton Construction's Brian McBeth and Cal Ostler arrive at Utah Valley State College each morning to construct the school's latest edition — a 190,000-square-foot library — one of the primary tools they bring is their perspective as to what the building means to the area.

McBeth, the project manager, and Ostler, the superintendent, each spent time on the Orem, Utah, campus as students. McBeth even played on the baseball team in the 1990s.

"We both went here," McBeth says. "We know the area and the campus, and we are excited to help with this next

phase in the school's history."

This "next phase" became official on Feb. 27, 2007, when the Utah legislature voted unanimously to grant funding that would allow Utah Valley State College to become Utah Valley University.

However, the state had approved funding for the library — a key piece to the transition puzzle — prior to the decision to rename the school and grant university status.

"Since President (William A.) Sederburg came (in 2003), this library has been a priority," says James L. Michaelis, associate vice president for facilities planning at UVSC. "He wants a library where students can congregate and study."

The selection committee chose Layton Construction's design-build method, which serves as a one-stop-construction-shop.

"The design-build approach makes it easier to get what the owner wants in the building," Ostler says.

The project will be completed in June 2008, in time for the school's launch as Utah Valley University on July 1, 2008.

"The original request was that the building would be done by July 2008," McBeth says. "We accelerated the schedule to get it completed by June. We also bumped the square footage to 190,000 from the 180,000 UVSC originally requested."

In other words, Layton was able to give UVSC more bang for its construction buck — and quickly.

“Layton has done a marvelous job putting together a facility you'll enjoy seeing.”

— William A. Sederburg
President
Utah Valley State College
to media members prior to an open-house walkthrough.

The Details

TOTAL PROJECT COSTS
(INCLUDING FURNITURE, FIX-
TURES AND EQUIPMENT)
\$48 million

CONSTRUCTION
START DATE
August 2006

COMPLETION DATE
June 2008

SQUARE FOOTAGE
190,000 over five floors

But it's the project itself — not the budget or schedule — that has people throughout Utah Valley and beyond clamoring for a peek of this architectural treasure.

Utah's New Vision

The state of Utah has instituted new guidelines regarding sustainable building ("green building"). The Utah Valley University Library incorporates energy-saving products and design to make the building more cost-efficient, easier to use, and more comfortable to visit.

Layton has not stood idly by as state regulations evolved. The company is assisting in the development of a point system that will quantify sustainability in future projects.

"There are panes of glass that you can stand behind and not feel any heat in the summer," Michaelis says. "When you come out from behind the glass, you feel the intense heat."

In addition to the high-performance glass, the building utilizes heat from the college's technology center to warm the rest of the building.

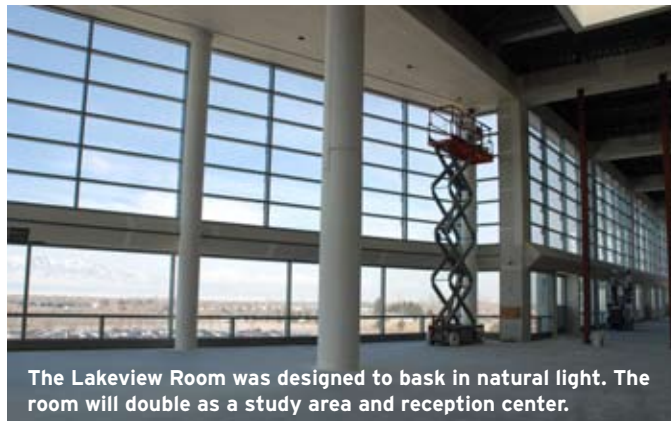
"Governor (Jon) Huntsman is scheduled to have a big media event saying this is the most high-performance building in the state," McBeth says.

The Centerpiece of Campus

UVSC's students have become familiar with the red brick and concrete exteriors of buildings on campus. Although the library utilizes similar design elements externally to provide continuity to the campus, the building feels unique once you step through the doors.

"It looks like it's in the same family, but not in the same mold," McBeth says.

The library will be a show-piece for the new university



The Lakeview Room was designed to bask in natural light. The room will double as a study area and reception center.

and will eventually anchor a quad that will emerge as new construction increases on this growing campus.

Predictable Outcomes

Layton Construction never wants clients to be uninformed. In fact, the ideas of "on time" and "within budget" are not acceptable. That's the norm.

That's why Layton proposed that the building be completed in June 2008 instead of July 2008 as per the original request. The Layton budget also came in lower than the UVSC allotment. UVSC projected the project to be \$40 million. Layton's original bid was \$39.25 million.

"Early" and "under budget" are big reasons UVSC has been pleased with Layton. But the administrators also tout the clear communication during the construction process.

"We have weekly construction meetings that let us address issues right there," Michaelis says.

The meetings facilitate quick decision-making with input from all sides.

What This Project Means

The creation of Utah Valley University wouldn't be possible without an improved library, which will serve 30,000 students by 2020.

Layton is proud to be part of this ongoing educational legacy.

Check This Out

"The most significant aspect of this project is that we get a very nice library that meets the needs of the students," says James L. Michaelis, associate vice president for facilities planning at UVSC.

The student body and community at large will find more than books and computers at the Utah Valley University Library.

Six key library finds (not fines)

- In-library café and seating area
- Group study rooms, including "family" study rooms catered to non-traditional students
- The library is designed to be open 24-hours if needed
- Study kiosks with views of Utah Lake
- Additional classroom space
- A meditation/interfaith room

The WOW Factor

The Utah Valley University Library features a pair of hosting rooms touted by some as having the best views in the country. The Lakeview Room faces west and has uninterrupted views of Utah Lake. You can also see West Mountain to the south and Traverse Mountain to the north.

Another hosting room on the north side of the library opens to Mount Timpanogos and Rock Canyon.

"It's unusual to have such magnificent views without being on a hill," says Brian McBeth, the project manager from Layton Construction.

What's Unique?

No two projects are the same. The Utah Valley University Library is unique in at least four ways.

- *Light shelves* on the outside of the building reflect light into the building while shading students underneath. This decreases energy use.
- Some areas of the library have *25-foot ceilings* and more open space than traditional library designs.
- The library is being outfitted for the future, including *Augmented Cat 6 wiring* and *top-of-the-line cabling*.
- The library is housing *29 flat-panel TV screens*.



Cold weather offers challenges to concrete-pouring crews, like this one in Park City, Utah.

Weather Warning

Cold and hot temperatures affect concrete completion

Concrete is at the heart of The Layton Companies operations.

Stories are legendary of founder Alan W. Layton visiting job sites in a suit, pulling on his concrete boots, and grabbing a shovel to assist his men with a concrete pour.

In each issue of Foundation, The Layton Companies' concrete experts will explore the science and mystique of concrete.

Mike Sears, director of field operations and a 24-year veteran of The Layton Companies, reflects that the winter of

2007-2008 was a tough one in northern climates like Utah and Idaho.

"The snow started flying in October, about the time we started placing the footings at Montage Resort and Spa in Deer Valley, Utah. Weather has been a major challenge on most of our winter climate jobs this year," Sears says.

Snow was removed from job sites using snow tarps and jobsite tower cranes. Sears asserts that the amount of snow deposited in a mountain ravine at Montage will likely become a "man-made glacier" that may not melt completely during the summer of 2008.

Because of an extremely tight construction site in Vail, Colo., site snow was trucked 35 miles down the canyon.

Concrete can't be placed on frozen ground, so ground heaters were used on a number of jobs this winter. A heating machine circulates a glycol mixture through a closed system of tubes laid on the ground beneath insulating blankets in the area where the concrete will be placed. When ground is thawed completely, concrete is placed and the

heating system and/or concrete blankets are utilized in the curing process to avoid freezing the new concrete.

Deer Valley Resort ski runs encircle the Montage construction site. With each snowfall, workers on snowshoes raised fluorescent orange jobsite boundary safety fences. During storms, concrete trucks delivering full loads up the mountain roads have traction uphill, but do not carry enough weight on the downhill trip to maintain traction. Geneva Rock, the concrete supplier, devised a plan to leave the empty trucks at the job site if necessary and shuttle drivers to the concrete batch plant to another loaded truck for the uphill run.

Chemical admixtures called accelerators are used to speed up the hydration (hardening) of the concrete and have been used regularly during this extreme winter.

"Ever changing environmental issues in the construction industry won't give us much of a break now that spring is finally here," Sears says. "At our warm weather jobs, it's about time to start adding retardants to slow the hydration as we deal with the heat of the season in Phoenix." 



Ray Nelson

EMPLOYEE FOCUS | Ray Nelson

When asked about the reasons for his longevity with Layton, Ray Nelson stole the line from one of his mentors: "Oh, I'm still just hoping to get on steady!"

Nelson has been with Layton Construction for **35 years** and counting. He is currently the **concrete superintendent** on the Real Salt Lake Major League Soccer Stadium construction site in Sandy, Utah.

Nelson can easily rattle off the highlights of his 35 years at Layton. He notes the people he works with and their characteristics of honesty and fair treatment.

He appreciates supervisors who take the time to teach when mistakes are made. He mentions the

spirit of openness and innovation felt throughout the company – where management respects the ideas and opinions of those working on the front lines.

"From David Layton down, **they make you feel important, they shake your hand, look you in the eye, talk to you,**" Ray says. "What they pay is more than money, it's the whole package of how they treat you."

Though he downplays his vital role in the company, Nelson is genuine and is respected company-wide as a concrete expert, a story teller and a friend to all.

Nelson's dream hobby would be to ride his "dirt bike in a remote desert 100 miles from any civilization" as he explores nature and the history of the West.



Mark, Robert and Frank Rydalch of Rydalch Electric attend the groundbreaking for the Utah Valley University Library.

Rydalch Electric Unplugged

FOUNDED
1994

FOUNDERS
Robert, Clyde and Frank Rydalch

PRESIDENT
Frank Rydalch

TYPE OF WORK
Electrical Contractor

HIGH-PROFILE PROJECTS INCLUDE
Utah Valley University Library

Eccles Critical Care Pavilion (University of Utah Hospital)

Marriott Library Expansion (University of Utah)

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Teammates with a spark

Rydalch Electric and Layton know value of working together

In 1994, three Rydalch brothers who had been working at another electrical contractor for years decided to start their own company based on hard work, quality, teamwork and getting a job done on time.

Fourteen years later, Rydalch Electric in Salt Lake City — founded by Robert, Clyde and Frank Rydalch — continues to work on a number of large-scale projects, including the Utah Valley University Library, built by Layton Construction.

The project was the latest in a long number of projects in which Rydalch has teamed with Layton.

“Layton was key in getting us some of our first jobs when we started and has been integral in our success ever since,” says Mark Rydalch, vice president of Rydalch Electric and son of

Robert. “We have developed an excellent working relationship with Layton over the years that is based on trust, communication and successful performance.”

Rydalch has worked on highly visible projects throughout Utah and the surrounding area, including the Intermountain Medical Center, the Eccles Critical Care Pavilion at the University of Utah Hospital and the Marriott Library expansion at the University of Utah.

Rydalch Electric focuses on being a strong member of the construction team.


This “team first” approach was helpful in the design-build approach instituted for the Utah Valley University Library.

“We communicate well and have experience with a number of different kinds of projects, so we’re able to anticipate problems and develop solutions during the planning stages,” Rydalch says. “That’s why we enjoyed working on the Utah Valley University project. We could provide input on the design and offer solutions to problems before they came up.”

Being able to communicate isn’t the only factor in Rydalch Electric’s success. Having the best employees with the most advanced technical skills is key to delivering projects on time and keeping satisfied clients.

“We’ve succeeded by being able to provide the highest quality product and quality services — with skilled workers — for a reasonable price,” Rydalch says. “We’ve done a good job at choosing projects that are a good fit for what we do well.”

In other words, they know their job and they get it done.

Makes for a good teammate. 

“ We have developed an excellent working relationship with Layton over the years that is based on trust, communication, and successful performance. ”

– Mark Rydalch
Vice President
Rydalch Electric

Economic Outlook

Utah

“Utah economic performance continues to rank as the nation’s strongest, a position held through 2007. We expect some modest slowing of the state’s economy in 2008. Even so, Utah will likely rank among the top handful of net job creators during the new year. Solid growth, impressive but slowing job creation, extremely tight labor availability, and a softer housing market seem on tap for Utah in 2008. In contrast, the state’s commercial real estate sector is doing very well. The state’s long-term economic potential? Second to none.”

Source: Zions Bank, Utah Economic Outlook, Winter 2008

Idaho

“Economic slowing in 2007 was tied to much weaker new home construction, a modest decline in technology employment, and the implications of one of the nation’s tightest markets for labor availability. Even as the Idaho economy has slowed, however, it is likely to remain among the nation’s top 10 states in 2008 as measured by the growth pace of employment. The Idaho commercial real estate sector is doing well.”

Source: Zions Bank, Idaho Economic Outlook, Winter 2008

Arizona

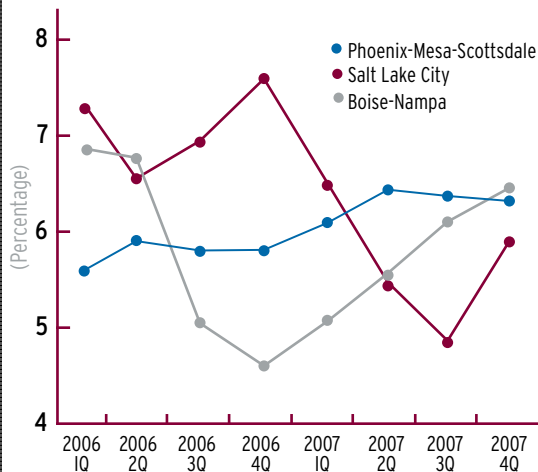
“A case can be made that the economy peaked as early as the second quarter of 2007. More likely, the data eventually will show that recession began in the third quarter, punctuated by the collapse of the mortgage lending industry. The recession of 2007-2008 should last a year, give or take a few months, and be relatively mild. Arizona will be hit worse than most states because of its reliance on growth-related activities and exposure to imploding mortgage loans.”

Source: Economic Outlook 2008-2009, The University of Arizona, Eller College of Management

THE NUMBERS GAME

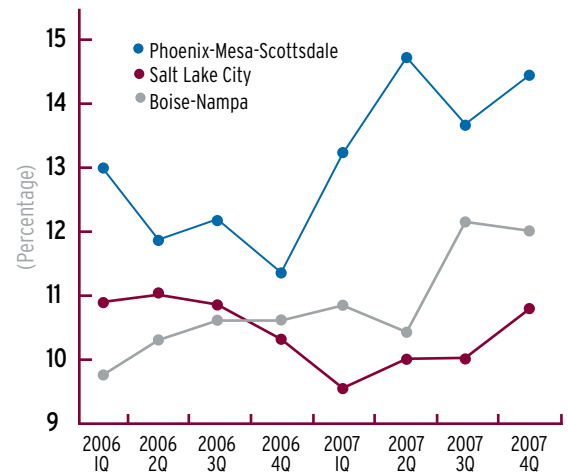
3 MARKETS ARE BUILT ON DIFFERENT STORIES OF VACANCIES AND UNEMPLOYMENT

Industrial Market Vacancy Rates



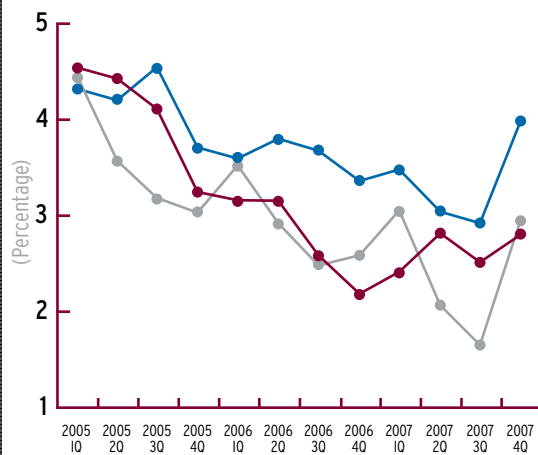
Source: Thornton Oliver Keller Commercial Real Estate (Boise); Cushman & Wakefield of Arizona, Inc. (Phoenix); Commerce CRG Commercial Real Estate (Salt Lake City)

Office Market Vacancy Rates



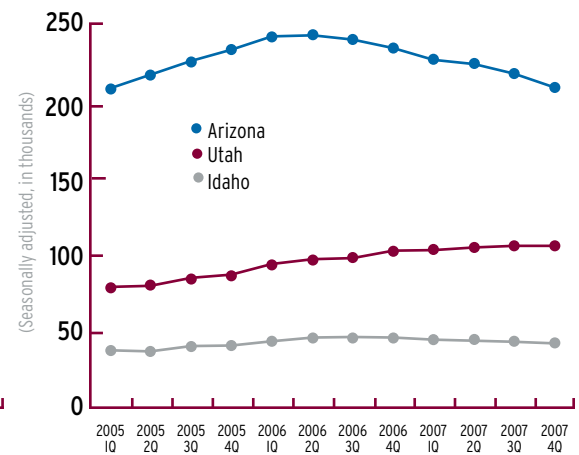
Source: Thornton Oliver Keller Commercial Real Estate (Boise); Cushman & Wakefield of Arizona, Inc. (Phoenix); Commerce CRG Commercial Real Estate (Salt Lake City)

Unemployment



Source: U.S. Bureau of Labor Statistics

Construction Employment



Source: U.S. Bureau of Labor Statistics

Layton
CONSTRUCTING WITH INTEGRITY



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