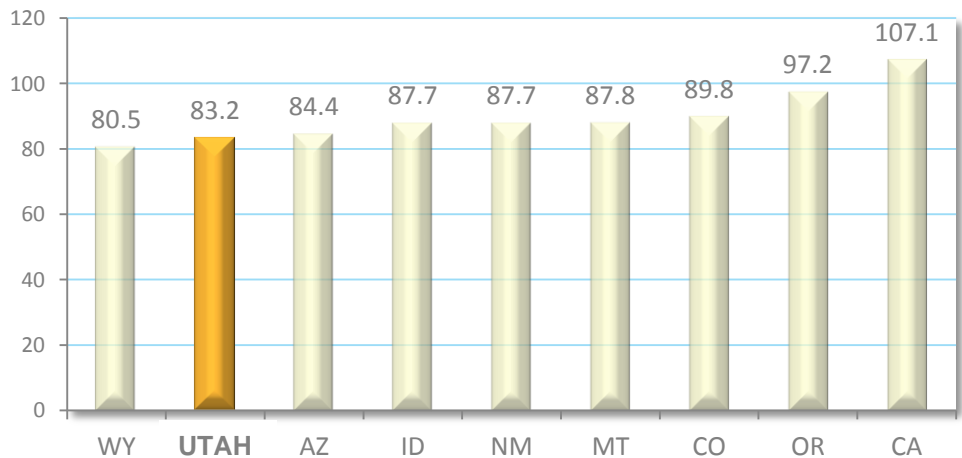


Utah Construction Conspectus

Utah is home to many top 100 nationally ranked construction companies, and has a high concentration of skilled labor. The construction services available in Utah are diverse and comparable to those found in larger metropolitan areas. Companies interested in relocating or expanding in Utah that select Utah contractors have the advantage of local knowledge, and relationships which produce **significant cost savings**.

Benefits	Impact on Construction Projects
All construction services needed are locally provided	Easy access to managers handling the construction services and products avoiding unnecessary logistical expenses and delays
Local supply relationships	Local contractors have long-established relationships and in situations of supply shortages, local contractor orders are traditionally filled first
Local buying power because of subcontractor relationships	Lower prices for materials and supplies to insure repeat business
Local municipal relationships	Inspection and permitting processes are expedited
Local knowledge of meteorological, engineering, and geotechnical conditions	Understanding fluctuating weather patterns and the unique geological conditions of Utah, insures a successful project completion
Local knowledge of economic trends	Recognizing how certain local and nationwide events affect the Utah economy can have a significant impact on keeping project costs down

RS Means Construction Cost Index (Weighted average)



According to the **2010 RS Means¹** weighted average; Utah is the 2nd most cost effective place to construct a building in the Western U.S. These figures are comparable to the national index score, set at 100. **RS Means** rates Utah's construction cost 17% below average.

Utah Construction Labor Facts²

- Utah has the 3rd highest concentration of Masons in the United States.
- Utah has the 5th highest concentration of Concrete Workers in the United States.
- Utah has the 3rd highest concentration of Construction Laborers in the United States.
- Utah is #1 in concentration of Dry Wall Installers in the United States.

A contributing factor to the lower than average construction cost is the **lower than average cost of construction labor**. Utah is a right-to-work state, 6% of Utah workers are represented by unions this has a significant impact on the cost of labor. Utah has a large skilled construction labor pool to draw from. The data listed in the following table shows the differences in Utah labor costs when compared to the national average.

¹ RS Means is a division of Reed Business Information that provides cost information to the construction industry so contractors in the industry can provide accurate estimates and projections for their project costs. It has become a data standard for government work in terms of pricing, and is widely used by the industry as a whole.

² Source: U.S. Bureau of Labor statistics (2009 data)

Bureau of Labor Statistics Utah Construction Wage Data

Title / Position (SOC Code)	Employment	State of Utah	National Comparison	Utah % difference
First-Line Supervisors/Managers (47-1011)	7,720	\$57,090	\$61,280	-6%
Masons (47-2021)	1,460	\$47,360	\$47,740	-0.7%
Carpenters (47-2031)	11,420	\$36,350	\$42,940	-15%
Floor Sanders and Finishers (47-2043)	N/A	\$34,290	\$35,220	-2.6%
Concrete Finishers (47-2051)	3,880	\$33,530	\$39,000	-14%
Construction Laborers (47-2061)	13,840	\$26,380	\$32,250	-18%
Drywall and Ceiling Tile Installers (47-2081)	3,430	\$33,340	\$40,940	-18%
Insulation Workers, Floor, Ceiling, and Wall (47-2131)	480	\$31,150	\$34,920	-11%
Roofers (47-2181)	1,450	\$35,740	\$37,430	-4.5%
Structural Iron and Steel Workers (47-2221)	810	\$40,420	\$47,170	-14%
Construction and Related Workers, All Other (47-4099)	190	\$31,850	\$35,170	-10%

Source: U.S. Bureau of Labor statistics (2010)

Construction Services

Construction companies in Utah offer a full spectrum of value-based services from consulting during pre-construction to post-construction. Including:

- Master planning
- Obtaining municipal approvals and permits
- Property management services
- A construction capability offered in Utah is fast track scheduling as part of design-build services, allowing site and excavation work to be completed while the architecture design continues. This can expedite the construction process like the *world renowned* Huntsman Cancer Hospital, Salt Lake City, UT or the South Towne Corporate Center, Sandy, UT. Each project was done ahead of schedule and produced a significant savings to the client.

Types of Construction

Contractors within the state of Utah have a long list of building types on their resumes. These buildings have been built in places all over the world for public and private institutions. They specialize in the following:

- Commercial buildings (including high security operations)
- Government buildings
- Healthcare (Including medical research facilities)
- Distribution/warehouses
- Industrial processing
- Manufacturing (food, medical device, advanced composites, nutraceuticals, aerospace, etc.)
- Transportation (airports, Intermodal hubs, bus stations)
- Hazardous waste
- Power (renewable and fossil fuel energy generation plants, including R&D facilities)
- Petroleum
- Mining
- Telecommunication (Including a long list of call centers and data centers)
- Renovation
- Remodel & Restoration

Affiliations

ABC, Associated Builders and Contractors

ACI, American Concrete Institute

AGC, Associated General Contractors

AIA, American Institute of Architects

BOMA, Building Owners and Managers Association

ICSC, International Council of Shopping Centers

IFMA, International Facilities Management Association

NAIOP, Commercial Real Estate Development Association

USGBC, US Green Building Council

UBI, Urban Land institute

LEED Projects

- Utah Olympic Oval, one of the first 13 LEED certified projects
- In 2009 it was decided that all new Utah State owned buildings will now require at least a LEED Silver rating.
- There are 73 buildings in the state of Utah registered on the LEED projects directory list on the U.S. Green Building Council website.

Utah Based Contractors who Contributed to this Conspectus:

(Including 3 examples of their work)

Big-D Construction Corporation

Building	Location	Project Description (sq. footage)	Cost (in 2009 US dollars)
Hershey's Distribution Center	Ogden, Utah	Warehouse 532,460	\$30.4 Million
Elkay Manufacturing Facility, Business Depot Ogden	Ogden, Utah	Manufacturing 106,513	\$4.58 Million
Sysco Foods Distribution Center	West Jordan, Utah	Warehouse 383,500	\$31.2 Million

Bonneville Builders

Centre Point Plaza	Taylorsville, Utah	Office (40,000)	\$5 Million
Pilkington Anodizing	Salt Lake City, Utah	Manufacturing (75,000)	\$2.8 Million
3D Distribution Center	70 locations across the U.S.	Distribution Facility (11,000)	\$1 Million

Cameron Construction

Tie Fork Visitors Center & Rest Area	Spanish Fork, Utah	Hospitality (4,500)	\$1.9 Million
LDS Hospital Renovations	Salt Lake City, Utah	Healthcare (85,000)	\$8.2 Million
Temple Har Shalom	Park City, Utah	Community (35,000)	\$6.3 Million

Hughes General Contractors

Dixie Center	St. George, Utah	Hospitality/Convention (164,000)	\$21.3 Million
LDS Print	Salt Lake City, Utah	Office/Mfg/Storage (586,000)	\$23.4 Million
Ogden High School Historic Restoration	Ogden, Utah	Educational (245,000)	\$55 Million

Jacobsen Construction Company, Inc.

Idaho State Capitol	Boise, Idaho	Government Office (284,000)	\$191 Million
Utah State Capitol	Salt Lake City, Utah	Government Office (199,563)	\$71 Million
Riverton Hospital	Riverton, Utah	Riverton Hospital (400,000)	\$105 Million

Layton Companies Inc.

Koloa Landing at Poipu Beach	Kauai, Hawaii	Luxury Condos (800,000)	\$300 Million
Micron Techonology	Lehi, Utah	High tech (2,300,000)	\$99 Million
RA3 Data center	Hillsborough, Oregon	Data center (440,000)	\$73.51 Million

Okland Construction

Intermountain Medical Center	Murray, Utah	Medical Center (1,500)	\$362 Million
City Creek Center	Salt Lake City, Utah	Mixed Use (2,300,000)	Confidential
222 Main Office	Salt Lake City, Utah	Office High-rise (350,000)	\$70 Million

R & O Construction

Valley Fair Mall Renovation	West Valley City, Utah	Retail (700,315)	\$48 Million
The Salomon Center at the Junction	Ogden, Utah	Recreation Center (124,000)	\$12.4 Million
Hurst Center for Lifelong Learning	Ogden, Utah	Higher Education (41,255)	\$6.9 million

Sahara, Inc.

Daybreak Corporate Center South Jordan	South Jordan, Utah	Corporate Office (180,000)	\$27 Million
Jordan Commons Complex	Sandy, Utah	Mixed Use (269,600)	\$110 Million
SLCC Miller Campus	Sandy, Utah	Higher Education (330,558)	\$38 Million

Staker Parson Companies

Allegheny Technologies Titanium Sponge Plant	Rowley, Utah	Manufacturing (250,000)	\$42 Million
Procter & Gamble	Bear River City, Utah	Dist./Manufacturing (1,000,000)	\$17 Million
Walmart Distribution Center	Corinne, Utah	Distribution (1,000,000)	\$10.2 Million

Wadman Corporation

LDS Hospital Remodel	Salt Lake City, Utah	Healthcare (74,000)	\$3.1 Million
American Can Renovation	Ogden, Utah	Manufacturing (861,626)	\$12.1 Million
C & M Line Builders	South Jordan, Utah	Electrical Contracting (12,411)	\$1.7 Million

Watts Construction, Inc

Viracon	St. George, Utah	Glass Manufacturing (235,000)	\$13.8 Million
Genpak	Cedar City, Utah	Manufacturing Facility (357,000)	\$11.6 Million
Washington City Community Center	Washington, Utah	Community Center (110,000)	\$15.5 Million

For More Information

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