

Layton

CONSTRUCTING WITH INTEGRITY



2 | Message from the President

Perfect Partnerships

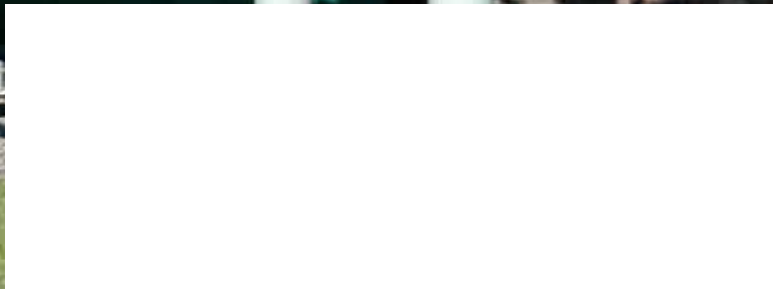
David S. Layton

Foundation

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

Fall 2010

Campbell County Recreation Center
Gillette, Wyoming



3 | NUTS AND BOLTS

Layton in the News

4-5 | CLIENT PROFILE

Campbell County Recreation Center



Let us join your team!

PRESIDENT/CEO
David S. Layton

SALT LAKE CITY
9090 S. Sandy Parkway
Sandy, UT 84070
(801) 568-9090

EXECUTIVE VICE PRESIDENTS
PRE-CONSTRUCTION
Steve Bowers
Mike McDonough
Chris Smith
Bryan Webb

PHOENIX
(602) 840-8655

EXECUTIVE VICE PRESIDENT
PRE-CONSTRUCTION
Andrew Geier

IRVINE
(949) 453-8300

VICE PRESIDENT
Tom Vegh

HAWAII
(808) 742-4161

VICE PRESIDENT
Shaun Keep

BOISE
(208) 429-6740

GENERAL MANAGER
Jeff Miller

NASHVILLE
(615) 376-6217

VICE PRESIDENT
Cris Bryant

A PUBLICATION OF THE LAYTON COMPANIES MARKETING DEPARTMENT
Alan Rindlisbacher, Director
Chris Knoles, Manager
Loni Morrey, Coordinator

IN PARTNERSHIP WITH
Bennett Communications, Inc.
www.bennettcommunications.net

Perfect Partnerships

Getting along means getting ahead

We at The Layton Companies have learned some things about the importance of partnerships over nearly 60 years of business. The teamwork we establish with our customers, subcontractors and suppliers is essential to the success of every construction project.



David S. Layton

We recently finished building the Campbell County Recreation Center in Gillette, Wyo. In the relationships we formed in the pre-construction process and through the duration of construction, our organization became even better as we learned about partnerships from our friends in Gillette.

Greg Firth, our project superintendent, relocated with his family to Gillette for the nearly two-and-a-half year duration of the recreation center construction. Greg has said that Gillette became one of the “toughest places to leave” because of the relationships he had formed and the friends he and his family made while residing there.

Greg said the project was one of total community involvement, as everybody cared about the new recreation center that would enhance their lives. He described the close-knit community as “interested, curious and involved.”

That makes for a great project, when partnerships are formed across all lines.

Who was our customer? Ultimately, our contract was with Campbell County. But at the heart of the project, it was far more than just the county. Camp-




The state-of-the-art fieldhouse in the Campbell County Recreation Center was built on a foundation of strong partnerships.

bell County School District and the City of Gillette also contributed time, expertise, resources in-kind and money. The leadership and residents in the northeastern corner of Wyoming have learned over generations that you need to get along to get ahead. Perhaps it is from their roots on the western frontier where, if you wanted to survive, you learned to work with and depend upon others.

Campbell County led the project and secured the financing through their bonding capacity. The city of Gillette donated the land, paid for utility and roadway infrastructure and reduced some city fees. The school district contributed money toward the construction of the center. As a specific example, the school district decided that instead of building an enclosed but unheated tennis center, the monies set aside for the project were contributed to the county. Five tennis courts were designed and placed in the interior of the 200-meter track in the fully climate-controlled recreation center fieldhouse. Both the county and school district benefited by the amenities of the enhanced facility.

The school district and its sports teams do not pay the county for use of the center. Simply stated, if the lights are on and the doors are open, the school’s teams are welcome. In the earliest days after its opening, while Wyoming’s winter still raged outside, the soccer, tennis and football teams were inside the recreation center practicing. Only the school marching band hasn’t joined in, but it’s only a matter of time before they will be on the floors of the recreation center, as well.

Dave McCormick, executive director of Campbell County Parks & Recreation, says, “That’s how we get things done out here. We trust each other. We collaborate. With Layton, we communicated. They listened. They asked, ‘How do you want us to build this?’ They resolved issues and concerns.”

High school and university track and field teams will sprint, run and jump to set new records in the Campbell County Recreation Center Fieldhouse. But none of the athletes’ teamwork will top that of the partnerships that were developed among the owners, community stakeholders and constructors of this first-rate facility. 

Hawaii continues to be a little piece of construction paradise

JMI Realty, a San Diego-based real estate investment and development company that specializes in lodging properties, recently acquired the Aston Kauai Beach at Makaiwa resort. The company has hired Layton Construction to renovate the resort façade, reroof the facility and upgrade all public spaces in the hotel including the pool and courtyard. Layton will also build a new luau building and complete room renovations within the four-level, 311-room property.



Layton constructs Cummins facility

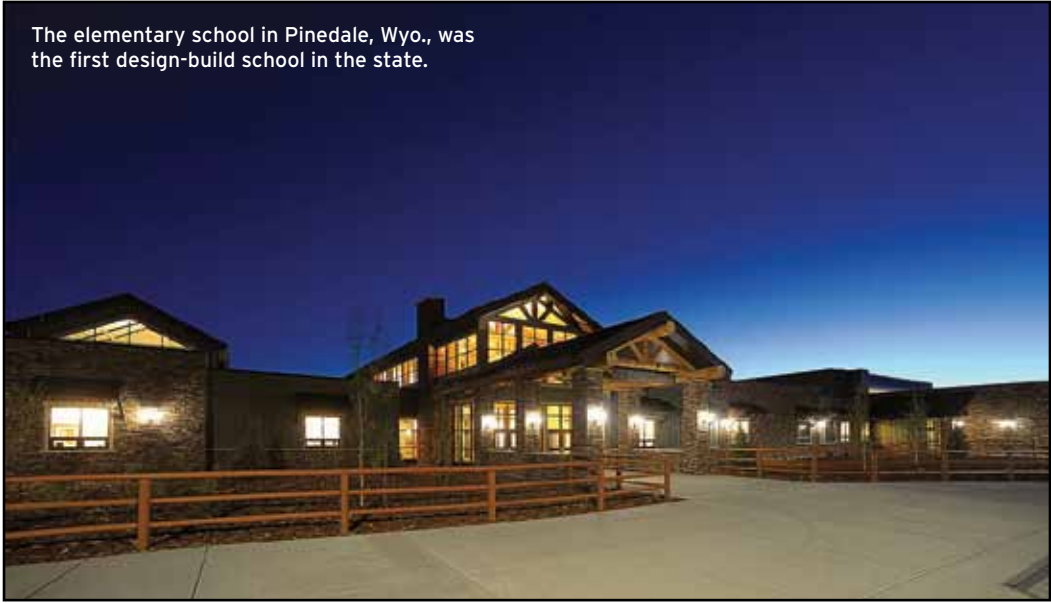
Layton Construction is under way on a 78,000-square-foot, high-horsepower diesel generator remanufacturing plant for Cummins Rocky Mountain on a six-acre site in Commerce City, Colo. The design-build facility includes office space, overhead cranes, remanufacturing facilities, testing bays and shipping and receiving areas.

Layton earns award from IIDA Southwest

Layton Construction was recently named General Contractor of the Year at the IIDA Southwest Chapter's 2010 PRIDE Awards event. IIDA is the International Interior Design Association, and its Southwest Chapter includes Arizona, Las Vegas and New Mexico.

#34

In August, the Layton Companies was named as one of *UTAH BUSINESS MAGAZINE'S FAST 50*. The magazine recognizes 50 of the fastest growing companies in Utah at its annual recognition and awards program. The Layton Companies was ranked 34th, and noted alongside all of the companies "for their innovative business tactics and skyrocketing revenue growth."



The elementary school in Pinedale, Wyo., was the first design-build school in the state.

School Bells Ring Layton builds first design-build school in the state of Wyoming

School is in session at the new Pinedale, Wyo., Elementary School. It is the first design-build school in the state authorized by the Wyoming School Facilities Commission. Design-build project delivery was selected as the only way to meet the project budget, beat the short construction season of harsh Wyoming winters and stay ahead of the growing student population. Even the building design imitates life as themed building learning centers mimic the area's scenic mountains, lakes, rivers, meadows and plains.

Pocatello hospital takes top spot in Idaho commercial projects event

The *Idaho Business Review* recognized the top commercial construction projects in Idaho at an event at the Idaho State Capitol with Governor C.L. "Butch" Otter awarding project trophies. Of the 20 projects recognized in the "Private" construction category, a Layton project took top honors (Portneuf Medical Center in Pocatello) and filled three of the top five slots, including Mountain View Hospital Expansion (Idaho Falls) and University of Phoenix (Meridian).



Idaho Gov. C.L. "Butch" Otter (center) presents Layton officials with outstanding project award.

Photo courtesy Robb Hicken

Rio Tinto partnership continues to benefit Layton Companies

Rio Tinto is an international leader in finding, mining and extracting the world's metals and minerals. Company holdings include Kennecott Utah Copper, which operates the world's largest open pit copper mine. Its Kennecott Land division is the developer of the acclaimed Daybreak community of 4,200 acres and ultimately 20,000 homes with a full spectrum of quality-of-life amenities. Layton's Interior Construction Specialists has

currently partnered with Kennecott Utah Copper to construct two office buildings at the copper smelter facility. Layton Construction's Health Care Group has another tie to Rio Tinto and its projects. Layton is building the South Jordan Health Center (an off-campus facility of University of Utah Health Care) within the Daybreak community's South Station Village.



The Campbell County Recreation Center features three full-size basketball courts surrounded by an upstairs track and exercise equipment.

There's no 'I' in T-E-A-M

Campbell County Recreation Center improved through organizational synergy

In business, the idea would be called “synergy.” However, since the end result is a state-of-the-art recreation center, a more appropriate phrase might be: “There’s no ‘I’ in T-E-A-M.”

To get the Campbell County Recreation Center completed in Gillette, Wyo., it took the cooperation of county officials, the city of Gillette and the local school district.

Sure, Campbell County could have done something to improve its recreation center and sure, the school district could have thrown together some sort of roof to cover tennis courts. However, the organizations — with the additional partnership that came from the city of Gil-

lette were able to get much better facilities through cooperation.

The city deeded the land to Campbell County and cooperated with the county to improve the road surrounding the building and added walking and bike paths leading to the high school and local community college. The school and county worked together to secure the project bond. Then, the three organizations formed a committee to serve as “owners” for the project.

“It is typical of the partnerships we form here to get things done,” says Kevin King, executive director of Campbell County Public Works. “Any single entity would have had a hard time getting something done on this scale.”

TIPPING THE SCALE

After an initial feasibility study suggested replacing the existing county recreation center with a new one, the various organizations pooled resources and expertise to make sure the facility was top-notch.

When it was finished, the state-of-the-art recreation center was 186,000 square feet of weight-losing, rock-wall-climbing, lap-swimming, speed-training fun. It has a six-lane lap pool, four racquetball courts, three full-sized basketball courts and a fieldhouse that includes a full-size track with five indoor tennis courts inside.

“In the old facility, we would get about 460 people here a day,” says Dave McCormick, executive director of Campbell County Parks &

“Any single entity would have had a hard time getting something done on this scale.”

Kevin King
Executive Director
Campbell County Public Works

The Details

CAMPBELL COUNTY RECREATION CENTER

START DATE
January 2008

COMPLETION DATE
March 23, 2010

TOTAL SQUARE FOOTAGE
186,000

COST
\$52 million



The climbing wall is modeled after Devil's Tower – a state landmark.

Recreation. “Here, we get about 1,200 per day. With the variety of things we can offer here, now we can have the whole family do something.”

A KEY TEAM ADDITION

Early in the process (although not early enough, according to King) Layton Construction came in as the construction management firm.

“We’re not on the design or construction side of things and we didn’t know fully what we were getting into,” McCormick says. “We got Layton on board and that was important because they helped us complete final plan adjustments.”

LET ME HEAR YOU!

As with most Layton Construction projects, communication was a key to success.

“Layton listened to the owners and that was key for me,” says Cliff Hill, director of district activities for the Campbell County School District. “They listened to what the functionality of the building was going to be. They would find solutions. They were working for the owners.”

Weekly owner meetings kept everyone informed and developed trust.



The lap pool (pictured) has a diving area and is adjacent to the leisure pool that has quickly become a popular part of the new facility.

VICTORY LAP

Completed with \$3 million saved through value engineering, the facility is amazing. The full-size indoor track enables the county and school district to host state high school track meets (already scheduled for the next four years) and state tennis tournaments (scheduled from 2011 to 2013).

For the county, it means a better facility to meet the need for rec leagues. It means better options for families to get in shape. It means an amazing place to spend a hot summer day — or a cold winter one.

“I need a CM that’s an advocate,” King says. “I need someone who is 100 percent with me and will back me up on what I want. Throughout the entire process, Layton was an owner advocate for Campbell County. That made all the difference.”

Lapping the Competition

The Center could host an NCAA-level indoor track meet and has the following amenities:

- Parallel lanes for long jump and triple jump as well as a pole vault area
- Meet management area for results
- Seating for 1,000 spectators along the sprint area
- Regulation photo finish equipment

**The
WOW
Factor**

This facility is full of them, but the leisure pool is a family favorite. The leisure pool (separate from the lap pool) has a lazy river, children’s area, zero-depth water play area and two slides that take swimmers outside the building and back in during their tubing journey.

“ I need someone who is 100 percent with me and will back me up on what I want. Throughout the entire process, Layton was an owner advocate for Campbell County. It made all the difference. ”

Kevin King
Executive Director
Campbell County Public Works

Note this

- When recreation officials wanted to have a *soft opening for the recreation center*, they simply sent one text message to a high school student who worked for the department. The next morning, hundreds of people were waiting for the doors to open.
- The recreation center has *two water slides* in the leisure pool that wind outside the building and end back inside.

Due to weak soil, civil engineers required the Campbell County (Wyo.) Recreation Center be constructed on a foundation made up of a series of steel pilings and pile caps (visible in photo).



Weak soils, strong piles

Engineering analysis requires Campbell County Recreation Center to be suspended on 941 'stilts'

Site selection involves many factors, including economic consideration for the cost of land, purpose of the structure, proximity to markets and customers, accessibility to roads and transportation routes, and a visual presence of the building.

Less often considered is a thorough examination of the soils upon which the building will be constructed. Once the site is selected, civil engineers are tasked to evaluate the soil conditions and devise a plan for constructors to use so that the building will stand strong and firm.

In the case of the Campbell County Recreation Center (CCRC), the expansive soils were not suitable to carry the load of the building. Unpredictable soil movement and differential settling caused by the weight of the structure required an engineering plan that would eliminate these variables as well as carry the massive steel structure that supports the wide and open spans of the indoor track and field complex, as well as the weight of the leisure and competition pools.

The solution? Steel pilings create a stable base upon which the structure could rest. At CCRC, 12-inch "H beams" were driven

vertically until a calculated resistance was met, meaning the beams were securely grounded in the bedrock below which would support the building structure. Over the 186,000-square-foot expanse (approximately 4.25 acres) of the recreation center, 941 piles were driven, generally 45 to 50 feet into the ground. Pile driving is a methodical, yet particular task. The incessant rhythmic banging of the pile driver, as well as the ground shaking in the local area, is somewhat unnerving to the uninitiated. Some may think they are experiencing an earthquake.

On top of the steel piles, pile caps of reinforcing steel and concrete were built. Horizontal grade beams, also built with reinforcing steel and concrete, added more strength. This lattice-work of concrete and steel firmly linked the structure together vertically and horizontally, and serves as the base upon which the structure's floors and load-bearing column foundations rest.

Approximately 745 pile caps were tied to the 941 piles. In most cases, a 3-foot by 3-foot by 30-inch deep pile cap was built atop individual piles. For engineering purposes, in some cases four and five-pile caps were connected to add further load-bearing capacity particularly where the heavy building column lines were placed. The

four- and five-pile caps were typically 6-feet by 6-feet by 30-inches deep. Grade beams connecting the piles were 18 inches deep and 12 inches wide, completing the massive underground foundation.

An increased number of pilings were placed under the pool areas to carry the additional weight of the pools. Concrete pool vaults were built integrally attached to the pile cap system, and then the pools were fabricated within the strong and stable concrete infrastructure.

The engineers determined that the entire load of the CCRC would be non-load bearing upon the soil.

Very literally, the building does not touch the soil.

During construction, wherever there was contact with the soil, concrete was placed on top of a four-inch biodegradable cardboard spacer to create a void. When the cardboard deteriorates, the building will rest upon the piling system, which floats on a four-inch cushion of air. The building is structurally sound — suspended, as it were — on 941 stilts.

Within the walls of the CCRC, weights will be lifted, heavyweight wrestlers will demonstrate their skills with finesse, and weight will be lost by conscientious fitness enthusiasts.

Ironically, that's a whole lot of weight floating on air. 🏊

EMPLOYEE FOCUS | Drew Fleming

Senior project manager Drew Fleming didn't come to Layton Construction until his previous company was purchased by the builder. However, it didn't take long for him to embrace **The Layton Way**.

"Here, there's a team approach," says Fleming, a 29-year-veteran with the company. "You know what to expect and every one is on the same page. As a project manager, that makes you be able to sleep at night."

Fleming quickly became an important cog in the Layton Construction machine. Because he came from industrial construction, he could bridge the gap and help Layton get industrial jobs the company didn't get before he came on board.

His expertise has led him to manage projects including **BD Medical** in Sandy, Utah, **WAXIE** distribution facilities in Salt Lake City; Mesa, Ariz.; and Livermore, Calif.; and a **Cerro Copper** facility in Cedar City, Utah.

Repeat work, like with WAXIE, was made easier to get because of the company's customer-first approach to business.

"We listen to the customer and work with them to get what they want," Fleming says. "When you have a happy customer, you have a repeat customer. That's how we make money: repeat customers."

And a company that keeps promises and does things the right way keeps quality people, like Fleming.

Drew Fleming



Concrete Partners

Gillette-based Hladky Construction stays close to home and loves it



From left to right: Donnie Bowman, Scott Heibult, Mike Hladky and Mark Kuhbacher.

Recently, Mike Hladky did something almost unheard of in the construction industry — especially as of late. He turned down a good-sized job in a major city, working with a contractor (Layton Construction) his company likes working with because he wanted to keep his crew close to home.

“We always talk about expansion, but we’re so busy here, we’ve never seriously looked at doing it,” says Hladky, president and founder of Hladky Construction Inc., in Gillette, Wyo. “We’re in the busiest place in the world and everyone goes home to their own bed at night.”

Gillette’s economy is centered on the energy business — which makes it more impervious to recessions than most places. Plus, Hladky Construction has developed a reputation for fine work with concrete and steel that fits hand in hand with the construction

needs of the town. In fact, 75 percent of the company’s business comes from working on industrial power plants prevalent in the area.

Hladky Construction’s relationship with Layton Construction started with the Campbell County Recreation Center. The company’s skill as a concrete subcontractor and knowledge of the area and climate made Hladky a key partner in the completion of the complicated and large job.

“There were 941 piles driven and each one has a pile cap on it,” says Donnie Bowman, a superintendent with Hladky and the liaison with Layton’s team. “The whole structure was pretty fun to see. It was like a forest.”

The key to Hladky’s long-term success in an area known for hard-work and honest living has been the company’s capability to get the job done and to do it right.

It’s also part of what made the partnership with Layton so appealing for the Hladky team, as well.

“(Layton superintendent) Greg Firth and I have similar attitudes,” Bowman says. “We go get it done and get it done the best way we can. To get something like this put together, you need someone who gets to work and wants to build something.”

Despite the growth of the company and the scope of the jobs Hladky and his crew build, Hladky Construction is still a solid group of hometown people doing their best to do a good job for their neighbors. It’s just like when Hladky started pouring driveways in 1972. They would work hard, do the best they could and sleep well at the end of the day. In their own beds. 🏠

Hladky Construction, Inc.

FOUNDED
1972

HEADQUARTERS
Gillette, Wyo.

TYPE OF WORK
Industrial and commercial construction, specializing in concrete and steel.

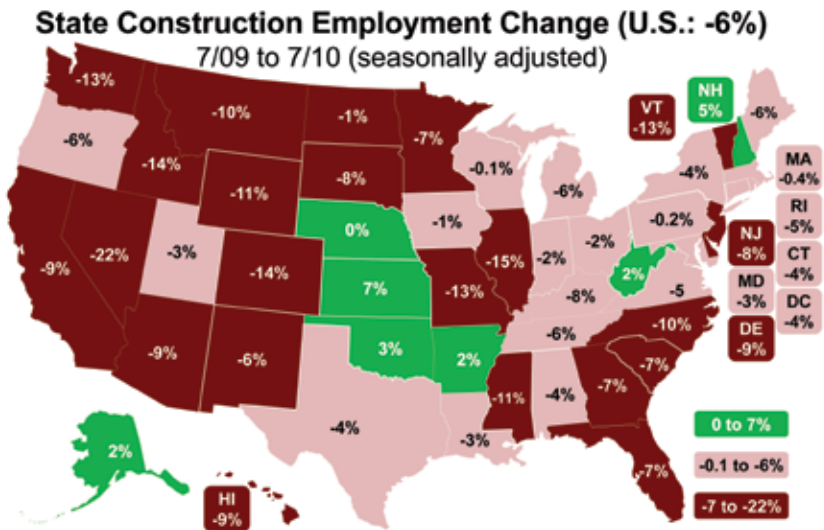
EMPLOYEES
90

HIGH-PROFILE JOBS WITH LAYTON
Campbell County Recreation Center
(Gillette, Wyo.)

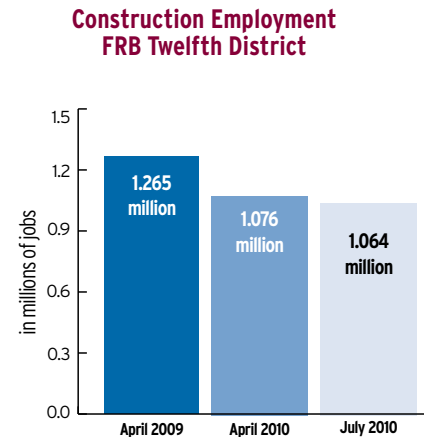
CONTACT INFORMATION
1100 N. Gurley Ave.
Gillette, WY 82716
(307) 682-2785

“ (Layton superintendent) Greg Firth and I have similar attitudes. We go get it done and get it done the best way you can. To get something like this put together, you need someone who gets to work and wants to build something. ”

— Donnie Bowman
Superintendent
Hladky Construction Inc.

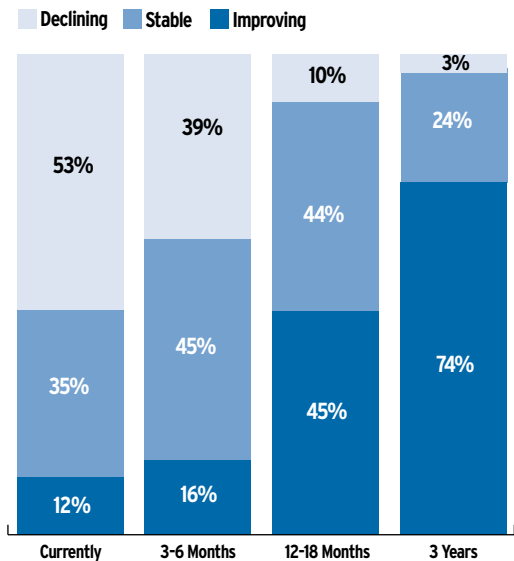


Source: BLS state and regional employment report; The Associated General Contractors of America



Source: U.S. Bureau of Labor Statistics, State Employment Data

Construction Industry Confidence Index (CICI) General Contractors/Construction Managers/ Engineer-Constructors



Source: ENR, 2nd Quarter, 2010

Economic Outlook

Compared to last issue, the positive and negative market trends

- + Economic activity in the Twelfth District appeared to pick up slightly during the period of June through mid-July.
- = Job growth in the District continued to fare moderately worse than that in the nation as a whole over the 12 months ending in June.
- = The District's unemployment rate remains well above that of the nation as a whole, although both have seen some stabilization recently.
- + Sales of retail items and services were mixed, but firmed a bit further for both.
- = The pace of home sales remained mixed across areas but appeared to decline on net, even as home prices edged up in some parts of the district. Meanwhile, conditions remained depressed in commercial real estate markets.

Source: Economic Trends and Conditions, May 2010, FRB San Francisco, Economic Research Department (The Twelfth District includes the states of Alaska, Arizona, California, Hawaii, Idaho, Nevada, Oregon, Utah and Washington).



THE LAYTON COMPANIES Area Offices

SALT LAKE CITY
9090 S. Sandy Parkway
Sandy, UT 84070
(801) 568-9090

PHOENIX
4686 E. Van Buren
Suite 100
Phoenix, AZ 85008
(602) 840-8655

IRVINE
8001 Irvine Center Drive
4th Floor
Irvine, CA 92618
(949) 453-8300

HAWAII
2251 Kapili Road
Koloa, HI 96756
(808) 742-4161

BOISE
1444 S. Entertainment Ave.
Suite 300
Boise, ID 83709
(208) 429-6740

NASHVILLE
5409 Maryland Way
Suite 100
Brentwood, TN 37027
(615) 376-6217