



R&O and UTAH OSHA form a **safety partnership**

R&O Construction and the Utah Labor Commission Occupational Safety and Health Division or Utah OSHA, have formed a "Utah Arches Workplace Safety and Health Partnership" or "Arches" to help provide a safe work environment for Utah workers. The agreement signing took place on Wednesday, December 15 in Provo, Utah, and is being utilized for the Joaquin Village Student Housing construction project in Provo, Utah, under the responsibility and control of R&O.

The Arches partnership is a voluntary cooperative between industry and government. R&O's goal for the Joaquin project is to prevent any

workforce fatalities, serious injuries and illnesses, and to provide a safe work environment for our employees and subcontractors. A safe work environment also helps decrease the number of worker compensable injuries and OSHA violations and citations.

Under the agreement, R&O will request that specialty or trade subcontractors submit their safety and health policy, onsite safety programs and safety training records for review and evaluation. If the subcontractor is found deficient, Utah OSHA will step in to monitor and assist in correcting the subcontractor's performance.



A *gold standard* for off-campus housing



Work by R&O Construction is moving along rapidly on the 236 unit Brigham Young University-approved student housing project just south of the Provo, Utah campus. The project will provide unprecedented high quality off-campus housing with two five-story apartment towers. Each living room will have a flat screen TV and elevators that join a two-story commons building with an indoor pool and sports court with rubberized floor. Each unit will be capable of supporting four students and provide housing for a total of 944 students.

More than 500 parking stalls will also be available in a single-level below-grade parking garage beneath the towers. Altogether the buildings total 372,000 square ft. and the parking garage adds another 187,000 square ft. of construction.

The parking deck is cast-in-place concrete capped by a post-tensioned concrete podium that will be the base of the buildings. The first level of each building is masonry and steel construction, with wood-frame construction for levels two through five. Just three weeks into the project, R&O had already placed 4,800 cubic yards of concrete.

R&O is constructing the apartments

for Peak Capital Partners. Ken Harris is the architect. At the groundbreaking ceremony, Jaime Dunn, partner at Peak Capital Partners, acknowledged Zions Bank for financing the project in spite of the down economy.

The biggest challenge on this job is staging. With streets on the north and south and private residences east and west, there is no public right of way to the site. A tower crane is being used to lift materials onto the site as they arrive.

- ➔ 236 units
- ➔ 500 parking stalls
- ➔ 371,686 square ft. of building space
- ➔ 186,610 square ft. of parking space
- ➔ Living space for 2106
- ➔ Roughly 50,000 cubic yards of material was excavated
- ➔ About 14,000 cubic yards of structural backfill was brought onto the site.
- ➔ 1,256,678 pounds of steel has been delivered. (*approximately 628 tons*)



Hard Times

No one would deny the last few years have been tough on the construction industry, but R&O has turned a challenge into an opportunity by expanding its markets to include federal projects.

More than two years ago R&O began the process by looking for partners to team with in order to gain an understanding of the unique process of pursuing federal projects. The first project that resulted was a joint venture at Seymour Johnson Air Force Base in North Carolina. R&O acted as the construction manager for the project enabling them to learn firsthand the intricacies of federal procurement.

Mike Holland, operational manager and estimator said: "As we began to develop partners through our business development division, we began to learn about the differences in agencies and about small business set-asides and all the elements to

be competitive." So far, R&O has been awarded four federal projects in just 18 months. "We have been able to achieve this early success with great teaming partners and a very supportive company," said Holland.

R&O has set up an aggressive schedule to go after close to 40 projects this year, perhaps more during summer when federal agencies often ramp up their own schedule. The Federal Division will keep two estimators and at least two project managers going full time.

Paperwork and procedures have been the steepest part of the learning curve. Although R&O can use its own software to estimate and track projects, it must also track projects with the software provided by agencies such as the US Army Corps of Engineers or the National Park Service.

Open New Markets

Federal Projects reflect R&O's variety of experience

FY10 Dormitory, Minot Air Force Base *Minot, North Dakota*

R&O is constructing a new dormitory under a contract from the US Army Corps of Engineers. The building has three wings and each wing has three stories of living space. The building is topped by an attic that will house all the mechanical. Once the new dormitory is complete, R&O will demolish and remove the three dormitory buildings the new facility will replace.

The dormitory is set up with a very residential feel. Each unit includes a kitchen and bathroom as well as living space.

Primary heat is being provided by 80 geothermal wells.

The entire exterior is carried by the building's steel structure, but the infill starts with a dense fiberglass sheeting, then vapor barrier, then a 1/2-in. insulation board covered by siding. On the interior side of the glass sheet, the cavity is again filled with insulation, another vapor barrier, and a layer of sheet-rock for an R-value between 22 and 24.

Housing Units, Grand Teton National Park *Moose, Wyoming*

As winter ends, R&O will start construction



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on seven four-plex housing units for the National Park Service at Moose, Wyoming. To get a jump on construction, the units are being built as modular units in Denver, Colorado, and R&O takes delivery of the first units in mid June.

Each of the seven buildings consists of eight modular units, four stacked on four. With the modules up, R&O will then add a laundry area and garages for each unit. The plan is to have all of the exterior work completed by Oct. 1.

Also, the site is constrained, so the modules will have to be stored off-site and trucked in as each pad is readied. Each module will be completely finished except for flooring that will be installed on site. When complete, the new units will house up to 56 people. Additionally, R&O will install a new street, utilities and site improvements. The project will reach LEED® Gold Certification.

Craig Thomas Visitor Center Expansion *Moose, Wyoming*

In February R&O will finish work on a new 5,500 square ft. auditorium with 150 seats, for the Craig Thomas Visitor Center. The building will include state-of-the-art viewing capabilities plus a curtain system that

retracts to show the full view of the Grand Teton mountain range. The eight-month project schedule was timed to complete all exterior site work before the first snow fall. That way interior and exterior finish construction could be completed in a heated environment because the average daily winter temperature in the region is zero.

Border Patrol Station *Lordsburg, New Mexico*

R&O has begun construction on a new Border Patrol, administered by the US Army Corps of Engineers for the Department of Homeland Security. The project includes a 56,000 square ft. administration building with offices, holding areas, sally port, and adjacent helicopter landing pad. The station also has a vehicle maintenance facility, self-contained gun range, fueling depot and car wash area, an outdoor training pavilion, and a horse and canine housing facility with stalls for up to 16 horses. Additional features that make this building “green” are the photo vatic roof system, underground water collection system, wind turbine, and cutting edge mechanical equipment that incorporate this region’s natural resources.



**CRAIG
THOMAS
VISITOR
CENTER**



EMPLOYEE SPOTLIGHT

JIM BRADLEY

R&O project superintendent Jim Bradley considers himself a lucky man. During his 17 years with R&O, he's worked hard at keeping owners happy. As a result, owners often request him as their superintendent which keeps him working close to home. That's the lucky part because when he's not at work, he prefers to spend most of his time with his wife and three daughters.

In the past few years, for example, he's worked on three Catholic churches in Utah and a couple of Harmon's Grocery Stores and America First Credit Unions. Those have all been requests by owners, something Bradley considers very satisfying.

Except for a couple of years working in Arizona and then Wyoming, he's been able to remain in Utah for most of the projects he's run. Since becoming a superintendent 10 years ago, Jim has worked on many grocery remodels for Smith's and Associated Foods, but in the last few years he's been challenged to work on projects as complex as the recent "reconstruction" of St. Joseph The Worker Catholic Church in South Jordan, Utah.

He appreciates how he's been treated at R&O: "I've never had any complaints with the way R&O treats me. They've kept me busy, and they really try to keep us all busy. You have to weather the storm, but they've always tried hard to keep everyone working. I like to be in the field and out on the project. That's the exciting part of construction," he added.

SUPERINTENDENT



SAVING MONEY WITH SAFETY



HURRICANE UTAH

R&O is finishing up the last of three state-owned liquor stores that were built in Heber City, Hurricane and Springville, Utah. Although the projects were relatively small, some creative thinking made them safer projects.

Each 15,000 square ft. store is built with solid, reinforced split-faced CMU exterior, but the roof section has a full clerestory supported by steel columns with a structure that creates a truss system for the roof. After teaming with the steel erector, they came up with the idea of building the entire roof structure on the ground and lifting it into place with a crane.

The structure was built on saw horses

and all the roofing work completed, including a layer of B-decking, two layers of OSB panels, an elaborate internal gutter system, and all of the steel components.

On the second store located in Heber City, only three-fourths of the structure was completed before it was erected due to the concerns about weight when lifting it into place with a single crane. By the next store, R&O had determined two cranes could be used to lift the entire structure and still have a cost savings along with a much safer install procedure for all the carpenters and steel erectors.