



McNEIL ENGINEERING™

Economic and Sustainable Designs, Professionals You Know and Trust

EPICENTER

WINTER 2024



ANOTHER EXCITING YEAR ON THE HORIZON!

Dear Partners and Friends,

As we look forward to the coming year, there's an electrifying energy in the air at McNeil Engineering. Our departments are gearing up for an array of exciting projects on the horizon. Each of these departments brings their unique expertise to the table, and we can't wait to see the innovation and precision they will bring to these endeavors.

Our Civil Engineering team is set to tackle infrastructure challenges, while our Structural Engineering experts will continue to design and fortify impressive structures. Our Roofing and Paving Consulting team is prepared to enhance the durability and longevity of roofs and parking lots. Simultaneously, our Surveying and 3D Laser Scanning teams will continue to capture the world around us with unparalleled precision.

We are thrilled about the remarkable projects that lie ahead, and we owe a great deal of our success to our clients and partners who continue to entrust us with their visions. With your support, we're excited to welcome the new year and bring these projects to life.

Warm regards,

Mike Hoffman President

MCNEIL ENGINEERING
WINTER 2024
NEWSLETTER

EPICENTER

Another Exciting Year

Project Highlights

Employee Spotlight

WORTHINGTON TOWER



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WORTHINGTON TOWER

As the Worthington Tower project in downtown Salt Lake City approaches its highly anticipated completion, McNeil Surveying is thrilled to have played a pivotal role. Our dedicated team provided ground control for each floor for future improvements and also provided 3D Laser scanning services, capturing the important technical details for each floor in this 31-story high-rise residential tower to ensure elevators, framing, and structural supports were consistent from floor to floor.

Partnering seamlessly with Layton Construction and the entire project team, McNeil Engineering Surveying is excited about Worthington Tower's transformative impact on Salt Lake City's skyline. As Salt Lake City continues to see incredible growth and the addition of several new high-rise structures, we are happy to continue to provide these key services for teams and projects of all sizes!

With 359 luxury units, 5,800 square feet of ground-floor retail, and important quality-of-life details for residents of Worthington Tower like 359 parking stalls, our involvement signifies a commitment to precision and excellence from ourselves and the entire team.

The amenity spaces, spanning over 15,000 square feet, including a 12th-floor pool and gym, Worthington Tower sets a new standard for urban luxury living in the Mountain West, McNeil Surveying is honored to contribute to this landmark project, shaping the future of downtown Salt Lake City.



TAYLORSVILLE STATE OFFICE BUILDING



PROGRESSION THROUGH PHASES

Melissa Smith and McNeil Engineering's Consulting Team are currently overseeing a pragmatic multi-phase renovation of the Taylorsville State Office Building parking lot and walkways. The primary focus is on improving accessibility, safety, and sustainability, with an emphasis on practical, quality enhancements.

Particular attention is given to the quality of asphalt and walkway construction, ensuring durability and functionality. The use of reliable materials and construction methods aims to create a resilient and user-friendly surface for the long term.

The project underscores a commitment to accessibility by integrating ADA-compliant features such as ramps, crosswalks, and designated parking spaces. These practical additions aim to cater to the diverse needs of individuals with disabilities, promoting inclusivity without unnecessary embellishment.

Melissa Smith's leadership ensures ongoing progress and effective communication with stakeholders. Completed phases showcase tangible improvements, offering a straightforward demonstration of the positive changes being implemented in the Taylorsville State Office Building's infrastructure.

In line with practical considerations, the project incorporates sustainable design elements. Eco-friendly materials and landscaping choices are implemented, along with modern lighting solutions for enhanced visibility during evening hours.

Upon completion, the Taylorsville State Office Building will reflect a balanced approach, meeting contemporary standards without excessive embellishment. The renovated space will stand as a practical example of McNeil Engineering's commitment to creating a functional, accessible, and sustainable environment for the community.



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POST DISTRICT



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THE FUTURE OF DOWNTOWN SLC IS BRIGHT

Over the past couple of years, McNeil Engineering has played a pivotal role in the site engineering and surveying work for the transformative Post District development in downtown Salt Lake City. Positioned between 500 South and 600 South and 300 West, this once-overlooked area has evolved into a master-planned district, featuring 580 residences and 161,000 square feet of retail, commercial, and restaurant space.

The Post District, serving as a vital link between the Granary and Downtown, has responded to past neglect, carving out a unique identity in Salt Lake City. An incredible group of partners, including MVE Architects, BCG Holdings, Lowe Property Group, and Bridge Investment Group, have been crucial contributors to this initiative.

McNeil Engineering's significant contribution to the project has been in addressing complex site engineering needs, leading surveying work, and overseeing civil engineering aspects. Challenges, such as accommodating existing billboards and enhancing pedestrian accessibility amidst surrounding roadways, were tackled to shape the district into a thriving urban space.

Key businesses, including Traeger, Level Crossing Brewing, and Urban Hill, have become integral parts of the district, adding diversity to the development. Showcasing that this project is fit to house some of the most innovative companies that call Utah home.

With a focus on creating a pedestrian-friendly environment, the development incorporates mid-block passages to break up the super-block into smaller, walkable sections. Retrofitted buildings pay homage to the area's history while introducing new view corridors. In tandem with ongoing development west of 400 West, encompassing the grain silos, the Post District is poised to be a vibrant mix of housing, workplaces, and retail. Future transit improvements, like the potential extension of Trax on 400 West, are being considered, contributing to the district's forward-looking urban planning.

The success of McNeil Engineering's surveying and civil engineering contributions underscores its role in shaping the Post District into a thriving and well-planned urban space, fostering a brighter future for downtown Salt Lake City.



SLATE CANYON YOUTH CENTER



MCNEIL LANDSCAPE ARCHITECTURE

In our commitment to emulate the nearby native hillside, McNeil Engineering Landscape Architecture proposes a transformative installation of a native seed mix meadow within the expansive open space at the intersection of State Street and Slate Canyon Drive. This approach aims to seamlessly integrate naturally occurring and landscape zone-appropriate grasses and wildflowers, creating a vibrant and ecologically rich focal point for the Slate Canyon Youth Center.

Botanical Diversity: The native seed mix meadow will boast a diverse array of plant life, carefully chosen to mimic the surrounding hillsides. Deciduous trees, including bigtooth maples and Gambel oaks, will provide seasonal dynamism, complemented by evergreen trees such as upright Utah juniper and curl-leaf mountain mahogany. Groupings of large shrubs, featuring big sagebrush, saskatoon serviceberry, and oakbrush sumac, will contribute to the meadow's texture and biodiversity.

Water-Wise Solutions: To align with the arid conditions of the region and promote water conservation, the native seed meadow is designed to be self-sustaining, requiring no irrigation. However, recognizing the needs of individual trees and shrubs, our design incorporates drip irrigation for targeted watering. This dual approach ensures the resilience of the meadow while supporting the establishment and growth of selected trees and shrubs.

Low-Maintenance Ecosystem: The proposed native seed meadow is designed with simplicity and low maintenance in mind. Infrequent mowing may be conducted to preserve the meadow's pristine appearance, but the overall maintenance demands are minimal. This intentional design not only reflects our commitment to sustainability but also ensures that the Slate Canyon Youth Center can enjoy the beauty of a native landscape without imposing an undue maintenance burden.

By marrying ecological considerations with aesthetic sensibilities, our team envisions the native seed meadow as not just a design element but a living testament to the beauty and resilience of Utah's native landscapes, fostering a connection between the Slate Canyon Youth Center and the enchanting natural heritage of the region.



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SOLEIL LOFTS



A NEW STANDARD IN COMMUNITY DEVELOPMENT

Soleil Lofts, a remarkable 600-unit multi-family development, epitomizes innovation in sustainable living, from the visionary team at Architecture Belgique, with structural engineering services by Brian Warner from our team here at McNeil Engineering. Aptly named after the French word for sun, Soleil Lofts goes beyond conventional housing, emerging as a self-sustaining, all-solar community and a Virtual Power Plant for Rocky Mountain Power.

At the heart of this \$106 Million endeavor is a commitment to high-end luxury living. Boasting Studio, 1-, 2- & 3-bedroom units, Soleil Lofts offers a unique blend of elegance and eco-consciousness. Its exceptional amenities, including pools, a basketball court, golf simulators, and more, redefine the standard for multi-family developments in the region. Soleil Lofts is not just a residential project; it's a testament to collaborative teamwork and engineering prowess. Architecture Belgique, alongside partners like Rocky Mountain Power, Auric Solar, Sonnen, and our own Brian Warner, tackled challenges posed by an all-electric infrastructure and diverse construction types. The result is an unparalleled electrical storage system that powers this visionary community.

In terms of innovation, Soleil Lofts stands as a pioneer in renewable resources and net-zero living, managed by Rocky Mountain Power. This project represents the largest residential battery demand response initiative in the United States, setting a benchmark for future developments across the nation.

The design excellence of Soleil Lofts is evident in its meticulous planning. The utilization of roof space for solar panels, coupled with unique details like inset LED lighting, creates a visually appealing environment day and night. The clubhouse, designed as a community rec-center, adds a distinctive touch, fostering a sense of community within the development.

Soleil Lofts is not merely a residence; it's a lifestyle choice. Its off-grid capability and the ability to offset peak-demand usage for the local power grid make it a trailblazer in eco-friendly living. Brian Warner's structural engineering contributions, combined with collaborative efforts, have not only redefined luxury living but have set a new standard for sustainable, community-centric developments. Soleil Lofts is a shining example of 21st-century living, where luxury meets environmental responsibility.



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EMPLOYEE SPOTLIGHT



CONNOR MORGAN

What do you like to do in your spare time?

Go on walks, hiking, camping, watch movies, trying new foods, and board/card games.

What are your top 5 bucket list items you want to accomplish?

- Architectural License
- Travel Europe and South America
- Write a bestselling novel
- Learn Sign Language
- Own my own practice

What is your hidden talent?

Singing, photography, and watercolor.

What has been your favorite project thus far in your career?

Parking lot and gate expansion - Sri Ganesha Hindu Temple, South Jordan, UT <https://www.utahganeshatemple.org/>
Master Plan and Concept - Murugan Hindu Temple, St. Louis, MO <https://murugantempleofstlouis.org/our-new-site/>

How long have you worked at McNeil Engineering?

1 month +/-

What do you find the most exciting about your job?

The ability to create spaces that have an impact on the community. I love the psychological component of architecture and often when designing imagine how it would feel to be in the space—provoking emotional architectural experiences.

Where were you born and raised?

Layton, Utah

Motto or personal mantra?

I can do hard things! I define my destiny.

What are three career lessons you've learned thus far?

Don't trust anyone – As humans, we are all imperfect and make mistakes. Don't rely on always getting perfect information the first time.
Check and Check again – Having multiple eyes on construction drawings is important. We work as a team to collaborate and push design further together.
I am a designer – I can imagine spaces and create facades that make an impact.

What is something you've always wanted to try and never have?

Sky diving. I am terrified of heights but haven't let that stop me from repelling down ~350' cliffs.

