



Morley Builders Celebrates 70 Years Of Building Smarter

"We're going to continue to invest in quality relationships, quality projects and the highest-quality talent—those who are inspired by the values of integrity, collaboration and innovation."

—Charles Muttillo, President, Morley Builders

Quality Projects and Clients

Recognized as one of *ENR*'s Top 400 Contractors, Morley Builders is prominent in the top echelon of Southern California building constructors. With LEED Gold headquarters in Santa Monica and offices in Orange County and San Diego, Morley boasts seven decades of successful project completions, giving the firm the knowledge and experience to meet construction challenges with a creative solution. Morley's construction excellence has been recognized throughout the decades since its founding in 1947, with recent awards from *ENR*'s Best Projects in the commercial, research and educational categories.

Pride in Self-Performance

Considered a master builder, Morley is sought by owner-builders and general

contractors for its award-winning concrete expertise. Seasoned craftsmen take pride in the ability to self-perform both structural and architectural concrete work, which includes forming, placing and finishing. This skill provides significant control over the schedule, cost and quality of critical operations. The company owns cranes, forklifts, concrete pumps and booms, formwork and finishing equipment, which are stored and serviced in its LEED Silver equipment yard.

Founding Principles of Enduring Value

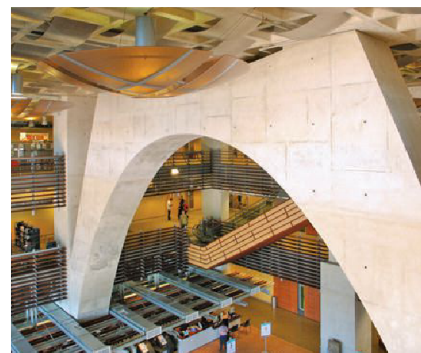
The decade following the end of World War II marked a tremendous demand for new construction in Southern California. In 1947, Morley Benjamin, a Detroit native and University of Michigan graduate, returned to Southern California after



Self-performing the key structural concrete components of a project maintains the best schedule assurance, quality and costs for a client.

being stationed there during WWII. He turned to his father's trade, construction, and founded Morley Construction Co., as the Benjamin Construction name had already been taken. He seized upon this post-war boom by building houses. A year later, he was joined by Sherman "Tex" Given, and they remained partners for 33 years.

During the 1950s, Morley Construction Co. moved into competitively bid public work, completing schools and civic buildings throughout the region. In the 60s and 70s, construction for private clients predominated, with negotiated contracts and often repeat customers. The company built commercial buildings, recording and television studios, and thousands of apartment



Protecting the seismic integrity of UCLA's Royce Hall. Preserving antiquities at the Getty Villa Museum. Providing the structural core of the Central Library in San Diego. As one of the leading, truly self-performing contractors, Morley has skilled craftspeople who take the intricacies, complexities and possibilities of construction and elevate them to an art form.

PHOTOS CLOCKWISE FROM TOP: COURTESY OF MORLEY BUILDERS; GARY KRUEGER, COURTESY OF MORLEY BUILDERS; COURTESY OF MORLEY BUILDERS

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Morley's sports/entertainment resume includes venues for the San Diego Padres, LA Galaxy, Dodgers and UCLA Bruins. Soon, the USC Trojans will take the field within a newly renovated Memorial Coliseum, and the Los Angeles Lakers will train in their state-of-the-art complex with partner UCLA Health.

units. In 1970, Bert Lewitt joined the organization as a project manager, and Morley's son, Mark Benjamin, started as an apprentice carpenter shortly thereafter. Tex Given retired in 1980, which began the transition to a new generation of leadership.

The 1980s was a decade of growth and change. The salaried staff continued to expand as middle managers and college graduates joined the company. An employee-ownership plan was created to give staff a stake in the company's progress. In 1984, Benchmark Contractors Inc. was formed as an open-shop contractor to meet the needs of a growing residential market. At the same time, a holding company now known as Morley Builders was formed to unify market services.

Integrity as the Foundation of Success

With the turn of the century, Morley's reputation for quality took on new prominence as the builder of choice for new landmarks. The Cathedral of Our Lady of the Angels, the Getty Villa Museum and the California Science Center were just the beginning of great projects in the 2000s. Morley's diverse project mix was instrumental in weathering the economic downturn. In 2013, the Morley family faced the tragic loss of Mark Benjamin, president and CEO, and his son Lucas, project engineer. The integrity of the Morley Builders family provided the solid foundation for continued success. A buy-sell agreement and succession plan allowed for a structured transition to

100% employee ownership. Morley's banking and surety relationships remain solid, and the company maintains a bonding capacity of nearly \$1 billion.

A Reputation for Building Smarter

Today, Charles Mutillo, a 33-year veteran of the firm, guides Morley's leadership team. The management team's experience, capabilities and integrity guide its innovative and entrepreneurial staff to build the quality projects for which Morley is known.

For 70 years, Morley has adapted and embraced the creed of "building smarter." The ideals of collaboration, innovation and trust remain firm, and the uncompromising integrity of Morley employee-owners provides the foundation for future growth and success.

Morley Builders is building a better future. For its employees. For its clients. For the users of the buildings it constructs. ♦



Easttown and Southblock make up a neighborhood-defining mixed-use development, listed as *ENR's* Top Starts in California. Once completed, the project will span four city blocks totaling seven acres, adding 1,042 apartment units, 2,584 parking spaces and 126,000 sq ft of retail options to historic Hollywood Boulevard.

PHOTO: PAUL TURANG

MORLEY BUILDERS

BENCHMARK
Contractors, Inc.

MORLEY
Construction Company

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