

March/April 2018

BUILDING CENTRAL FLORIDA



PROJECT PROFILE:
OCPS Academic
for Excellence

INSIDE

**Multifamily Construction
Challenges, Practices & Trends**

Celebrating Anniversaries!
Baker Concrete & United Wall Systems

2018 VIP Elite Sponsors



When looking for a construction **Law Firm...**
start at the **top.**



One Firm. One Focus.
Construction Law.

Celebrating 20
years serving the
construction industry.



15 W Church St. #301, Orlando, FL 32801 | 407-740-6600 | kirwinnorris.com

 **HENSEL PHELPS**
Plan. Build. Manage.

airports
hospitals
office buildings
manufacturing facilities
courthouses
universities
hotels

TRUE PARTNERSHIPS BUILD LANDMARK PROJECTS





14 COVER STORY OCPS Academic Center for Excellence

About Our Cover Williams Company

The Academic Center for Excellence is a Community Partnership School under Orange County Public Schools (OCPS). It's the first new school in the Parramore district in almost 50 years and also the first OCPS School to serve preschool to middle school students on one campus.



Want to see your project on a future issue of *Building Central Florida*?

Call 407-628-2070 or email bcf@abccentralflorida.org for pricing and information.

Table of Contents

Articles

- 3 President's Letter
- 14 OCPS Academic Center for Excellence
- 23 Impact of Tax Reform on the Construction Industry
- 27 Attract Top Talent to Keep Up with Multifamily & other Booming Construction Markets
- 33 Sensors Advance Safety and Productivity in Access Equipment
- 35 Multifamily Construction: Challenges, Practices & Trends
- 37 Safety Committee hard at work

Company Profiles & Anniversaries

- 19 Fender Marine Construction
- 21 United Wall Systems Celebrates 10 years
- 29 Baker Concrete Construction Celebrates 50 years
- 31 Hays Construction - Recruiting Specialists

News

- 9 Event & Education Calendars
- 11 Member News
- 13 New Members in December/January
- 17 CFC ABC Staff

Chapter Events

- 5 Builders Breakfast, 12/5
- 5 Toys For Tots Toy Drive & Holiday Party, 12/7
- 7 Builders Breakfast, 12/13
- 7 CFC ABC Kick Off Part/After Hours, 1/18
- 9 Sporting Clays, 1/25

Building Central Florida (BCF) is published bi-monthly by the Central Florida Chapter of Associated Builders and Contractors. All material becomes the property of CFC ABC unless prior arrangements are made. CFC ABC welcomes submissions of articles and press releases from our members; however, CFC ABC reserves the right to publish based on relevance and space availability. Please direct all inquiries to bcf@abccentralflorida.org.

©2018 Central Florida Chapter Associated Builders and Contractors, Inc.

651 Danville Dr., Ste. 200, Orlando, FL 32825
P: 407-628-2070 F: 407-629-0144
abccentralflorida.com



Commercial New Construction—Multi Family Construction—Assisted Living Facilities—Hospitals—Schools— Repaints & MORE!!!!!!

1-800-Painting—www.DunkmanPaint.com



We Make Power Work for You

If it's worth doing, it's worth doing right. Our highly-skilled electricians, engineers, and technicians deliver unparalleled contracting services through every stage of your commercial, industrial or institutional project.



When you're looking for brilliance, look to ESI.

352-787-1322 • www.electric-services.com

EC#0001415, CA#9435

President's Letter

BY: MARK WYLIE, PRESIDENT & CEO, CFC ABC



Sometimes in the course of government affairs, one sees a clear issue and a clear solution, and all the stars seem to be in alignment.

At least for a few minutes.

Such is the case with ABC's Owner

Direct Purchase (ODP) reform effort. For the many contractors and suppliers who work with government owners or non-profits – like hospitals or churches – you know the pain and the drill associated with it.

These tax-exempt entities do not have to pay sales tax on purchases. It is a policy repeated in many if not all states that collect sales tax. State government recognizes that it should not be collecting tax from cities and counties.

Flashback to July, when at the ABC of Florida planning conference, members were asked for issues that might be resolved by legislative action. ODP came up as one of the top issues, as it is such an onerous process.

For those readers who are not public works contractors or suppliers, this is how it works now. A school board might contract with a construction manager, who in turn might contract with 20-plus subcontractors to build a \$40M school. That school construction project may have \$20M in materials purchased for the project. In order not to pay sales tax, the school board must purchase the materials and have them shipped to the jobsite or warehouse under its control. Because of this process, those purchases now are the big-ticket items, like concrete, steel, mechanical chillers, etc. The small ticket items, like fasteners and clips, are difficult to break out, and the tax savings are individually small. Sales taxes are paid on those items.

The big-ticket items require budgeting, pricing, delivery coordination, handling and security. When a contractor is not profiting from a big-ticket material sale, it is highly problematic for the contractor and the owner to process these materials. Privately they call it a pain in the [posterior].

For contractors and the government community, the solution is easy. The owner gives its tax certificate to the contractors to purchase materials for the job, and the tax savings are passed on to the owner. That was the language in ABC's House Bill 715 (Leek)/ Senate Bill 1108 (Young).

If local government, school boards, churches and hospitals can use their sales tax certificates to stop paying tax on all of the

construction materials in a job, the savings might amount to millions or tens of millions. In fact, the Senate staff stated they think it would amount to maybe \$100,000,000 or more. Actually, no one really knows how much it would be, but 100 is a nice round number. Round enough to scare the budgeteers.

You would think that the politicians in Tallahassee would be embarrassed to admit that they are raking in that much money from these sources, as they are supposed to be tax exempt. Actually, the representatives and senators who visited with ABC members during the January Legislative Conference were near unanimous in their agreement with ABC's bill and they understood how it would have clarified and streamlined Florida's ODP process.

But that is not how the sausage is made. The President of the Senate let the ABC lobbyist know that's not going to happen this year. SB 1108 is DOA.

The key takeaway is that the budgeteers do not know if it might be one million or one hundred million. They probably don't want to know either, because an inefficient sales tax system works in favor of the state.

ABC's chief lobbyist Carol Bowen wrote this message to the chapters:

"While our members have many different experiences and opinions on the ODP process and where or how it could be improved, I think we would all agree that a good first step would be to have the current utilization of the tax exemption tracked. We cannot discuss reform without discussing fiscal impact and we cannot have an honest discussion about fiscal impact without good facts, figures and data. Our current effort for the remainder of session will be to identify ways that the Legislature can study this issue moving forward.

"While this issue may be dead this session, ABC members successfully laid the groundwork for future successful legislative efforts."

ABC would like to specially recognize Representatives Jose Oliva, Paul Renner, Matt Caldwell, Blaise Ingoglia, and Katie Edwards-Walpole for their efforts to make sure this issue was heard.

The issue, while dead in 2018, is not dead in 2019 or 2020. Sometimes it takes a few years for a seed to grow into a tree. ■



Mark P. Wylie



Central Florida Chapter

STAFF CONTRIBUTORS

PRESIDENT & CEO

Mark Wylie
mwylie@abccentralflorida.org

VICE PRESIDENT & CHIEF OPERATING OFFICER

Nancy Wray
nwwray@abccentralflorida.org

MARKETING DIRECTOR

Kelsey Wilkinson
kwilkinson@abccentralflorida.org

MEETINGS & EVENTS DIRECTOR

Taylor Tidwell
ttidwell@abccentralflorida.org

SOCIAL MEDIA

 CentralFlorida-ABC

 Associated Builders and
Contractors Central
Florida Chapter

 @CentralFLABC

 @CentralFLABC



WITH TRANSPARENCY COMES EFFICIENCY

ON!Track Asset Management

Hilti ON!Track is the professional solution for the management of all your assets. ON!Track provides full visibility on one easy-to-use platform. This system is specifically tailored to assist you in tracking the location and history of your assets and proactively managing repairs and inspections.

Contact our ON!Track PROS — Phone: 1-866-879-4578, Email: hnaontrack@hilti.com

1-800-879-8000 • www.hilti.com | 1-800-363-4459 • www.hilti.ca



DBS • 03/17



**TRENCH
PLATE®
RENTAL Co**

SHORING AND SAFETY SPECIALISTS

**FIRST IN SERVICE
SINCE 1979**

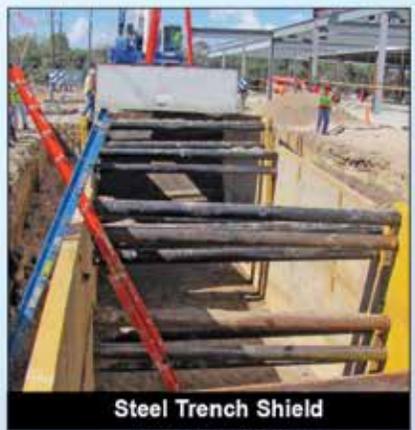
tprco.com



Slide Rail System



Build A Box



Steel Trench Shield

ORLANDO 407-854-9949

Locations throughout California, Nevada, Texas, Illinois, and Florida

Builder's Breakfast

December 5, 2017

BY: KELSEY WILKINSON, CFC ABC MARKETING DIRECTOR

A panel of speakers spoke to over 80 guests at the December 5 Builders' Breakfast. The speakers included: Jim Kelley, Managing member and principal/owner architect of Fugleberg Koch; Jeff Suchan, principal of Cuhaci & Peterson Architects; Mike Lynch, executive vice president, Cuhaci & Peterson Architects; and Charles W. Cole, Jr., FAIA, FACHA. Topics of the presentations included multifamily living, senior living, retail and mixed use and healthcare.

Trends discussed in design and construction for a successful senior living project included: home-like features, flexibility in design, healthy living, technology, activity and interaction space, and staff accommodations. These trends are being implemented in the Bridgewater at Ocala facility; the Senior Nursing and Adult Living Facility in Brooksville, FL and the Chatham Glen at The Villages, FL.

Multifamily forecasts and trends were also discussed. Some trends included: higher density on more costly sites; urban mixed use is more often a requirement; sound control is a topic of discussion; and unique project designs may not be considered as risky in the market. A forecast from Freddie Mac Multifamily says "Rental Affordability is Worsening". VLI (Very Low Income) units have fallen. In Florida, less than 2% of the units are VLI units. The multifamily tax exempt bond and 4% tax credit and the new market tax credits may also out as of now.

Construction trends in the healthcare market discussed were: dual occupancy building types; speed to market; commercial construction systems; and changing life cycle expectations. ■



Sponsored by 2017 Bronze Value Club:

Advanced Millwork, Inc.; Austin Commercial; Brasfield & Gorrie, LLC; Certified Slings & Supply; Comprehensive Energy Services, Inc.; CORE Construction Services of Florida, LLC; Dean Mead Attorneys At Law; Hartford South, LLC; Lake Glass & Mirror, Inc.; Lykes Insurance, Inc.; McCree General Contractors & Architects; Quality Labor Management, LLC; WithumSmith+Brown, PC.

Toys for Tots

December 7, 2017

SHINE, WALL STREET DOWNTOWN ORLANDO

In a wonderful time of giving, CFC ABC members gathered together to celebrate the holidays and give a message of hope to young children. Full of Christmas spirit and cheer, 176 toys were gathered in donation to Toys for Tots, a foundation created by U.S. Marines. Big shout out to the Oviedo High School Navy JROTC Unit for dedicating their time and those who contributed to a great cause! ■

Sponsored by 2017 Bronze Value Club:

Advanced Millwork, Inc.; Austin Commercial; Brasfield & Gorrie, LLC; Certified Slings & Supply; Comprehensive Energy Services, Inc.; CORE Construction Services of Florida, LLC; Dean Mead Attorneys At Law; Hartford South, LLC; Lake Glass & Mirror, Inc.; Lykes Insurance, Inc.; McCree General Contractors & Architects; Quality Labor Management, LLC; WithumSmith+Brown, PC.



STRENGTH

IN CONSTRUCTION SERVICES

BE IN A POSITION OF STRENGTHSM

Hard work, determination and passion get the job done. Like you, our Construction Services Team shares this same mindset and is committed to giving construction businesses the competitive edge to succeed by delivering accounting and technology solutions. Ask about our customer journey!

Ray D. Bastin, CPA, CGMA, Partner
Ronald J. Person, CPA, Partner



withum.com

withum 

AUDIT TAX ADVISORY

Builder's Breakfast

December 13, 2017

BY: KELSEY WILKINSON, CFC ABC MARKETING DIRECTOR

Representatives from general contractor, Robins & Morton, spoke to a crowd of guests at the December 13 Builders' Breakfast. Speakers included Tristan Johannessen, division preconstruction manager; Leif Helms, senior project manager; Kyle Davis, senior mechanical preconstruction manager; Steve Culler, electrical preconstruction manager and Noah Johnston, superintendent.

Robins & Morton provided an overview of the upcoming Horizon West project located in Winter Garden, Florida. The presentation included a brief overview of the \$93 million 249,000 SF project and also introduced the key project team members. In addition to discussing the upcoming project, Tristan Johannessen discussed the Robins & Morton subcontractor prequalification process. He reviewed the key prequalification items including financial and banking information, surety information, safety records and references. The team also briefly reviewed the typical subcontractor package including their standard policies as well as any project specific exhibits.



Sponsored by 2017 Bronze Value Club:

Advanced Millwork, Inc.; Austin Commercial; Brasfield & Gorrie, LLC; Certified Slings & Supply; Comprehensive Energy Services, Inc.; CORE Construction Services of Florida, LLC; Dean Mead Attorneys At Law; Hartford South, LLC; Lake Glass & Mirror, Inc.; Lykes Insurance, Inc.; McCree General Contractors & Architects; Quality Labor Management, LLC; WithumSmith+Brown, PC.

After Hours/Kick-Off Party

January 18, 2017

BJ'S BREWHOUSE



Sponsored By:





“Encourage *Integrity,*
Loyalty & Efficiencies”

- *Ernie Poole*
PCL Founder



VISION & VALUES PCL'S GUIDING PRINCIPLES

Developed by Ernie Poole, **Poole's Rules** have made PCL what it is today.

The key to securing client confidence is not only to deliver a project on time and on budget, but to deliver it using the time-honored principles of honesty, fair play and providing good value for one's construction dollar.

TOGETHER WE BUILD SUCCESS.
Watch us build at PCL.com

Commercial Contractors of Innovative Interior Systems Since 1946



Acoustical Ceilings, Drywall, Floors
Orlando Health, Orlando, FL

- 19 Locations
- Specialty Construction
- Ceilings • Walls • Floors



**ACOUSTI
ENGINEERING
COMPANY OF FLORIDA**

P: 407.425.3467 | www.acousti.com | F: 407.422.6502

Sporting Clays

January 25, 2018

CATFISH CREEK SPORTING CLAYS

Over 100 Central Florida Chapter ABC members were up before dawn for this year's Sporting Clay Shoot at Catfish Creek in Haines City. Located on Lake Pierce, the FFA grounds is one of the best sporting clay courses in the state. Members began the shoot with a shotgun start at 14 stations, all manned by sponsors and volunteers. After three hours and over 11,000 rounds of ammo and clay pigeons, the groups gathered in the clubhouse for lunch and to await the results of the tournament.

Thank you to all sponsors who made this tournament possible.

Coffee sponsor: FC Construction Services

Beverage sponsors: CCK Construction Services, Inc. & Polygon US Group

Lunch sponsor: PlanGrid

Trophies and prizes were given for 1st, 2nd, 3rd, and 4th place, Best Female Shooter, and Best Team score.

Congratulations to the tournament winners!

Individual Winners

- 1st: Barret Tucker
Tucker Paving, Inc.
- 2nd: Paul Miles
Energy Air, Inc.
- 3rd: Art Muns
Mechanical Services of Central Florida
- 4th: Paul Herrera
Air Mechanical & Service Corp.
Matt Hardy
Tri-City Electrical Contractors, Inc.

Best Female Shooter

Hilary Maul, Guest of Walbridge

Best Team

Energy Air, Inc.
Paul Miles, Ian Fraser,
Scott Murphy, Ryan Shoemaker



Central Florida Chapter

EVENT CALENDAR

March 9

Bass Fishing Tournament

March 15

GC Connect

March 20

BBQ on the Lake

April 9

Spring Golf Tournament 1

April 18

ABC After Hours

April 23

Spring Golf Tournament 2

April 24

BBQ on the Lake

April 28

Spring Poker Run

EDUCATION CALENDAR

March 8

Construction Estimating begins

March 13

Stepping Up To Supervisor

March 21

CPR & First-Aid

April 17

Standard OSHA 30-Hour

April 18

Stress & Time Management

April 24

Project Management Skills

April 26

CPR & First-Aid

OSHA 10-hr. and 30-hr. online courses available at abccfflosa.com

Computer training courses available online or instructor led.

WORKSHOPS

March 23

EIC Awards Workshop

April 13

EIC Awards Workshop

Visit abccentralflorida.com for more information, events and course schedules.





Turner's **Future Leaders of Orlando** group supports young professionals working together – from the obstacle course to the jobsite.

<http://www.turnerconstruction.com/careers>

Turner

Quality Metals, Inc.

Architectural Metal Products

Serving Central Florida Since 1986

• **Innovative Metal Architecture** •

Changing the Orlando skyline, one project at a time.
Be a part of the movement.
Get In Touch!

407.321.3181

www.QualityMetals.net

201 Gordon St. Sanford, FL 32771

Member News

ALBU & ASSOCIATES, INC.

... was recently awarded a project to build a new Aldi Supermarket in East Orlando. This \$2+ million project includes the complete demo of an existing bank, and full site work, followed by the ground up construction of the new 19,000+ square foot store.

Some of the company's other notable new projects include this month's start of a 50,000 square foot Target renovation in West Palm Beach involving the replacement of store fixtures, new walls and floor finishes, updated lighting fixtures, and store fixture and finish updates in the Starbucks. Beginning in March, the company will proceed on a Wells Fargo Bank in Liberty City.

In addition to these current projects, Albu & Associates is closing out several projects, which include the renovation of two churches: Sanlando Methodist Church in Longwood and St. Lawrence Catholic Church in Bushnell as well as the close out of the Novus Medical Center in West Palm Beach.

COMPREHENSIVE ENERGY SERVICES, INC.

... also prominently ranks as the Southeast's 36th largest specialty contractor according to ENR Southeast's Top Specialty Contractors survey.

... appointed Jerry Rollen as Director of Pre-Construction and Design-Build. A 30-year veteran of Central Florida's mechanical and plumbing industry,



Rollen reports directly to company Founder, President and CEO Todd S. Morgan, P.E. Throughout his distinguished career, Rollen's specialties have included business development,

mechanical design, Design-Build and project management. He holds a Bachelor's degree in Mechanical Engineering from the University of Central Florida and an Associate's degree in Engineering Management from Valencia College.

... started \$6 million of heating, ventilation, air conditioning, plumbing and special effects work at 20 new

Orlando-area projects. In addition to six theme park related projects, the work includes: UCF Baseball Stadium Expansion Phase 2 HVAC and plumbing, for Skanska USA Building; Rollins College Rice Pavilion HVAC, for Lamm & Company Partners; Orlando Executive Airport FBO plumbing, for Johnson-Laux Construction; HealthSouth Rehabilitation of Altamonte Springs HVAC and plumbing, for Hoar Construction; Florida Hospital Orlando Child Neurology first floor HVAC and plumbing, for JM Construction; Security First Corporation headquarters HVAC and plumbing, Ormond Beach, for Jack Jennings & Sons; and others.

ECS FLORIDA

... welcomes Clare Kramer, PG to ECS's Florida Environmental Group. Clare has over 16 years of experience as an environmental consultant on commercial and transportation-related projects in Florida. One of Clare's key responsibilities will be overseeing and further developing ECS Florida's Asbestos and Industrial Hygiene Group, which provides our clients with valuable consultation relating to asbestos, lead-based paint, mold, indoor air quality, industrial hygiene and radon.



GRAY|ROBINSON ATTORNEYS AT LAW

... announced today that Orlando-based shareholder Trevor Arnold has been named chair of the firm's statewide construction practice group. The construction practice group, made up of 44 attorneys firmwide, brings together more than a century of collective experience litigating hundreds of millions of dollars in construction disputes ranging from simple construction lien disputes to major public and private works and facilities projects throughout the state. The group also handles contract work including architect and engineer defects and omissions, as well as construction legislation through Gray|Robinson's lobbying practice.

Arnold, who earned his law degree from the University of Florida, is board certified in construction law by The Florida Bar. He focuses his practice primarily on litigation matters, with experience in a wide variety of construction-related disputes, including personal injuries and deaths, as well as construction defects, failures, delays and other inefficiencies. He frequently speaks around the country on construction law issues such as architectural contracts, design liabilities and green building matters.



HENSEL PHELPS

... is proud to announce the promotion of Michael (Mike) J. Choutka. Mike has been promoted to President of Hensel Phelps Construction Co. with overall responsibility for the operational leadership of the organization. Mike will retain his current responsibilities as the Chief Operating Officer (COO). He will maintain an office in Greeley, Colorado, and will travel extensively between district offices.



Jeffrey (Jeff) K. Wenaas will retain the position of Chief Executive Officer (CEO) with overall responsibility for the strategic vision of the organization.

ROGER B. KENNEDY CONSTRUCTION

... broke ground for the Tract 8B Apartments at The Reserve at Alafaya under a \$25 million contract. Located at



Continued on page 12

Member News continued from page 11

12530 Innovation East Drive in Orlando, the upscale 275-unit project is slated for completion in March 2019.

The Kennedy organization has been in continuous operation as a family-owned construction business for 148 years, and opened its Florida office in Orlando in 1972. Headed by Roger B. Kennedy, Jr., President, Roger B. Kennedy Construction ranks among Florida's largest construction companies and is one of Florida's largest family-owned businesses. The company specializes in multi-family, hospitality, commercial and healthcare projects including apartments, condominiums, hotels, timeshare resorts, student housing, and more.

... participated in a February 8 Grand Opening Celebration and Ribbon Cutting event for their recently completed Quest Village Apartments, a specially-designed independent living community near Waterford Lakes. The facility provides a quality living environment for adults



with developmental disabilities, and was constructed under a \$7 million contract for Quest, Inc. The village features 12 residential buildings with a total of 48 apartment homes, plus a community center and other recreational amenities. Roger B. Kennedy Construction is a proud Corporate Partner of the non-

profit Quest organization which relies heavily on community support.

... collected and donated a truckload of toys for the 2017 U.S. Marines' Toys for Tots Program this past holiday season. In December, a U-Haul truck delivered nine giant boxes of new toys and seven new bicycles, plus \$300 in cash/gift card donations that allowed the Marines to purchase even more toys. Toys for Tots is a program of the United States Marine Corps Reserve that spreads joy each Christmas by distributing toys to underprivileged children. Roger B. Kennedy, Jr., President of Roger B. Kennedy Construction, stated "We were thrilled to participate in the 2017 U.S. Marines' Toys for Tots program. Many are unaware that there is a high concentration of homeless children in Central Florida, and if not for Toys for Tots, these kids would not have received any gifts for Christmas. Supporting Toys for Tots gave us all an opportunity to help local kids enjoy a better holiday."



Roger B. Kennedy, Jr.

S.I. GOLDMAN COMPANY, INC.

... was selected by Johnson Controls as the Mechanical Prime Contractor for the Palm Bay Hospital Central Utility Plant project located in Palm Bay, FL. Work includes renovation of the existing central utility plant, consisting of the removal of three centrifugal chillers and replacing those with two 700-ton York/JCI two stage magnetic drive chillers.

They are removing the cooling

towers, tower supports and associated piping, and installing two new two-cell cooling towers along with new pump packages and all associated piping and accessories. In addition, they are also handling all concrete, roofing, structural, painting, and landscaping work associated with this project.

Work began in February 2018 and is scheduled for completion in July 2018.

... was selected by Barton Malow for the Orlando Health South Seminole Hospital Administration Relocation project located in Longwood, FL. Work includes the replacement of seven water source heat pumps and all associated ductwork and condenser water piping, as well as upgrades and replacement of plumbing systems and fixtures.

Work began in February 2018 and is scheduled for completion in May 2018.

WELBRO BUILDING CORPORATION

... is pleased to announce that Steve Melco has been promoted to Special Services Director. Steve joined WELBRO back in 1994 where he worked

as a laborer and assistant carpenter during his summers while attending University of Florida. After multiple tenures out in the field, Steve joined the company full-time in 1996 upon graduating from the Rinker School of Construction with a B.S. in Construction Management. He spent the next nine years working as an Assistant Project Manager and Project Manager on projects such as Ocean Walk Resort, Marriott Residence Inn SeaWorld, and RDV Sportsplex. In 2006, Steve



NOTICE TO OWNER
of Florida, Inc.

Serving the Construction Industry Statewide for over 28 years.

No Setup or Membership Fees

(407) 834-9288 • www.ntoflorida.com

401 Center Pointe Circle, Suite 1549 • Altamonte Springs, FL 32701



OSHA Outreach Training is Now Online

Complete your 10-hr and 30-hr OSHA Outreach Training courses online today! Courses are offered in cooperation with the University of South Florida OSHA Training Institute Education Center. Visit abccflosha.com for additional courses offered!

Bulk ordering available. Get a discounted rate for multiple sign-ups.

transitioned into the Preconstruction group where he provided lead preconstruction services on key projects including Lake Highland Preparatory, Sorrento Elementary, Wyndham Resort @ Bonnet Creek, and Gaylord Rockies. As special services director, Steve will continue to strengthen the special services offerings and expand its portfolio. We are confident that Steve's wealth of knowledge in both preconstruction and operations will lend itself well to his leadership efforts and enable WELBRO to provide exceptional services and value to our customers.

WHARTON-SMITH, INC.

... recently announced strategic changes to key personnel in the company's water/wastewater division. Todd O'Donnell, division manager – Tampa water/wastewater, will take on the new role of director of business development – water/wastewater. In his new role, Todd will be responsible for identifying and developing new business relationships and maintaining



to create a blueprint for increasing business development activities in all of our regional offices. Todd has more than 25 years of construction industry experience and has been with Wharton-Smith for 18 years. Todd holds a Bachelor's degree in Mechanical Engineering from Auburn University.

Bob Hahn's role as a Division Manager for Orlando Water/Wastewater will be expanded to include the Tampa operations. Bob has more than 30 years of experience in construction and has been with Wharton-Smith for 24 years in a variety of roles including project engineer, project manager, project

a robust industry and community network. He will work with executive team members to align business development goals with the company's strategic plan. Todd will partner with division managers

executive and division manager. In addition to his professional experience, Bob has a Bachelor's degree in Civil Engineering from Ohio State University.



WILLIAMS COMPANY SOUTHEAST

... broke ground in October for the new Wegmans-anchored Midtown East retail center near downtown Raleigh, N.C., under a contract exceeding \$20 million. The upscale center will feature a 120,000 square-foot Wegmans Food Market, an adjacent 400-car elevated parking deck, plus five additional retail buildings. An opening is planned for the second quarter of 2019. ■

New Members

December 2017/ January 2018

Advanced Disposal Services

Richard Kneeland
5722 North Pine Hills Road, Orlando, FL 32810
P: 407-464-0664
E: Richard.Kneeland@advanceddisposal.com
W: advanceddisposal.com
Supplier

Bureau Veritas North America, Inc.

Laura Gambino
10524 Moss Park Road Suite 204-136, Orlando, FL 32832
P: 877-634-7880
E: laura.gambino@us.bureauveritas.com
W: us.bureauveritas.com/cc
Associate

Coastal Painting Company

Richard Incandela
6820 Lyons Technology Circle #125, Pompano Beach, FL 33073
P: 954-427-1994
E: richardm@coastalpaintingfl.com
W: coastalpaintingcompany.com
Supplier

Sto Corp.

Jim Doyle
770 Thistle Lane, Maitland, FL 32751
P: 407-782-8579
E: jdoyle@stocorp.com
W: stocorp.com
Supplier
Sponsor: Carlos Velasco

Commercial & Residential HVAC

Proud to be a part of project PS8

Contact us - cmbids@energyair.com

CAC018270

OCPS ACADEMIC CENTER FOR EXCELLENCE

COMPILED BY: KELSEY WILKINSON, CFC ABC MARKETING DIRECTOR



The Academic Center for Excellence is a Community Partnership School under Orange County Public Schools (OCPS). It's the first new school in the Parramore district in almost 50 years and also the first OCPS School to serve preschool to middle school students on one campus.

Through and through, the project is the embodiment of community and collaboration. Because the Academic Center for Excellence is a Community Partnership School, it relies on four core community partners – a school district, university or college, nonprofit, and health care provider – to secure resources that support student success and community well-being. The Academic Center for Excellence is in partnerships with the University of Central Florida, Valencia College,

Children's Home Society of Florida and includes a Rosen Preschool, a Boys & Girls Club, and Orange Blossom Health Center.

The Boys & Girls Club partnership provides a safe location for 300 children to exercise and participate in after-school activities. The organization says this will allow them to serve about four times more children in Parramore.

Some additional resources offered to the community include tutoring and mentoring programs; professional development for teachers; before and after school services; a resource center for parents; onsite medical, dental and behavioral health services; athletic, arts and summer programs; and a high-quality preschool program. In addition, the University of Central Florida and Valencia College provide college prep

and coordination to engage students in life after school.

This unique and stable relationship of community partners benefits the advancement of students in both school and community life. All programs at the Academic Center for Excellence will greatly enhance and enrich the local community it serves by its expanded community features and operating beyond traditional school hours. As a community school, the aim is to remove social, economic and health barriers that prevent children in underserved communities from gaining access to the best education possible. The resulting OCPS School achieves these goals and is at the forefront of transforming the historically underserved neighborhood into a thriving local community.

Built in the heart of downtown



Orlando, the school covers a busy city block in the Parramore district, and boasts 318,916 square foot for educational purposes on a 13-acre campus. The state-of-the-art OCPS program accommodates 1,200 students and includes a three story Kindergarten through 8th grade classroom building, a two story media Center, a large cafeteria with integrated kitchen and stage auditorium, music and art buildings, and a full size gymnasium, as well as a three story open parking garage with 240-vehicle spots.

Williams Company was the general contractor on the project. Construction of these nine buildings occurred over a 16 month period and required heavy coordination with the construction team to ensure production was maximized on a site with limited room for staging and

access. A unique construction feature is that all storm water generated from the roofs of each structure is piped into a large exfiltration system that is located under the school's track and soccer field.

Some quotes from the neighborhood residents: "The school has certainly beautified the area and caused a lot of cleanup to make it even better than it was looking before."

"It's also added more security with the police being here, and the lighting too. It just seems like everybody has a better attitude [since the school was built]; they're friendlier. I think it's made people feel a little bit better about the area that they are living in."

Bright Future Electric was contracted to do the electrical work on the ACE School project. This jobsite took up an entire city block and at the peak of this project, Bright Future had 80 electricians working in nine different buildings. All the lighting for the school was provided and installed by Bright Future as well as all the decorative street lighting for OUC, which was part of the new streetscape around the school. This project was proudly completed on time by the Bright Future team! It was an honor to have partnered with Williams Company to help provide such an important educational facility for the Parramore community!

This was a 160,000 square foot roof installation led by Project Manager Rodney Thomas and VP of Production, Robby Staats of Collis Roofing.

Eight of the buildings roofs were made using a fully adhered GAF 60 Mil Fleece-Backed PVC with a CR20 Polyurethane Foam Insulation Adhesive and one building was made using RhinoBond Plates which creates the performance and appearance of a fully adhered roof.

Collis Roofing installs most, if not all, of Orange County Public School roofs for many years because of the roof performance which is dependent equally on both the materials and the



*Steve Benjamin
Project Manager, Energy Air, Inc.*

workmanship during the installation.

Energy Air, Inc. was contracted by Williams Company to complete the HVAC scope on Project PS8, Academic Center for Excellence. The entire Energy Air team was honored to work on this project, adding a valuable building and community center to the Parramore neighborhood.

Project Manager, Steve Benjamin, lead the Energy Air team. Steve's years of experience helped Energy Air's crews complete the massive project within the tough deadlines. "We were tasked with completing an enormous scope of work compared to your average K-8 school. And we had a very limited time in which

Continued on page 16

Additional CFC ABC Members involved with this project:

- Bright Future Electric, LLC
- Collis Roofing, Inc.
- Energy Air, Inc.
- HUFCOR
- Kenpat, LLC
- Quality Metals, Inc.
- Southern Fire Protection of Orlando, Inc.
- T & T Construction
- Tharp Plumbing Systems, Inc.
- Trane US, Inc.
- Williams Company

Proud to be part of the OCPS Academic Center for Excellence



630 Maguire Rd., Ocoee, FL 34761 • 407-654-0155
www.brightfutureelectric.com

Photo Credit: Howard Brown

It Doesn't Matter What's Inside If You Compromise What's On Top

**Trusted by Over
12,000 Properties Annually**
for the Highest Level of Excellence
Workmanship, Education, Certifications
and Ethical Management.

Solar, Roofing, Gutters & More

COLLIS ROOFING

CollisRoofing.com

EC13006738 CCC058022
CFC1429287 CGC1522375

CFC ABC Staff

Meet your CFC ABC Staff

Get to know the current CFC ABC staff. There are a few new employees and promotions to share.

Kelsey Wilkinson joined the CFC ABC staff in June 2016. She is responsible for the implementation and execution of the Association's marketing strategies, marketing communications and



Kelsey Wilkinson
Marketing Director

branding efforts. In addition, developing, implementing and managing a marketing strategy for all chapter programs; website content and design management; and designing, developing, layout and management for all publications and communications of CFC ABC.

Originally from Columbia, MO, Kelsey started her career as a graphic and web designer. Kelsey enjoys traveling, playing volleyball, skydiving, trying new things, and spending time with her fiancé David.

Francine Conway joined the CFC ABC staff in October 2015 and was promoted in January 2018 to Chapter Services Director. She is responsible for the Chapter's exceptional education offerings, including safety training, legal training, recertification programs, hard



Francine Conway
Chapter Services Director

skill and soft skill training programs, leadership development series, and scheduling private courses at member locations. She is responsible for research and development of new educational programs, and also directly oversees the design, development, and marketing for all educational materials and programs. She also oversees the administrative personnel to ensure functionality for the chapter on a daily basis.

Francine is originally from Orlando, FL, however has traveled to Melbourne,

Plantation, Miami, and Memphis, TN pursuing business ventures. Before coming to CFC ABC, Francine held positions in sales management, territory management, and office management which lend to her vast knowledge & ability with her current position. Francine enjoys spending her free time being creative, exploring nature, and down time with her family.

Taylor Tidwell joined the CFC ABC staff in March 2017 after working for a member company as an intern and was promoted in February 2018



Taylor Tidwell
Meetings & Events Director

to her current position. She is responsible for planning, organizing, and executing meetings and events throughout the year, including working with Program and Events, EIC, Golf and UCF Student Chapter committees.

Originally from Nashville, Tennessee, Taylor has also lived in Ft. Lauderdale, FL, Leesburg, GA, and Jacksonville, FL, lending to her diverse background. She completed her Associates Degree in Jacksonville and graduated last year from UCF's Rosen College of Hospitality Management. Dog mom to Dexter, a rescued mixed breed, Taylor loves to spend her free time with her fur child as well as her friends and family. Taylor's interests lie in traveling, reading, and trying new things - always on the move, which lends to her love of event planning.

Catherine Wert joined the CFC ABC staff in January 2018. She is responsible for new member enrollment and orientation, and for retention of existing members. She is a true native Floridian...having been born, lived, gone



Catherine Wert
Membership Director

to school, worked and grown her family within the Orlando Area. A dedicated wife and mother of young twin boys, Catherine knows what it means to be dedicated and hard working. Catherine's

extensive sales experience is what gives her the knowledge in how to assist commercial construction companies take the first step toward growing their company. This company growth is achieved by Catherine connecting them to CFC ABC's over 400 existing members.

Amy Ebbers joined the CFC ABC Staff in January 2018 as the staff accountant. She is responsible for financial management of the association, including accounts receivable, accounts



Amy Ebbers
Accountant

payable and developing reports for the staff and Board of Directors. Originally from Columbus, Ohio, Amy has lived in the Central Florida area since 1968. She currently lives in Oviedo with her husband, Jeff. Before joining ABC CFC, Amy worked for an Orlando-based software company in the accounting area for over twenty years.

Cami Coupland joined the CFC ABC staff in February 2018. She is responsible for coordinating meetings and events throughout the year, including EIC and many of ABC's networking events, competitions, and tournaments. Cami was born in Texas but considers herself a Florida veteran since she has lived in



Cami Coupland
Meetings & Events Coordinator

Florida since she was 7 years old. She is a graduate of the University of Central Florida with degrees in Psychology and Health Sciences. Cami lived in Honduras as a full time missionary in 2017 where she expanded her love for being able to help others. Now that she is back in Florida she is excited to use the planning and organizing skills she's developed throughout the years in her new position. In her spare time, Cami enjoys working at Universal Studios on weekends where she dances and acts in a variety of shows. She loves hanging out with her dog, friends and doing puzzles with her family. ■



OCPS Academic for Excellence continued from page 15

to do it," Steve said. "But the job is the job. And the deadline is the deadline. We had to make it work."

One of the mechanical challenges associated with this job was the 5,500 total linear feet of chilled water pip, including 4,000 feet of underground and 1,500 feet of above ground pipe. This pipe works with two 300-ton chillers to service all nine buildings on site. Furthermore, some of the mechanical rooms required careful planning and installation to house the internal mechanical components. Making everything fit required a great deal of coordination between all the active trades onsite.

Additional components to the HVAC

system built by Energy Air include: two chilled water pumps; three Dual path AHUs; 21- AHUs; two MAUs; 15- ERVs; 300- VTUs; 22- Gravity vents; eight Mini Split systems; seven chilled water fan coils; three ELE duct heaters; 25- Ex Fans; 34,862 LF of duct work.

Aside from the impressive scope of work, Energy Air takes pride in being



a part of an important community campaign. John Bartkovich, Senior Vice President at Energy Air says, "Working with Williams Company on this project gives us a chance to use our skills, expertise, and work to add to the Orlando community. Contracts and craftsmanship aside, it feels good to know that we are helping to build something that will become a cornerstone as the Parramore community grows and flourishes into the future."

This project has enhanced the vibrancy of Downtown Orlando and has already made an impact on the community. Children in the Parramore neighborhood are no longer being split up and bused to eight different schools and can now play in a safe and nurturing environment. ■

COMFORT SYSTEMS USA.

S.I. Goldman Company, Inc.

4111-A N.W. 6th Street
Gainesville, FL 32609
(352) 367-0200

799 Bennett Drive
Longwood, FL 32750
(407) 830-5000

150 Venetian Way, Suite 109
Merritt Island, FL 32952
(321) 636-3170



www.sigoldmanco.com
CMC057041/CFC1429535/CUC1224857



Fender Marine Construction

Fender Marine is a full service marine construction provider in the Central Florida area catering to residential and commercial clients large and small.

As an offshoot of Cloud 9 Services, Fender Marine provides niche services in the most unlikely of places. When people think of a marine construction company one would invariably think of Coastal Gulf of Mexico and Atlantic Ocean locals as the service area of primary marine functions. But Fender Marine has cut its teeth serving the lakes and canals throughout the region.

Cloud 9 Services, Inc. originally built docks and seawalls under the Cloud 9 banner after being established in as a corporation in 2001. Later Fender Marine was established as a dba of Cloud 9 Services in 2009. Orlando, Florida. Historically the primary clientele at inception were residential and small commercial clients in need of docks, boat houses, and seawalls. During the maturation of the company larger commercial projects became viable options as Fender Marine has grown through the recent years.

Fender Marine is a testament to the American dream where hard work, perseverance, and quality work yield rewards for small business. Local businesses are the frame work of the American existence and Fender Marine has proven that small businesses can do big things. They take pride in concentrating on following the required industry standards such as holding the federally mandated USL&H Marine Insurance coverage as well as the Jones Act coverages for commercial water ways. Fender Marine has demonstrated to the larger commercial clients that they can provide mainstream services for all marine needs in the region. Fender Marine actively participates as members of the Florida Marine Contractors Association

that holds marine contractors to the exacting standards of the industry which shows that they are dedicated to provide quality and value to all of their customers.

Fender Marine now performs



a wider array of services including installation of helical pile, sheet pile, coffer dams, square concrete pile, pipe pile, cast-in-place or precast over water structures, pedestrian and steel bridges, canal restoration, retaining walls, rock revetments, as well as the traditional docks, seawalls, and boat houses. They take pride in challenging projects that are out of the norm.

They enjoy providing services to clients such as United States military,



OIA, Disney, SeaWorld, Universal Resorts, FDOT, Local County and City municipalities, as well as the major hotels and resorts. As they continue to grow into the fabric of the Central Florida Business landscape you can expect the Fender team to maintain the standard of excellence customers have come to depend on.

Cloud 9 is Underground! Orlando Underground Cleaning, Inspection and Repair Service 9 Services

Cloud 9 Services Inc. is the underground utility company that commercial, industrial, and municipal customers as well as HOAs and property managers all over Central Florida consistently turn to. As a State Certified Mechanical, Plumbing and Underground Utility Contractors, they stand out against competitors. One reason why they have become the leading utility services company in Orlando is because they never close. Their customers can get in touch during an emergency at any time of the day or night.

However, being able to get in contact with us at any time is just one of the benefits of working with Cloud 9 Services Inc.

No other business in the Orlando area performs mechanical, plumbing, and underground utility work (such as drain cleaning and video pipe inspections) with as much precision and skill as they do. Sometimes, finding the root of an underground plumbing issue can be difficult because these issues arise in an area that cannot be

seen easily. Cloud 9 Services Inc., is able to find the root of any problem and solve any type of issue with ease and efficiency. Not only are they able to solve any sort of underground piping issue with drain cleaning, but the services offered are comprehensive and varied. No longer will have you have to jump from one company to other. Because when you work with Cloud 9

Services Inc. they do it all: pipe repair, Jet-Vac hydro-excavation, drain cleaning, sanitary sewer line repair, cleaning, lift station maintenance & repair, video pipe inspection, and much more. Whatever underground utility, plumbing, or construction job in the greater Orlando Florida area, you bring to them, they guarantee that they can do it right! ■

PAID ADVERTISEMENT



Providing custom training in

- Business Development**
- Presentation Coaching**
- Emerging Leader Development**

Give your people the tools they need to confidently connect with clients, lead teams and grow your business.

Web: www.cyndigundy.com
Email: cyndi@cyndigundy.com
Phone: 407-694-7736

"WE CAN BUILD THAT"

In our 23rd year of providing Special Architectural Engineered Construction To ABC General Contractors of Central Florida and the Country.



Entech Innovative was a proud recipient of 2016 ABC Eagle Award for Magic Kingdom Hub Enhancement

And a participant in the 2016 ABC Project of the Year "Daytona Rising"



ENTECH INNOVATIVE
ENGINEER + DESIGN + BUILD

John.Marhoefer@EntechInnovative.com
 John Marhoefer
Kimball.Hitchcock@EntechInnovative.com
 Kimball Hitchcock



Providing Mechanical Contracting Solutions Since 1949



Westbrook

www.westbrookfl.com

1411 S. Orange Blossom Trail, Orlando, FL 32805

407-841-3310

United Wall Systems, Inc. Celebrates 10 Years

BY: KELSEY WILKINSON, CFC ABC MARKETING DIRECTOR



I recently spoke with Carrie Yoder, Marketing & Communications, to talk about the history of United Wall Systems, Inc. and what she sees for the future of the company.

Q: What year was your company established and who began it?

A: 2008 by Mr. Curtis Yoder and Mr. Steve Farrier.

Q: What factors would you attribute to the company's original establishment?

A: In early 2008 the recession was in its early stages. Mr. Yoder saw an opportunity to bring his experience in drywall and construction to the market at this time, taking full advantage of keeping a low overhead. This economic advantage allowed UWS to prosper during an extremely difficult time in our industry to do business.

Q: Are any of the original proprietors still with the company?

A: Although not involved on a daily basis, Mr. Yoder still owns the company and serves as Chairman of the Board. Mr.

A: Yes. Since 2008, UWS has won five ABC Excellence in Construction Eagle Awards, three ABC Excellence in Construction Award of Merit, twice recognized by the Orlando Business Journal as one of Central Florida's Fastest Growing Companies, twice recognized Orlando Business Journal as

construction industry will serve you in ways you cannot foresee in the future.

Q: What do you see as the future for Central Florida's construction market?

A: I see the Central Florida market maintaining a healthy market share

In the fast paced and very demanding arena of theme park construction, United Wall Systems has consistently delivered the highest quality work and superior service. Thank you, UWS for all that you do!

- Todd M. Faden, Faden Builders Inc.

a Top Specialty Contractors, as well as Business of the Year by ABC, Countless ABC S.T.E.P. awards and once recognized by INC. Magazine as one of the top 5000 Fastest Growing Companies in the United States.

Q: Approximately how many people work for your company now as opposed to when it first began?

A: The company began with three people. Now, we employ over 75 full time workers and have nearly 300 subcontracted employees.

over the next two to three years. With the effects of the tax cut this last quarter and the Presidents focus on infrastructure I see many opportunities for growth in the short term.

Q: What would you like to see happen to ensure the future of the commercial construction market in Central Florida/USA?

A: The focus on tax cuts is a great start to stimulate investing. We are doubling down on our growth strategies based on the tax cut benefits to our company and we anticipate being able to add or improve several employee benefits as well.

It has truly been a great experience working with United Wall Systems over the years due to their professional experience, their constant committed to the project's success, and their dedication to achieving lasting relationships with the entire team from start to finish. - *Scott Currens, Deangelis Diamond*

Johnnie Crow became COO in 2016 and now leads the company's operations. Mr. Farrier and his family moved to Atlanta, GA to pursue an interest in a design build firm. He is doing very well today and the two previous partners are still great friends.

Q: What would you say is the company's primary specialties?

A: Hospitality, both ground up and full renovations.

Q: What are some of your company's proudest achievements?

A: Fast growth in a short amount of time is our major achievement. This achievement required installing a BOD, adding a COO, Mr. Johnnie Crow, and CFO, Mr. Eric LaGrange all of these factors allowed us to manage successful growth on a massive scale.

Q: Have you won any awards for projects you've been involved in?

Q: What strategies did your company employ to stay afloat during the big recession?

A: As a startup, we focused on keeping our overhead low and strategically growing the business by making smart choices.

Q: How do you see your company's future in 5 years? 10 years and beyond?

A: Our 5 year goal is to gain a \$50M market share. Our 10 year goal is to ensure we are training our current leadership team to be ready to take over the daily operations and management.

Q: What advice would you have for those entering the commercial construction job market?

A: Be a student of your trade. Learn everything you can, from specifications, materials, to accounting and contract language. Having a firm grasp on the

Q: Any additional values, highlights from years in business, projects you've delivered, special moments or stories, or anything additional that makes you different?

A: Shades of Green 55-day turnover. United Methodist Church in second year in business, big challenge. We average about 2-3k hotel room remodels each year putting us around 25,000+ rooms remodeled in the last 10 years alone.

There are two primary and somewhat related philosophies we emulate in our business. First, we believe in the philosophy of the Frenchmen Charles Alexandre de Calonne whose definition of The Sisyphean Task is "The difficult we do immediately, the impossible takes a little longer." Second, we resonate with multi-billion Grant Cardone who suggest that to get massive results you must take massive action. Our business is more than just making a profit. We have a thirst for challenge and we believe service must be written on your heart to succeed. However, the caveat, is to have fun doing it. ■



Ocala, FL
 352-873-2554
 dixiemetals.com

Large Scale Commercial, Governmental and Industrial Construction, Water and Electrical Utilities, Infrastructure, Etc.



Florida License No. CGC0/1150



**Craftsmanship & Integrity
 All the time, Guaranteed!**

- Commercial
- Light Industrial
- Custom Homes
- Back flow Certification

*Contact us today for all of
 your plumbing needs!*

Office: 407-786-8766 Service/Dispatch: 407-937-8769
 CFC1427436 • www.remartinplumbinginc.com



EC 0000843 Sanford, Florida

Tax Reform: Impact on the Construction Industry

BY: PAUL HELDERMAN, CPA, MST, PARTNER, WITHUM CONSTRUCTION SERVICES TEAM

The Tax Cuts and Jobs Act was enacted on December 22, 2017. A historic event by anyone's standards. Below is a discussion of provisions impacting businesses in the construction and real estate industries. The changes are effective January 1, 2018, unless otherwise noted.

Taxation of C-Corporation Income

C-corporation income will now be taxed at a flat rate of 21%. Since the legislation was enacted before year-end, corporations with a December 31, 2017 calendar year end will need to adjust their deferred tax assets and liabilities shown on their 2017 financial statements. Since most construction contractors have a net deferred tax liability, the result will be recognition of additional book income and a detailed footnote explaining that income to their surety and bank.

Fiscal year taxpayers will be subject to a blended tax rate for tax years that include January 1, 2018, rather than having to wait until their first fiscal year beginning in 2018.

The corporate alternative minimum tax is repealed, eliminating the significant swings in tax liability that can result from the use of the completed-contract method for regular tax and the percentage-completion method for AMT purposes. The new law continues to allow alternative minimum tax credits to offset a company's regular tax liability for any tax year. In addition, for tax years beginning after 2017 and before 2022, the prior year alternative minimum tax credit is refundable in an amount equal to 50% (100% for tax years beginning in 2021) of the excess of the credit for the tax year over the amount of the credit allowable for the year against regular tax liability.

Taxation of Pass-Through Business Income

Owners of pass-through entities and sole proprietors will be able to claim a below-the-line deduction for 20% of their net qualified business income. Qualified business income does not include S-corporation wages, guaranteed payments for services, or investment income from a pass-through entity. For taxpayers with income above \$315,000 joint (\$157,500 single), the 20% deduction is subject to the phase-in of two limitations:

Under the first limitation, the

deduction would be limited to the greater of (a) 50% of the entity's W-2 wages or (b) the sum of 25% of the W-2 wages plus 2.5% of the unadjusted basis of the entity's qualified property. Since option (a) is often \$0 for rental properties because most of them have few if any W-2 employees, the last-minute addition of option (b) was a nice gift for the real estate industry.

Under the second limitation, the 20% deduction doesn't apply to pass-through income from certain specified service businesses or any business whose principal asset is the reputation or skill of one or more of its employees or owners, with a special exception for architectural and engineering firms. (In other words, architectural and engineering firms are not subject to the specified service business limitations).

Excess Business Losses

Under prior law, non-corporate taxpayers' ability to deduct losses from a business activity is limited by their tax basis, their amount at risk, and the passive loss rules. Taxpayers who overcome these hurdles will now be confronted with a fourth limitation. For tax years through 2025, excess business losses will no longer be deductible in the current tax year. Instead, those losses must be carried forward and treated as part of the taxpayer's net operating loss in the subsequent tax year. An excess business loss is the excess of the taxpayer's total trade or business deductions and losses over the sum of (a) their total income and gains and (b) \$250,000 (single) or \$500,000 (joint). With operating losses generated after 2017 only offsetting 80% of taxable income, rather than 100% under old law, this new provision is particularly harsh.

Methods of Accounting

The number of taxpayers that can use the cash method of accounting for income tax purposes, rather than being forced to use the accrual method, has significantly increased.

The \$5 million average gross receipts threshold for corporations and partnerships with corporate partners that could not use the cash method under old law is increased to \$25 million.

The \$1 million average gross receipts threshold (\$10 million for certain industries) for businesses with

inventories that could not use the cash method under old law is increased to \$25 million.

In addition: Any producer or reseller that meets the \$25 million average gross receipts test is exempt from the use of the uniform capitalization rules. Small construction contracts entered into after December 31, 2017, and that are completed within two years are exempt from the required use of the percentage-of-completion method if the taxpayer meets the \$25 million average gross receipts test for the year the contract commences.

Depreciation Lives – Real Property

The depreciable lives for nonresidential real property and residential rental property remain at 39 and 27.5 years, respectively, under the new law. The favorable depreciation rules under old law for qualified leasehold improvements, qualified restaurant property, and qualified retail improvement property have been eliminated, and these previously separate categories are now consolidated under a singular "qualified improvement property" definition.

Qualified improvement property is any improvement to an interior portion of a building that is nonresidential real property if the improvement is placed in service after the building was first placed in service. Qualified improvement property does not include any improvement that relates to the enlargement of the building, an elevator or escalator, or the building's internal structural framework. The intent of the new tax law was to provide for a 15-year depreciable life for qualified improvement property, however, due to a drafting error in the statute, there's nothing in the new law that actually provides qualified improvement property with a 15-year life. This glitch is expected to be corrected in a future "technical corrections" bill.

Bonus Depreciation and Section 179

Bonus depreciation allows a taxpayer to immediately deduct a percentage of the cost of qualifying property in the year the property is acquired, rather than depreciating it

continued on page 25



BUSINESS DEVELOPMENT

For Construction Professionals

In this four-session, 24-hour course, each participant will select an existing client to apply course learnings to during the series. Who will your target be?

Email Francine Conway at fconway@abccentralflorida.org for additional information.

**A Premier
Central Florida Based
Life Safety Systems
Contractor
Since 2005!**



**4617 Parkbreeze Ct.,
Orlando, FL 32808**

(407) 816-9101

www.AITLifeSafety.com

Get What You Want From your Business

Thousands of Business Owners are getting what they want from their business with EOS®

- People that perform consistently
- Reliable profits
- Steady growth
- Less Stress
- More time with family



**You can too! Learn how.
Call for a free 90 minute overview**



386-218-6123 | www.businesstractioncenter.com

over a period of years. For qualified property acquired and placed in service between September 28, 2017, and December 31, 2022, the bonus is 100%. Beginning in 2023, that bonus will decrease by 20% each year. In addition to increasing the bonus depreciation percentage, the definition of qualifying property was expanded to include used property.

Section 179 allows a taxpayer to immediately deduct a certain amount of the cost of qualifying property in the year the property is acquired rather than capitalizing that cost and depreciating it over a period of years. The maximum amount that can be expensed is increased to \$1 million. This \$1 million amount is reduced by the amount that the taxpayer's total qualifying assets placed in service in the taxable year exceed \$2.5 million. The definition of qualifying property is also expanded to include roofs, HVAC property, fire protection and alarm systems, and security systems in nonresidential buildings that are placed in service after the building is placed in service.

Interest Expense

The deduction of business interest expense is limited to 30% of the taxpayer's adjusted taxable income ("ATI"). ATI is business income computed without the deduction of depreciation and amortization for tax years 2017-2021. After 2021, business income is reduced by depreciation and amortization. Taxpayers with average annual gross receipts that do not exceed \$25 million (determined after applying the "aggregation rules" that capture controlled groups of corporations) are exempt from this limitation. Also exempt from the limitation is interest incurred on "floor plan" debt that's used to finance the acquisition of motor vehicles, boats and "farm machinery and equipment" that are held for sale or lease and is secured by the "inventory." Motor vehicles for this purpose means any "self-propelled" vehicle designed for transporting persons or property on a public street, highway, or road. Our construction equipment dealer friends, other than dealers in farm machinery and equipment, almost made it to the finish line to be included with the "floor plan" debt exemption, but unfortunately didn't make it into the final tax bill. Complexities arise in determining the interest expense limitation in the case of partnerships (not S corporations). Any disallowed interest is carried forward indefinitely.

Taxpayers may elect to not have this limitation apply to any business involving real property development, redevelopment, construction, reconstruction, acquisition, conversion, rental, operation, management, leasing, or brokerage trade or business. However, for property placed in service after December 31, 2017, these taxpayers are required to depreciate their nonresidential property using a 40-year life and residential rental real property using a 30-year life under the ADS system. Qualified improvements were intended to have a 20-year life under ADS system, however, until a technical corrections bill is crafted, as mentioned above, it is not clear.

Entertainment Expenses

Prior to 2018, a taxpayer could deduct 50 percent of business meals and entertainment and 100 percent of meals provided through an in-house cafeteria or meals provided for the convenience of the employer (i.e., de minimis fringe benefit). Under the new tax law, entertainment is no longer deductible and meals provided through an in-house cafeteria or for the convenience of the employer are subject to the 50 percent limitation. For tax years after 2025, meals provided through in-house cafeteria or for the convenience of the employer will not be deductible at all.

The rule allowing a 50 percent deduction for business meals and a 100 percent deduction for expenses incurred for recreational, social, or similar activities (including facilities, but not club dues) primarily for the benefit of employees (other than employees who are highly compensated employees) was retained.

Charitable Contributions

Under the new law, the adjusted gross income limit for gifts of cash to public charities and certain other organizations is increased from 50 percent to 60 percent through 2025. However, a charitable deduction is now denied for payments made in exchange for college athletic event seating rights.

Contributions to Capital

Under old law, a C or S corporation (but not a partnership or an LLC) could receive amounts from a governmental entity or civic group on a tax-free basis. Common examples of such tax-free amounts were tax increment financing (TIF) funds, a bargain purchase of land, and incentive grants. However, beginning with the date that the new law was enacted, such amounts will now be taxable unless they are made pursuant

to a master development plan that was approved by the governmental entity prior to the law's enactment date.

Like-Kind Exchanges

The provision under prior law allowing the nonrecognition of gain in the case of a like-kind exchange of property held for productive use in a trade or business or for investment is modified to limit its application to only real property that is not held primarily for sale. Thus, personal property such as construction equipment is no longer eligible for a tax-free exchange. This new limitation applies to exchanges completed after December 31, 2017, unless the disposition of the old property or receipt of the new property has already occurred by December 31, 2017.

Rehabilitation and Other Tax Credits and Incentives

For rehabilitation expenditures paid or incurred after December 31, 2017, the 10% credit for pre-1936 buildings is repealed, but the 20% credit for certified historic structures remains. In addition, the credit must now be claimed ratably over a five-year period rather than being claimed in the year the rehabilitated building is placed in service. A transition rule applies to rehabilitation expenditures for either a pre-1936 building or a certified historic structure that are paid or incurred after December 31, 2017, as long as the building is owned by the "taxpayer" at all times on and after January 1, 2018 and the 24-month (or 60-month) period begins no later than 180 days after the date of the law's enactment. This transition rule gives taxpayers a very limited opportunity to get the necessary property ownership in place by December 31, 2017.

Under the new law, there is no longer a deduction available for income attributable to domestic production activities.

Other retained tax credits of interest to the construction and real estate industry are: Research and Development Tax Credit, Work Opportunity Credit, Low Income Housing Credit, and New Markets Tax Credit.

The 2017 Tax Cuts and Jobs Act made the most significant changes to the Internal Revenue Code in the last 30 years, and as outlined above, these changes have significant impact on the construction and real estate industry. It will be important to monitor future guidance from federal and state and local taxing authorities as this historic tax bill is digested. ■

TRUSTWORTHY. RELIABLE. AGGRESSIVE.

SASSO & SASSO, P.A.

ORLANDO CONSTRUCTION AND BUSINESS
LITIGATION ATTORNEYS

407-644-7161 SASSO-LAW.COM
1031 W. MORSE BLVD. SUITE 120, WINTER PARK, FL 32789

Powering up Florida for 60 Years!



Multi-Family
Entertainment • **Health Care**
Education • **Assisted Living**
Government • **Industrial** • **Hospitality**
Communications • **Condominiums**
Office Buildings • **Service** • **Special Projects**
Student Housing



Electrical Contractors, Inc.
An Employee Owned Company

407-788-3500 Altamonte Springs
239-768-5566 Fort Myers
954-586-4393 Pompano Beach
813-622-7180 Tampa
800-768-2489 Toll Free

tcelectric.com



LEAN | VDC | IPD | LEED

Florida's leader in electrical contracting, communications and service!

EC 0000981

Attract Top Talent to Keep Up With Multifamily and other Booming Construction markets

BY: HANK COWDEN

With activity in the multifamily housing market picking up steam across the nation, concern about how the construction sector will meet increasing demand for qualified labor is mounting.

All key construction measures for multifamily housing rose by double-digit percentages in 2015, and demand for rentals, which accounts for the largest part of that construction, is expected to remain robust over the next decade, according to The State of the Nation's Housing Market 2016 published by the Joint Center for Housing Studies at Harvard University. After several years of rapid growth, reports Freddie Mac, the multifamily market is poised to continue to grow in 2017, although at a more moderate pace.

While this trend reflects a strong and steady economy, it also presents an ongoing challenge to the industry: an acute shortage of skilled labor at all levels. A number of factors are contributing to the shortage, including the migration of accomplished workers from the industry during the recession who never returned, a shortage of younger, more technologically savvy workers and the need to replace retiring baby boomers.

Between 2007 and 2011, the construction sector was not attractive to college students and few pursued degrees in majors such as construction management, engineering or technology. This gap, coupled with increasing demand for candidates who can see a project through from conception to completion, has put tremendous pressure on the construction job market, particularly in the multifamily sector.

Following are a few ways to address the industry's current workforce challenges to find the right employees for the job.

CHALLENGE

Younger people entering the construction market, like their counterparts in most industry sectors, place a high premium on meaningful work that offers new challenges and the capacity to grow and acquire new skill sets. Employers have to provide a culture of opportunity if they want to retain the people they hire.



LOCATION

Pre-determine whether candidates are willing to travel, since many field management positions may require up to 100 percent travel. Also, consider the candidate's willingness to relocate if necessary.

ADVANCEMENT

Career pathing, the mapping of the incremental progression to new roles within the company, is a powerful tool because it places upward mobility in the employee's hands, rather than with management. Top talent candidates are not looking to sign on for one position that they will hold for the rest of their careers. Realistic and achievable advancement opportunities must be clear and defined.

MONEY

The days of making low offers hoping to snag someone for cheap are over. No one is making lateral moves, most moved are for compensation increases over the candidates' previous jobs. To determine the best way to handle compensation, consider the following questions.

- Is a difference of \$5,000 to \$10,000 in base salary now more important than the cost of a poor hire?
- Do we have the time or funds to reassess the candidate pipeline and go through another three to six months of hiring?
- Is the offer one that would truly attract the top candidates?

PEOPLE

People are a top motivator, since the culture in an organization is often one of the top motivators for candidates to accept or decline an employment offer. Give thought to how you can better communicate your company culture from the perspective of your employees, whether it be through marketing materials, your website or social media.

SECURITY AND SAFETY

Most candidates do their research on a company just as thoroughly as recruiters vet them for their suitability. They look for evidence of sustained growth, the number and kinds of projects on the books and what employees and customers have to say about the company. Openness and honesty are imperatives, as is monitoring your social media presence.

Contractors should take a few moments to consider their relationship with recruiters and find a recruiter in their specific market and industry sector. Make sure a recruiter has a true grasp of your niche. That includes anticipating near- and long-term trends, identifying the movers and shakers, and knowing how to motivate and create change. Recruiters network and speak with top talent every day. Contractors will want a good one on their team as they strive to capitalize on today's hot construction markets.

Reprinted with permission from Construction Executive magazine's Tech Trends eNewsletter, a publication of Associated Builders and Contractors Services Corp. Copyright 2018. All rights reserved. ■

>>> Integrity. Quality. Commitment.
 The tools we bring to every job.

We don't just meet the schedule, we drive it.
 We don't just talk about safety, we live it.
 We don't just tell the client about a problem, we solve it.
 That's why we do the job better than anyone else.

BAKER
 CONCRETE CONSTRUCTION
 expect more



www.bakerconcrete.com

1540 Aber Road ■ Orlando, FL 32807 ■ 407.736.9908



MECHANICAL INSULATION
MIT
 & TECHNOLOGIES LLC.



📍 2578 Enterprise Rd., Ste.108
 Orange City, FL 32763
 ☎ (386) 532-6963
 ✉ mitoffice@mechinsultech.com
 🌐 www.mechinsultech.com
 📱 /mit6963



Richard C Sawyer, CEO
 Rick.S@mechinsultech.com



David J Llewellyn, President
 David.L@mechinsultech.com

"Committed to Excellence"

Baker Concrete Construction, Inc. Celebrates 50 Years



BY: KELSEY WILKINSON, CFC ABC MARKETING DIRECTOR

I recently spoke with Ben Goodin, Central Florida Business Unit Leader, to talk about the history of Baker and what he sees for the future of the company.

Q: What year was your company established and who began it?

A: 1968 by Dan Baker and his brothers.

Q: What factors would you attribute to the company's original establishment?

A: The entrepreneurial spirit mindset of Dan Baker, who wanted to create his own business, working with his grandfather building sidewalks and driveways to what it is today.

Q: Are any of the original proprietors still with the company?

A: Yes, Dan Baker still serves as chairman of Baker.

Q: What would you say is the company's primary specialty(s)?

A: Our primary specialty is constructing complex concrete structures, including theme park attractions, resort properties, aerospace launch complexes, airports, high rises, medical facilities and performing arts centers.

Q: What are some of your company's proudest achievements?

A: Over 50 years, Baker has contributed to the construction of many landmark buildings and structures through the United States. That includes cast-in-place concrete for the nation's premier sports stadiums, a one million-square-foot concrete floor, and more recently, a 27-acre expansion of Arlington National Cemetery.

In Central Florida, Baker helped build Transformers: The Ride at Universal Studios, which opened in 2013 after just one year of construction. In March 2017, Baker proudly topped out Miami's 83-story Panorama Tower, the largest residential building south of New York City.

Q: Have you won any awards for projects you've been involved in?

A: We've won many ABC Eagle Awards for projects in Orlando. Baker also has won multiple Golden Trowel awards,

including one in 2013 for our work on Transformers: The Ride at Universal Studios.

Q: Approximately how many people work for your company now as opposed to when it first began?

A: In 1968, Baker started with three employees: the Baker brothers. Today, we have more than 4,000 co-workers in 12 regions across the US.

Q: What strategies did your company employ to stay afloat during the big recession?

A: We re-evaluated the business plan and adjusted according to conditions of the market. By maintaining our focus on quality, safety, and exceeding expectations, we came out stronger on the other side.

Q: How do you see your company's future in 5 years? 10 years and beyond?

A: In five years, Baker will become the first \$1 billion concrete specialty contractor in the country. Our geographic reach will increase by 25% from where it is today. In 10 years, Baker will be a multi-billion-dollar company with double our current geographic reach.

Q: What advice would you have for those entering the commercial construction job market?

A: I'd echo what our company founder Dan Baker often talks about: Get a "double degree" by learning how to be both a builder and a manager. Spend as much time as you can being part of the building process, not just sitting around in a trailer or office all day. Don't pigeonhole yourself to one aspect of the industry. Try to get involved in as much as you can to learn as much as you can.

Q: What do you see as the future for Central Florida's construction market?

A: I see Central Florida's construction market entering a very lengthy growth period due to multiple unique market segments, from the Space Coast and theme parks to transportation/airports, defense, and technology. Economists

predict we'll have 50% more people living in the metro Orlando area by 2030. That kind of change leads to more construction and economic growth.

Q: What would you like to see happen to ensure the future of the commercial construction market in Central Florida/USA?

A: We'd like to see an increased focus on training and development of the construction craft labor workforce—carpenters, concrete finishers, equipment operators, and so on. That's our biggest challenge right now: getting qualified craft labor.

Q: Any additional values, highlights from years in business, projects you've delivered, special moments or stories, or anything additional that makes you different?

A: With 50 years of experience, Baker has constructed virtually every type of concrete project imaginable. From the early days as a small family company to becoming the nation's leading specialty concrete contractor, we continue to put our clients first and do our best to deliver every job safely, on time, and on budget. ■





TOGETHER, WE GO BEYOND BUILDING STRUCTURES

We build relationships. We build solutions.
We build communities. We build dreams.

Build to Last

Lean. Expert. Trusted. Safe.

balfourbeattyus.com

CGC1514968

Balfour Beatty


ORLANDO
DODGE • CHRYSLER • JEEP • RAM

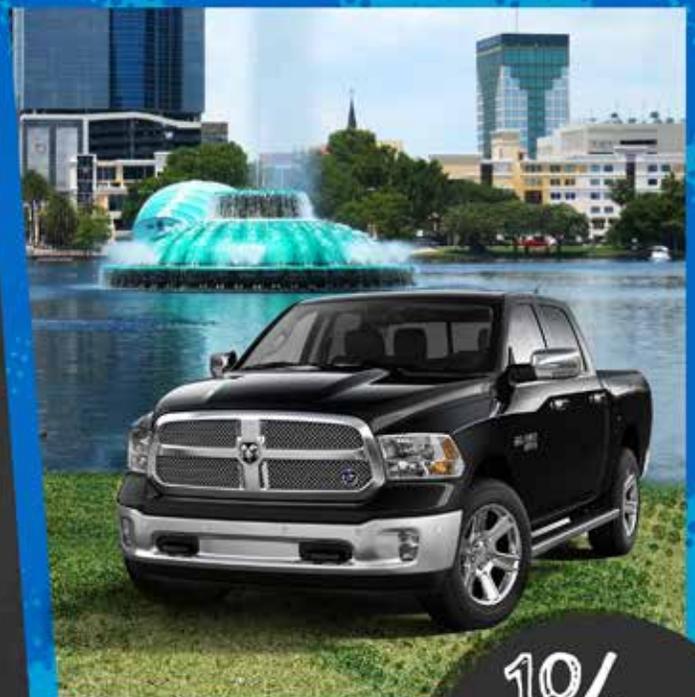
FAMILY OWNED

&

OPERATED
FOR OVER

40 YEARS

4101 W COLONIAL DR, ORLANDO, FL 32808
ORLANDODODGE.COM
407-299-1120



ABC MEMBERS AND
THEIR EMPLOYEES
QUALIFY FOR

1%

BELOW INVOICE
AFFILIATES PRICING
PLUS ALL AVAILABLE INCENTIVES & REBATES

* SEE DEALER FOR DETAILS

Booming Florida Construction Sees Hays Increase Local Recruitment Team

The construction market in Florida shows no signs of slowing growth, which means ambitious hiring plans. But who do construction firms turn to when their hiring needs outpace their internal teams' ability? That's where Hays, the biggest specialist recruitment firm in the world, comes in. This month, Hays US appointed construction recruitment veteran Scott Desmond as the new area vice president for the Florida construction team to meet increasing demand.

As well as leading the teams based across two offices in Orlando and Tampa, Scott will be expanding operations further into South Florida/ Miami, and building a team to specialize in civil construction recruitment across the state. Scott brings almost 15 years of construction recruitment experience to the role, including his most recent role with Hays, working as senior manager of its New York City civil construction team.



"Welcoming Scott to the region is really an indication of how strong the construction market is in Florida. Over the past two years recruiting for construction in Florida I've seen the industry go from strength to strength," says John Head, managing director of Hays US construction and property in Florida. "It's an exciting time to be involved in this industry and we're making sure we have the people and knowledge to support our clients in all their hiring and workforce needs."

Hays US stays at the forefront of new technology and approaches to bring a combination of proven techniques and cutting edge innovations to its clients. As the most-followed recruitment firm on LinkedIn, Hays can reach more than two

million people worldwide, and can shape and target messaging to connect with just the most relevant candidates from that pool.

Complementing this global reach and reputation is the local expertise that Hays recruiters develop from their hands-on approach to building strong local industry relationships. With a combined recruitment experience of more than three decades, the Hays US

HAYS Recruiting experts in Construction

In September 2017, Hays launched the first What People Want report, based on a survey of more than 2,500 US candidates. Asked to consider four key factors for evaluating a job offer or current position, candidates weighed salary, company culture, benefits, and career growth, as well as considering whether they would take a step down in



Left to Right: Amy Wright (Project Manager, Tampa & South Florida), Jonathan Lopez (Project Engineer and Assistant Project Manager, Orlando & North Florida), Molly Smith (Superintendent, Tampa & South Florida), Shane Darby (Superintendent, Orlando & North Florida), John Head (Project Managers, Orlando & North Florida)

Florida construction team is focused on building strong, long-term relationships in the industry, which means they have a pipeline of potential candidates available as firms look to expand their teams to meet demand and win new projects.

The company is not satisfied to rely on global research and third-party reports. Hays puts the time and effort into tracking market trends and candidate expectations. Building on three years of the Hays US Construction Salary Guide, in January 2018 Hays launched its first all-market salary guide, covering five sectors and offering insights nationally, as well as regionally and by industry and function.

seniority or reduction in salary for their ideal job. These insights offer critical information to US employers who want to stand out to attract and retain in a tough talent market. The report includes specific findings for construction, and regional trends for Florida.

From a strong global brand and reputation, to specialist local expertise and market research, Hays' Florida construction team has all the resources needed to find and engage top talent, make the right match, and offer expert hiring and career insights. With more plans for growth in the year to come, the firm is well placed to support Florida construction firms' 2018 workforce and business goals. ■

PAID ADVERTISEMENT



LET'S BUILD SOMETHING COLLABORATIVE.

For over 75 years Hoar Construction has been not just a builder but a partner with owners and developers. From Eastwood Mall in 1960 to the recent construction at Dania Pointe in Dania Beach, FL, we continue to collaborate and work with some of the best developers in the business. Hoar brings unrivaled expertise, leadership and success. Ready to build something collaborative? Let's talk.

hoar.com



BCI Integrated Solutions is your one-stop shop for integrated electrical solutions. We provide the systems you need in a variety of fields:

- Audio Video
- Security
- Fire & Life Safety
- Data & Network Cabling
- Healthcare Communications
- Service & Monitoring

Contact us today to start your project!

Tampa • Orlando • Fort Myers
 (407) 279-2759
 (813) 249-1020
www.bcifl.net



BCI | INTEGRATED SOLUTIONS
 INNOVATIVE ELECTRONIC BUILDING SOLUTIONS

Sensors Advance Safety and Productivity in Access Equipment

BY: JENNIFER STIANSEN

Since the introduction of the first aerial work platform (AWP) more than 47 years ago, manufacturers of booms, scissor lifts and telehandlers have worked on ways to improve the safety and productivity of machines while helping owners protect their investments. Early improvements included moving from fixed to oscillating axles, which allowed for equal tire loading, less swaying and greater traction during operation, as well as introducing pothole protection systems, analog envelope control and outrigger leveling.

Today, sensor technology is capturing the industry's attention, helping machines become safer and more intuitive than their predecessors.

PROVIDING LOAD DATA

As an example, telehandlers can now identify an attachment on the end of the boom and display the appropriate load chart to the operator. They also can use technology to depict the location of

a load within the capacity chart, indicate whether the load is compliant and prevent the operator from violating the boundaries of the chart. In conjunction,



new technology can limit operation when a load nears the maximum capacity indicated on the capacity chart.

When bundled together, these three technologies provide real-time load data that enables operators to work with increased confidence and fleet owners

to avoid costly repairs that may result from overloaded machines.

Another new technology allows telehandlers to rely on hydraulic power to raise a boom, but use gravity to lower it, providing operators with more precise control. Some AWP's also add padding to the platform guardrails and a frame suspended below the platform. If the padded framework comes in contact with an adjacent structure, proximity sensors will deactivate platform functions, protecting the machine and its surroundings. For convenience, an override button permits the deactivation order to be undone.

SENSING OBSTRUCTIONS

Operators will appreciate advanced infrared technology that can sense an object or structure nearby, slowing and then stopping the machine before it makes contact. A visual and auditory warning will alert the operator when a

continued on page 37



Providing you with worry-free project management through completion of your commercial concrete project.

Specializing in:

- Structural Concrete • Post Tension • Tilt Up
- Elevated Decks • Masonry

Ph: 407-277-8766 Fax: 407-277-9596
677 N. Goldenrod Road, Orlando, FL 32807
Dewittcustomconcrete.com





Serving all of Florida for **more than 25 years!**



Your commercial window covering specialists
 Manual shades | Motorized shades
 Shutters | Draperies | Blinds | Window film

www.windowinteriors.com

Window Interiors— the no-problems people.
Call (407) 539-1303

NOW OFFERING:
 Division 10 services through our acquisition of



Washroom accessories | Toilet partitions
 Wall & door protection | Lockers
 Fire extinguishers | Site furnishings

www.division-ten.com



ENERGY AIR, INC.

Nobody Works Harder

Multifamily Construction

Challenges, Practices and Trends

BY: KELSEY WILKINSON, CFC ABC MARKETING DIRECTOR

I recently reached out to ABC member companies to ask about the challenges and current practices, along with the emerging trends in the multifamily sector.

FINFROCK Construction, Inc.

Building the Broadstone Winter Park

Alliance Residential contracted with FINFROCK as the single source design-builder to construct the Broadstone Winter Park, a seven-story, 268-unit market-rate multifamily residential project. The financing closed in January 2017, and the project broke ground that same month. Recently, the property opened its first units to residents, just twelve and one half months after breaking ground. The project is located on 2.4 acres of the Ravaudage master development at the corner of 17-92 and Lee Road.

FINFROCK utilized its DualDeck Building System to deliver a total precast/prestressed concrete solution. This was the first market-rate multifamily residential project for FINFROCK using its innovative DualDeck technology, which took more than a decade to research and develop. The DualDeck is comprised of two slabs of concrete joined together by a series of steel trusses. A major benefit of the DualDeck Building System is that it incorporates electrical, mechanical, plumbing and fire protection into the building components during production, reducing onsite labor and accelerating the schedule.

FINFROCK first used this innovative building system on the HYATT house Naples/5th Avenue, a three-story, 183 key extended stay hotel which it completed in 2016. FINFROCK is also building a new \$100 million, 2150 bed on-campus student housing project totaling 500,000 square feet for the University of South Florida with the DualDeck Building System.

The DualDeck, form finished both top and bottom, provides ceilings and floors ready for paint or flooring material, further reducing labor and construction time. Offsite construction of building components enables FINFROCK projects to be completed significantly faster than using traditional construction methods. Since a large portion of the work for the Broadstone Winter Park occurred at FINFROCK's

manufacturing plant, the job site had less traffic due to fewer onsite workers, was cleaner due to less debris and required less laydown area for storing materials. The system offers unmatched building quality as exterior walls are solid concrete, and require only paint – no stucco coatings or building wraps are necessary. Windows are installed in very tight tolerance openings, and require no window bucking, thus guaranteeing a maintenance free, extremely water-tight building.

According to Bill Shumaker, president of Stowell Company, Inc. who was the interior metal framing and drywall subcontractor on the Broadstone Winter Park project, working with the DualDeck Building System presented numerous benefits. "By using the DualDeck Building System, the project went faster and was cleaner than any other projects we've worked on," said Shumaker. "Because FINFROCK is building with concrete as opposed to wood, the long-term value of the project is immense. The DualDeck Building System is better to work with overall because it avoids the column obstacles you have in other construction. Working with the FINFROCK brand is an "upgrade" – the value is there."

In February, FINFROCK turned over the first units to Alliance and is on schedule for an April completion of the remaining units.

Stan Jones, Chief Operating Officer for FINFROCK, has overseen the entire construction of the Broadstone Winter Park and has received many inquiries about the speed of the project. "Numerous developers have requested tours because they are amazed at how fast it is going up. After just a few minutes of touring the project, they realize the multiple benefits our patented building system brings."

FINFROCK has already begun working on its next project with Alliance Residential, the Broadstone Lake House overlooking Lake Ivanhoe. The project is scheduled to break ground in fall of 2018.

Walker & Company, Inc.

The obstacles in multifamily construction these days are much the same that the commercial industry is facing in general - a shortage of skilled

and unskilled labor is presenting challenges in timely delivery.

To overcome these obstacles, Walker & Company has staffed their projects with more field supervisory personnel than they have in the past to ensure they are making the most productive and efficient use of the manpower in the field.

Other challenges have also been faced when working with legal authorities in the industry. Walker explained that municipalities and building departments are faced with the same manpower issues that they are on the construction side. As a result, plan reviews for permits and inspections take longer.

When asked about current trends, Lance Walker Jr., President said "We have definitely seen a trend to higher end interior finishes. Simulated wood plank flooring, custom tile flooring and backsplashes, stainless appliances and quartz countertops are examples.



Ariel Apartments in Lake Nona, 348 units, 450,186 gsf; Owner: Tavistock Development

We are also building more resort style amenities in the Clubhouse, some featuring resort style pools, summer kitchens, demonstration kitchens, movie theatre rooms, first class fitness centers and everyone wants a dog park these days."

The trend toward more dense, urban infill projects with structured parking has been a big change versus the traditional suburban garden apartment model. While both are being built in great numbers, downtown living is becoming more popular. TOD's with proximity to public transportation are also in greater demand.

Much of the sustainable building and design practices have been baked into the code with each new version.

continued on page 37

A Well-Built Team

PeopleReady finds the best skilled tradespeople available, and places them when and where you need them. They arrive at your job ready to work, smart and safe. Our team of construction experts understand your local market and know what it takes to help your business grow and thrive.

Connecting people and work is what we do best. Trust PeopleReady to make that connection for you.

We call it work done well.
844.775.8326 | PeopleReady.com



We don't just build.
We invent.



407.425.5550 | www.khss.com



Vehicle Assembly Building High Bay 3 Work Platforms, John F. Kennedy Space Center
Photo: NASA / Bill White



KHS&S is continually rethinking how interiors and exteriors get built, resulting in new and innovative solutions to streamline the construction process. From BIM to Lean Construction, KHS&S leads the industry in ways to add quality and value to your project.

- + Design-Assist
- + Interiors & Exteriors
- + Rockwork & Water Features
- + Themed Construction
- + Prefabrication
- + Lean Construction

Multifamily Construction continued from page 35

Energy efficient lighting, appliances and air conditioning systems along with better insulation and more belts and suspenders approach to building envelope moisture protection.

While challenges and trends are being observed and tackled, Walker & Company sees continued growth on the horizon. Walker said "While there are certain to be some bumps in the road along the way, the continued population growth of Central Florida and the generational shift to being renters by choice the demand for new apartments remains strong."

Sensors continued from page 33

boom or scissor approaches a structure. The technology then stops the machine, limiting its operation to reverse mode, unless the operator overrides the system to inch closer to complete the work at hand. If the operator does not override the system, the machine will remain in reverse mode until it is clear of the obstruction, when it will return to normal operation.

If that's not enough, machines of the future will feature self-leveling technology. Machines equipped with this feature will automatically level themselves in a longitudinal or horizontal direction, depending on the terrain. This reduces three-wheeling, allowing a machine to maintain traction on sloped or uneven ground and enhancing stability while improving operator comfort and confidence.

Machines with a self-leveling chassis will be able to traverse slopes up to 10 degrees with the boom elevated, which means greater uptime and less repositioning. This technology will enable easier loading, unloading and transport, as the chassis can be lowered to reduce machine height.

CONNECTING JOBSITES

Sensors on everything from lift arms, attachments and tires to welding equipment, materials and telehandler pallets will provide real-time data to project managers, foremen, site supervisors and safety directors for simultaneous viewing and quick decision-making. This network of equipment, devices, personnel, worksites and buildings (internet of things) also can alert and dispatch service vehicles when a machine requires preventive maintenance or repair work.

Jobsite wearables, including vests,



Maitland City Centre – 5 story over concrete podium with retail, 6-story parking garage, 245 units, 529,813 gsf, with roof top dog park and swimming pool; Owner: Allen Morris Company

gloves and boots, also can incorporate sensors that communicate with equipment sensors and transmit data to the operator and site managers to ensure high-quality work and safe operations. With an outfitted workforce, site managers will have access to information about site operations through a simple dashboard. They will know when workers are fatigued, overheated or not being productive.

An embedded video camera can capture footage of work being completed by each employee. If unsafe practices or subpar work are detected, instructions for course correction can be distributed immediately. If an incident occurs, the video footage can be referenced to better understand the cause and later used for training to minimize reoccurrence.

Additionally, machines operated remotely and equipped with robotic arms may be deployed where a skilled labor shortage exists, and autonomous vehicles can be used to complete work in highly dangerous areas. With built-in measurement tools and sharing options, drones provide project teams with a resource to identify potential issues before they impact costs and schedules.

The possibilities for technology impacting the access industry are endless. The challenge for manufacturers, fleet operators and contractors is to regularly ask what can be done better and safer, what other industries can teach the construction industry and what customers require to complete their work. Developing technologies to address responses to these questions will drive the access industry forward while improving productivity and safety.

Reprinted with permission from Construction Executive magazine's Tech Trends eNewsletter, a publication of Associated Builders and Contractors Services Corp. Copyright 2018. All rights reserved. ■

Safety Job Site Visit

Celebration Senior Living Project

BY: J.R. WELCHERT, SENIOR SAFETY HEALTH AND ENVIRONMENTAL MANAGER, LEED AP, BALFOUR BEATTY

The ABC Safety Committee had the opportunity to walk the Celebration Senior living project on Tuesday, January 30, 2018. Amy Kennedy, Senior Project Manager for Balfour Beatty Construction, welcomed the committee to the site and Andrew Bertalong, Assistant Superintendent for Balfour Beatty, took the Committee on a tour of the project. The project is a 350,000 SF senior living center with 250 individual residential units. With a very aggressive 18-month schedule, the project is scheduled to complete in the coming weeks. One key challenge that the team faced was fall protection while erecting 15,000 SF of hollow core planks per day during the structural erection of the



project. This required a new process to provide anchor points for the workers as the leading

edge of work was moving so quickly. After consulting with the manufacturer of the hollow core planks, a location to drill in a fall protection anchor into the planks was determined prior to setting them on the building. This provided the erection



crew a means of maintaining 100% tie off no matter where the leading edge moved to. Some other challenges were: extremely high end finishes and amenities being a central feature of the building. Some of these include a movie theater, indoor pool with sky mural and all of which required specialty trades that are not typically involved in fast paced multifamily construction. ■



Central Florida Chapter

PRSR STD
US POSTAGE
PAID
ORLANDO, FL
PERMIT NO. 150

2018 VIP SPONSORS

Elite VIP Sponsors



Premier VIP Sponsors

Acousti Engineering Company of Florida
Baker Concrete Construction, Inc.
Balfour Beatty
BCI Integrated Solutions
Business Traction Center
Dewitt Custom Concrete, Inc.
Dunkman Paint & Wallcovering, LLC
Electric Services, Inc.
Energy Air, Inc.
Entech Innovative Engineering
Hensel Phelps
Hoar Construction, LLC
KHS&S Contractors
Kirwin Norris, P.A.
Morton Electric, Inc.
PCL Construction Services, Inc.
PeopleReady
S.I. Goldman Company, Inc.
Sasso & Sasso, P.A.
Turner Construction Company

Select VIP Sponsors

Aagaard-Juergensen, LLC
Advanced Millwork, Inc.
Burr & Forman LLP
CEMEX
Detail Dynamics of Florida, Inc.
DPR Construction
Enterprise Fleet Management
Gulf Mechanical Contractors LLC
Maxim Crane Works, L.P.
MLC Theming, Inc.
Modern Plumbing Industries, Inc.
R. C. Stevens Construction Company
Robins & Morton
Tharp Plumbing Systems
Wharton-Smith, Inc.

Choice VIP Sponsors

Brasfield & Gorrie, LLC
Certified Slings & Supply
Comprehensive Energy Services, Inc.
CORE Construction Services of Florida, LLC
Dean Mead Attorneys At Law
Hartford South, LLC
Lakes Glass & Mirror, Inc.
Lykes Insurance, Inc.
Quality Labor Management, LLC
WithumSmith+Brown, PC