

September/October 2018

BUILDING CENTRAL FLORIDA



Central Florida Chapter

PROJECT PROFILE:
**Pioneers Fletcher
Center**

INSIDE

**Hurricanes: Tips On Preparing
Jobsites And Protecting Employees**

Smart Tips For A Storm-Resilient Jobsite

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16 COVER STORY Pioneer 's Fletcher Center

About Our Cover The Collage Companies



The Pioneers' new 50,000 SF building named The Fletcher Center consists of a large interactive and educational lobby entrance, along with both office and conference center wings. The office wing on the southeast end of the building is two-stories and features a large glass staircase leading to an open office configuration with more traditional office spaces along the perimeter. The eastern wall of the building faces Lake Whipporwill and has a large percentage of window space to take advantage of the natural beauty of the lake front area.

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.

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CORRECTIONS

In the 2018-19 Membership Directory, Williams Company's address was printed incorrectly. The correct address for the company is: 2301 Silver Start Road, Orlando, FL 32804.

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.

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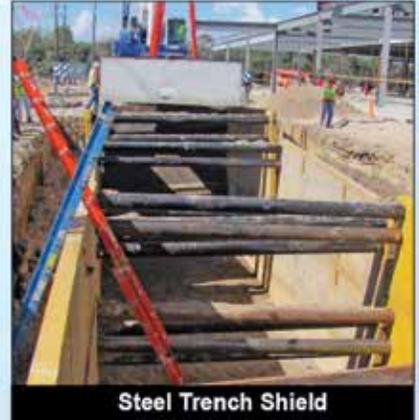
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President's Letter

BY: MARK WYLIE, CFC ABC PRESIDENT & CEO



In July, the White House Council of Economic Advisors released a paper entitled "Addressing America's Reskilling Challenge," describing a booming economy, low unemployment and a workforce with a skills – or talent – gap.

There are job openings, but the existing workforce lacks the skills to fill the jobs, hence, the gap.

"Additionally, there is an information gap between employers, workers, and educational institutions. While employers presumably know which skills they value in an employee, workers themselves and educational institutions have less up-to-date knowledge, and their response lags behind the changing demand. Lacking incisive data, workers and educational institutions are separated from employers by an information gap that makes it difficult to prepare the workforce with the skills employers seek. The information gap is exacerbated by a dearth of data and weak comparability of skill requirements. Coordination among these parties will be crucial for addressing America's reskilling challenge."

The challenge for Central Florida is huge. In other news in July, Florida's economy now tops \$1 trillion, making the state the 17th largest economy in the world. It's hot!

Unemployment now hovers between 3 and 4%, so everyone who wants to work can find a job. In fact, employers are almost forced to hire people who lack qualifications, much like the 2005-2006 go-go economy.

Over 60% of Florida's jobs are concentrated in a handful of sectors: professional and business services, hospitality, transportation, education and health care. Many of those are in positions that pay low wages and offer little if any career growth or opportunity. While construction grows at 6% and 7%, these sectors are growing at a much slower pace, between 1% and 3%.

Which brings me to this graphic from the White House Economic Advisors. If you didn't get trained while you were in school, in the military or upon your initial employment, your training opportunities are likely over.

That's fine if you are doing the same thing as a 40-year-old that you were trained to do as a 20-year-old, you like your work and your income continues to improve.

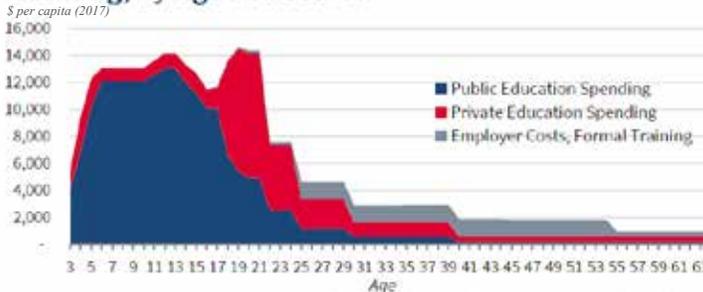
But if you are 35 or 40 years old and want to change jobs or careers, your chances of finding training programs are decreased substantially. Public funding of re-skilling shrinks dramatically after age 30. Only employer funded training remains a resource, and many employers are not eager to train a new employee for fear of that person being recruited by a competitor.

So, here is the picture of Central Florida: some 300 or 400 thousand people in minimum or minimal wage jobs, with few education resources willing or able to fund their education for a career like construction where the wages could be doubled.

Those workers are in a box, as they need to work to pay the bills, training opportunities are limited or nonexistent, but need re-skilling so that they can make money to pay all of the bills.

All is not lost, though. Orange County Public Schools, Osceola County Public Schools and Valencia College have all stepped up their offerings of re-skilling programs. For some targeted classes of people, there is funding available for this training. But for many, there is no training scholarships other than apprenticeships or OJT.

Figure 4. Expenditures on Education and Skills Training, by Age and Source



Sources: OECD, U.S. Census Bureau, BEA, BLS, Association for Talent Development (2017), Carnevale et al (2015), CEA Calculations.
Note: Age distribution of education and training participants estimated based on data from sources above as

Several construction employers have been and continue to be leaders in offering employee training opportunities. But to get to the volume of workers needed in this industry, there will need to be many more.

Please contact me if you would like to find out how your company can partner with the public schools or colleges to deliver more skilled workers into your business. ■

Mark P. Wylie



Central Florida Chapter

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Legislative Hobnob

July 11, 2018

DOUBLETREE BY HILTON, DOWNTOWN ORLANDO

As this year's election approaches, 129 attendees from CFC ABC member companies and members from partnering organizations came together for an exciting night of mixing and mingling with 23 Florida Legislators and 24 Candidates to hear their views and stay current on decisions that could change their businesses. The 2018 Legislative Hobnob was held at the DoubleTree by Hilton Downtown Orlando on July 11. Attendees had the chance to meet and speak with Orange County and Seminole County School Board Representatives, Florida House Representatives, Board of County Commissioners, and City Commissioners. Thanks to CFC ABC sponsors for providing passed hors d'oeuvres, pasta and carving stations, dessert cups, and drink tickets for everyone to snack on while discussing important issues in a laid back setting. ■

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ABC of Florida State Convention

July 26-28, 2018

JW MARRIOTT, MARCO ISLAND, FL

Over 100 members and their families from the five ABC Florida chapters attended the ABC of Florida 2018 State Convention at the JW Marriott Marco Island Beach Resort. The convention started with a bang at the board meeting when members met and heard from Representative Frank White (candidate for Attorney General), ABC of FL endorsed CFO Jimmy Patronis, and Governor Rick Scott on Thursday, July 26. After Q and A's and getting to hear from the legislators, board members discussed and recapped the successful 2018 legislative session. Members and spouses were invited to attend Thursday evening's Opening Night Reception. Not only was this a chance for members to mingle and reunite with attendees from around the state, attendees got to hear from Senator Passodomo who has been a bill sponsor for ABC many times. After enjoying some drinks and hors d'oeuvres, members went back to their rooms in preparation for an early start the next morning. Over 60 members attended the Planning Conference on Friday morning where members discussed important issues for over six hours. Conversation was broken up with a three-course lunch, a visit from Representative Matt Caldwell who has

been endorsed for Commissioner of Agriculture and a video message from Adam Putnam. Friday evening, chapters split up and attended individual dinners where they enjoyed socializing and reminiscing experiences from the past. After serious discussion and planning from the previous day's event, members enjoyed relaxing during Day on the Beach Saturday morning. Members and their families were invited to lounge in the sun or participate in water sports and beach Olympic games and competitions. State Convention ended with Final Night Dinner and Game Night. After a few drinks and dinner, members were called on to stage to compete in "Survey Says" and "In It to Win It" games. Companies faced off against other companies and chapters went head to head with other chapters to compete for tickets which would be drawn at the end of the night for prizes. After an intense round of Survey Says, the Central Florida Chapter reigned victorious against the East Coast Chapter. It was a great way to end a great convention. ■





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Summer Social

June 5, 2018

LATITUDES, DOWNTOWN ORLANDO

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CFC ABC Members STEP it up



Established in 1989 the Safety Training and Evaluation Process (STEP) program was developed and written by contractors, for contractors. STEP provides contractors with a format that measures a company's safety program's progress through a 20 key components self-evaluation. This self-evaluation helps identify areas of improvement, and benchmarks company's performance with fellow ABC members. ■

CFC ABC member companies participating in the 2018 STEP program:

Company

A.D. Owens Construction Corp.
Acousti Engineering Company of Florida
Aireko Construction
Ajax Building Corporation
Albu & Associates, Inc.
Austin Commercial, LP
Baker Concrete Construction, Inc.
Barton Malow Company
Boys Electrical Contractors, LLC
Brambier's Windows & Walls
Brasfield & Gorrie, LLC
Bright Future Electric, LLC
Central Florida Waterproofing, Inc.
Charles Perry Partners, Inc.
Clancy & Theys Construction Co.
Commercial Millworks, Inc.
Concrete Construction Services
CORE Construction Services of FL, LLC
DPR Construction
Dunkman Paint & Wallcovering, LLC
Electric Services, Inc.
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Hensel Phelps
Hoar Construction, LLC
Interior Specialties, Inc.
J. Raymond Construction Corp.
Jack Jennings & Sons, Inc.
JK2 Construction & Scenic
KENPAT
KHS & S Contractors
Mechanical Insulation & Technologies, LLC
MLC Theming, Inc.
Modern Plumbing Industries, Inc.
Morton Electric, Inc.
MWH Constructors
Oelrich Construction, Inc.
PCL Construction Services, Inc.
Pyramid Masonry Contractors, Inc.
Quality Labor Management, LLC
R. C. Stevens Construction Company
Robins & Morton
S & S Roofing Systems, Inc.
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Service Complete Electric, Incorporated
Tharp Plumbing Systems
The Collage Companies
Titan Electric Southeast, LLC
Tradesmen International, Inc.
Tri-City Electrical Contractors, Inc.
Tucker Paving, Inc.
United Wall Systems, Inc.
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Workforce Development

ABC members and staff visited with congressmen and senators in Washington, DC in June during the ABC Legislative Conference. Each member of the House and Senate received an ABC position paper on key issues coming before the 115th Congress, and it included the following information:

In 2018, ABC and its 70 chapters will spend \$1.1 billion on education and learning, using industry recognized and government-registered apprenticeships to build a safe, skilled and productive workforce. ABC uses innovative and flexible learning models that are essential to filling the approximately 500,000 open construction jobs today.

The Tax Cuts and Jobs Act is driving strong economic growth, and if we add an infrastructure package of \$1 trillion into the equation, there could be more than one million skilled construction jobs waiting to be filled.

Policy makers must commit to supporting an all-of-the above strategy for workforce development. Apprenticeships, both market-driven and government defined, should have equal access to incentives such as tax breaks, tuition assistance, scale wages and increased access to career and technical education programs.



The construction industry is not a rigid career pathway. Rather it provides limitless opportunities for students, veterans and people re-entering the workforce or changing careers to reach their full potential. Once they decide on a career in construction, workers can participate in multi-skill programs, where they can learn more than one skill to give themselves a competitive advantage in the marketplace.

Educating the Skilled Workers of Tomorrow

ABC chapters and affiliated education centers offer more than 800 apprenticeship, craft, safety and management programs. More than 300 registered apprenticeship programs approved by the U.S. Department of Labor and/or state governments.

ABC contractor members educate approximately 476,000 construction industry professionals annually; \$750 million to 280,000 craft professionals;

\$198 million to 98,000 field managers/supervisors; \$116 million to 56,000 mid-level managers; and \$109 million to 42,000 senior managers.

In partnership with NCCER, a not-for-profit 501(c)(3) education foundation, ABC chapters offer programs at more than 1,400 locations across America. NCCER's curricula are recognized globally as the gold standard for industry-recognized education modules.

To bring more Americans into skilled construction careers and help companies find the workers they desperately need, the public and private sectors need to educate the construction professionals of the future using innovative and flexible apprenticeship models to build a safe, skilled and productive workforce.

House

THANK: Representatives for supporting the Strengthening Career and Technical Education for the 21st Century Act (H.R. 2353), introduced by Rep. Glenn

Thompson (R-Pa.), which would better align career and technical education programs with industry demand. The bill passed the House of Representatives unanimously in June 2017.

SUPPORT: The PROSPER Act (H.R. 4508), introduced by Rep. Virginia Foxx (R-N.C.), which reforms the Higher Education Act to create limitless career paths for students by opening federal tuition assistance (like Pell Grants) to more condensed, industry-recognized education programs and by promoting all forms of learning.

Senate

SUPPORT: Reauthorization of the Perkins Career and Technical Education Act that modernizes funding levels and ensures students are learning in demand skills through the House passed bill (H.R. 2353), or similar legislation.

OPPOSE: Any policies that favor narrow and burdensome government-defined apprenticeships rather than supporting an all-of-the-above approach that encourages any apprenticeship in which workers can earn a wage while learning a skill. ■



Central Florida Chapter

EVENT CALENDAR

September 7

Builders' Breakfast

September 14

Fall Golf Tournament

September 27

Construction Expo

October 11

ABC After Hours

October 20

EIC Awards Banquet

EDUCATION CALENDAR

September 12

Should You Consider An ESOP?

September 13

Growing Your Bonding Capacity to the Next Level

September 13

Lien Law

September 18

Construction Documents

September 18

Stepping Up To Supervisor

September 19

CPR & First-Aid Certification

September 25

Lean Principles In Construction

September 26

Business Development for Construction Professionals

October 2

Using LinkedIn to Get & Stay Connected

October 15

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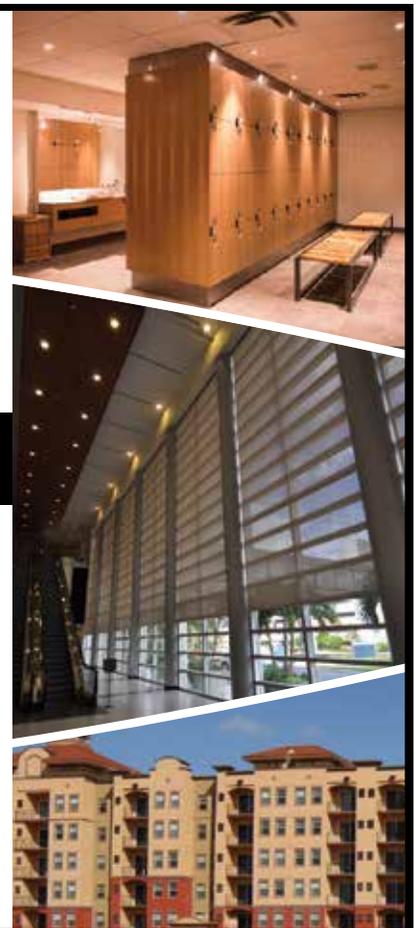
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Member News

ALTAMONTE GLASS & MIRROR, INC.

... was recently awarded Project 370 - Universal Orlando Resort's International Drive hotel project. The building contractor is Finrock Construction, Inc. Other recently awarded projects include The NBA Experience at Walt Disney World Resort with DPR Construction and the Edison Office Building project in Lake Mary with Kajima Building & Design Group, Inc.

... recently wrapped up the new Hard Rock Hotel Daytona Beach with Jim Macon Building Contractor, Inc. This project had a \$2M glass scope with a variety of glazing applications including impact-rated sliding glass doors, storefronts, curtainwall, automatic doors, interior all glass walls and shower enclosures.

... recently completed BP-447 Ticket Lobby at Orlando International Airport with PCL Construction Services, Inc. This project had a \$1M glass scope consisting of 32 curtainwalls and 24 interior handrails at the escalators.

... recently hired Javier Mestres as Senior Project Manager. Javier brings over 20 years of commercial construction glazing expertise to Altamonte Glass & Mirror's growing team of experienced professionals.

AUSTIN COMMERCIAL

... welcomes Jonathan Sheppard, a 14-year veteran of the commercial construction industry, to Austin Commercial's Orlando office as Senior Preconstruction Manager.

In this role, he will manage processes such as conceptual estimating, budget controls, value engineering, subcontractor communication, and client interactions. Sheppard has extensive experience in hotel, hospitality, restaurant and healthcare settings.



He has completed the OSHA 30-Hour Construction Course in safety training and has been a LEED-accredited professional since 2008. He graduated from the University of Southern Mississippi with a B.S. in Construction

Engineering Technology in 2004. Jonathan is a Board Member of both the ACE Mentor Program of Central Florida and the Construction Industry Advisory Board at Seminole State College.

COMPREHENSIVE ENERGY SERVICES, INC.

... promoted Blake Crew to Project Engineer. In her new role, her duties involve project documentation control including electronic databases, plan review, proposal preparation and assisting the development of project objectives. She joined the company in 2015 where she has served as Project Coordinator, and holds a Bachelor of Science degree from Troy University.



... promoted Daniel Gattman to Design-Build Project Manager. Gattman's duties include the design and management of mechanical and plumbing systems for themed entertainment, healthcare, hospitality and other projects. Having joined the company in 2015, he previously served as Virtual Design and Construction Engineer and holds a Bachelor of Science in Mechanical Engineering from the University of Central Florida.



CORE CONSTRUCTION SERVICES OF FL, LLC

... celebrated the successful completion of a \$14.7 million replacement school for Orange County Public Schools' Hidden Oaks Elementary School. The newly-constructed facility supports approximately 650 students in pre-kindergarten through fifth grade and offers a safe and modernized facility for student learning and engagement of the Vista East community.

... broke ground on the Lake George and Sunrise Elementary Schools projects for Orange County Public Schools. Both facilities will undergo significant campus improvements, providing students with

another safe and up-to-date learning environment within the Orange County community.

... has reached the half way milestone on roof repair work at the Orange County Convention Center. This 1.2 million SF roof replacement project is several months ahead of schedule despite the lengthy rainy season and working around the active convention center, and the client's events schedule.

... was recently selected by Volusia County Schools for the \$47 million Deltona Middle School campus master plan replacement project. The project is the County's most significant renovation project in some time and will be a premier, destination middle school.

... raised over \$17,000 for the March of Dimes this year! The CORE team participated in the March for Babies Walk in support of innovative healthcare treatments to fight birth defects, premature births, and infant deaths as well as advocacy for families of critically ill infants. CORE has supported this event for eight years and served as Silver Sponsor for two.

FINFROCK CONSTRUCTION, INC.

... was recently named Developer of the Year by the Orlando Business Journal due to its successful use of the DualDeck™ Building System on the \$50 million Broadstone Winter Park luxury apartment project for Alliance Residential. This was FINFROCK's first use of the DualDeck on a market-rate apartment project and garnered the Top Apartment Award from the OBJ earlier this year. In addition, the publication named FINFROCK number one among 2018 "Largest Construction Companies - General Contractors - Local" and ranked FINFROCK #16 among the 2018 "Fast 50" fastest-growing companies in Central Florida. In addition to Broadstone Winter Park, FINFROCK has been building The Village, a new on-campus student housing project that's part of a \$134 million public/private partnership with the University of South Florida. The first phase of 885 beds was delivered on time for fall semester 2017, and the second phase is on track to open to students arriving for fall semester 2018. The Village accommodates 2,167 students.

Continued on page 12

GMF STEEL GROUP

... was honored to host gubernatorial candidate and current Commissioner of Agriculture, Adam Putnam, at its Central Florida headquarters for the filming of a statewide television spot. Hand-selected by the Putnam campaign team, GMF was featured as a leader in creating sustainable jobs for those considering a skilled trade or vocational career path. "We are proud that our team was able to lend a voice to the value and importance



of trade-minded business operations and job opportunities," said Andy Norman, President of GMF Steel Group. "As one of the top tonnage producers in the Southeast, we continue to see a growing demand for a high quality, passionate and skilled workforce."

The GMF team is honored to have been featured as an organization forging a path forward for trade work. It is the combination of thoughtful design, sophisticated execution and skilled craftsmanship that ultimately result in high quality, successful projects for clients.

JK2 CONSTRUCTION

... recently completed work on a luxury amenity center in the booming city of Clermont.

The amenity center is part of Taylor Morrison's Canyons at Highland Ranch development. The project features a cabana, pool, splash pad and dog parks. In addition to these amenities,



JK2 Construction also created volleyball, basketball and tennis courts for residents.

The Canyons at Highland Ranch is located in Lake County and features 14 home designs starting in the \$250,000s. Over the past 30 years, JK2 Construction has collaborated with many home builders around Florida and the U.S., including Pulte Home Corporation, Starwood Land Ventures, Winter Garden's Orchard Hills Community, Summerlake Community in Windermere and Hickory Hammock Community. JK2 is proud to add Taylor Morrison to its list of partners.

MCCREE GENERAL CONTRACTORS & ARCHITECTS

... was hired to design and construct a new state-of-the-art dental facility in Lake Nona. This new 9,400 SF mid-century modern themed building will provide the space and function for the Nona Smiles practice to provide their patients with exceptional and innovative care.

When selecting a company to design and construct the new facility, husband and wife partners, Dr. Sheila Ramirez and Dr. Carlos Melendez, wanted to



find one firm who was able to handle everything from conception to project completion. McCree's enhanced Design-Build method gave them the opportunity to work with only one firm who offered a single-source of responsibility. "Providing our patients with a one-of-a-kind experience utilizing the best technology and a sense of modern comfort is extremely important to us. Our practice has been on a tremendous growth curve and this new facility will provide not only for our existing patients, but also for our future patients as well," stated Ramirez/Melendez.

The new Nona Smiles will be located in the Lake Nona Landing shopping center in Lake Nona off Narcoosee Road. Currently in permitting, construction is scheduled to begin late summer 2018 with a completion in early 2019.

... is commemorating its 92nd year in business and lead by 4th generation Richard McCree, Jr., McCree has been family-owned and operated, in Orlando, since 1926. McCree provides concept to completion Design-Build services for

numerous project types and serves as Central Florida's oldest Design-Build firm. McCree is a truly integrated design-builder with licensed Architects, Engineers, and Contractors all working in concert to ensure every project is delivered on-time, with-in budget and exceeding the owners quality expectations.

ROGER B. KENNEDY CONSTRUCTION

... completed Unicorp National Development's \$65 million Drake Midtown Apartments, plus Phase 1 of Unicorp's adjacent Griffin Farms at Midtown town center, in Lake Mary.

... ranks 4th largest among Orlando Business Journal's 2018 Largest Family-Owned Businesses published July 20. The Altamonte Springs-based general contractor and construction manager posted \$139.7 million of revenue in survey year 2017.

... held its annual 2018 "Tools 4 Seminole Schools" supply drive from July 9 through August 24. A program of The Foundation for Seminole County Public Schools, a nonprofit 501(c)(3) organization, the countywide drive and fundraising efforts enhance the superior performance of students and teachers in Seminole County Public Schools.

S.I. GOLDMAN, INC.

... was selected by Wharton-Smith, Inc. Construction Group for the Seminole State College Building "L" renovation project located in Sanford, FL. Work includes the complete demolition of existing HVAC and plumbing systems on Levels 1 & 2, installation of new piping, ductwork and equipment, including (4) new AHU's, (90) VAV boxes, DDC control system along with all accessories and appurtenances. Work began in June 2018 and is scheduled for completion in June 2019.

... was selected by Barton Malow Company for the HVAC and plumbing disciplines for the Orlando Health Medical Office Building in Seminole County, Florida. The work includes furnishing and installing all HVAC and plumbing systems for this new three-story core and shell building consisting of 63,150 SF, designed by Hunton Brady Architects and TLC Engineering with a future tenant buildout to come. Work will begin in November 2018 and is scheduled for completion in August 2019.

Continued on page 13
Member News continued from page 12

WELBRO BUILDING CORPORATION

... is pleased to announce that Barbara Bombalier has joined the WELBRO team as Community Engagement Associate. Barbara will focus on contributing to the company's business development efforts through networking, research, leads generation, and branding activities.



WILLIAMS COMPANY

... is prominently ranked 10th statewide in the mid-sized category (50 to 249 employees) in Florida Trend's 2018 Best Companies To Work For In Florida survey, as published in its August issue. Among its several innovative initiatives, Williams was also recognized for its monthly health and wellness luncheons. The survey focused on eight themes according to the magazine: leadership and planning; corporate culture and communications; role satisfaction; work environment; relationship with supervisor; training and development; pay and benefits; and overall engagement.

... Williams Company Building Division started Orange County Public Schools' \$28.5 million renovation to Boone High School in Orlando. The work includes a \$17 million capital renewal project and a new \$11.5 million auditorium addition.



... Williams Company Southeast completed the newly-remodeled SuperTarget Winter Garden store which involved significant exterior and interior modifications. Also regionally, the company started the SuperTarget Orlando Southwest store in Kissimmee plus a store in Tampa. Since 1990, Williams has constructed over 100 new Target stores plus more than 200 Target store renovations in 11 states.

WHARTON-SMITH, INC.

... partnered with local builders and Habitat for Humanity of Seminole-Apopka (HFHSA) to make one family's dream of home ownership a reality. As part of the 4th Annual Home Builders Blitz, construction crews worked from sun up to sun down to build a single family home for Sanford resident Malita and her family. A dedication ceremony

was held Tuesday, June 12, to bless the home, cut the ribbon, and present the family with keys to the house.

Former Habitat Board Member and Executive Vice President of Wharton-Smith Tim Smith helped spearhead the project and get local subcontractors involved. "This is a great opportunity to leverage companies in our industry to get involved beyond Malita's home," said Smith. Wharton-Smith's Senior Superintendent Mike Murray and several of Wharton-Smith's employees managed construction by coordinating trades and ensuring the project ran smoothly.



Local services and support were also donated by 5 Day Cabinets, Acousti Engineering, Air Flow Designs Heating and Air Conditioning, Barnett, Cox Plumbing, D&D Garage Doors, Harty Tractor Services, Manning Building Supply, Morton Electric, Pac-Van, Titan Electric Southeast, Titan Florida, Gerard Contracting, HZ Construction, United Masonry, and Waste Pro. ■

CFC ABC's First Young Professionals Committee

CFC ABC is proud to present the first Young Professionals Committee to the chapter! The Young Professionals program will aim to build the future of the industry by increasing and supporting the growth of young professionals employed by CFC ABC member companies. The program will create opportunities for young leaders to bridge the generational gap, develop relationships, and expand their skills while continuing to promote open competition and the merit shop philosophy. Don't miss the "New Kid's on the Block" booth at this year's Annual Construction Expo on September 27, 2018 - it's time to foster the future of the Central Florida Commercial construction industry! ■

Committee Members:

- **Ben Goodin**
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- **Michael Jennings**
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Jack Jennings & Sons, Inc.
- **Timothy Keating III**
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P: 407-614-8286

E: mdebanos@ajflooring.com

W: ajflooring.com

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American Safety Council, Inc.

Diane Roman

225 East Robinson Street, Suite 245
Orlando, FL 32801

P: 407-629-4811

E: diane.roman@amersc.com

W: americansafetycouncil.com

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Commercial Paint Services

Jeff Fierle

1950 Lee Road, #217
Winter Park, FL 32789

P: 407-440-9303

E: jeff@commercialpaintservices.com

W: commercialpainservices.com

Subcontractor - Paint & Waterproofing, Under \$1M

Lanco Paints & Coatings

Rick Blume

600 Mid Florida Drive
Orlando, FL 32824

P: 407-240-4000

E: rblume@lancopaints.com

W: lancopaints.com

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Satellite Shelters, Inc.

Anthony Cacciatore

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E: anthony@satelliteco.com

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PIONEERS: EXPANDED CAMPUS AND EXPANDED VISION

BY: BRIAN WALSH, PRESIDENT & CEO AND LEE CORCORAN,
DIRECTOR OF CHURCH DEVELOPMENT, THE COLLAGE COMPANIES



Photo Credit: Jesse Walsh, Dreamtown Co.

When Pioneers, an international ministry involved in world-wide evangelism and humanitarian efforts, decided they needed to expand from its existing 10,000 SF office building it never envisioned its campus would be transformed to include an almost 50,000 SF, state of the art, ministry center and also a brand new 120 bed hotel. However, that is exactly what happened with the help of The Collage Companies.

Pioneers is an organization having world-wide impact made up of 2,700 members serving on 280 teams in 101 countries. Their global reach has grown significantly over the last 35 years but their facilities have not kept pace with their growth. Because they are a not-for-profit organization with a global focus they do all they can to stay lean so as many funds as possible go to their mission work and future overseas projects. They were working out of old offices, some of which were small as closets (some were actually closets) and they had little meeting or conference space for local staff and only limited interconnect ability with the teams traveling abroad. Project teams were scattered which was in direct opposition to Pioneers culture of communication and collaboration. The largest meeting space in the old facility

could only hold about 80-90 people at one time which was inadequate for the local 120 staff members and the 60 staff members returning from global missions. It was virtually impossible to have team meetings and conferences for the Pioneers members or to have events that were cosponsored with like-minded or affiliate organizations.

The challenge of creating sufficient space that was flexible, practical and affordable was overcome with the joint efforts of The Collage Companies and BGW Services LLC, a full service architectural engineering firm. Collage and BGW have worked on multiple projects for churches, schools and faith based organizations and brought a wealth of previous experience and a collaborative process to solve the programmatic, functional and aesthetic needs of the project. An intense multi-day, interactive design charrette was held on the Pioneers campus with members of the design build team as well as Pioneers leadership and leaders of key departments with Pioneers.

There was a collaborative effort drawing upon the various strengths, skills and experience of all the participants—all with a common view, purpose and vision. The design build team helped Pioneers unpack what

they needed in the new facility from a spacial standpoint but also what their vision was for the “feeling of the space.” Norm Luduc, Executive Vice President of Pioneers explained. “The time of the charrette and after working with the team was well worth it. They really got us. It was a dynamic process where different pieces came together in a short period of time.”

BGW’s principal and lead architect for the project, Don Mahoney, quickly realized that although they were designing office space it was not meant to be a typical office building. The “feeling” that Pioneers needed was one of a welcoming sense of peace after coming back to the US from days, weeks, or months traveling in another country. They also needed to express the international purpose of the organization and to accomplish that task the location is somewhat of an international museum of the places that Pioneers works around the world.

The interior of the project had three main concepts, all of which were obtained.

First was flexibility. Pioneers wanted the building to be configured in a way that made sense for today and the future. Their existing building had fixed offices that limited interaction

and growth. They wanted adaptable space and a multitude of meeting and conference spaces to be used simultaneously for different purposes.

Next was Synergy. Pioneers wanted comfortable, informal meeting places within the office area that allowed and promoted people coming together, face-to-face to work, to talk, and to pray.

Lastly, Pioneers wanted what they called a "purposeful environment" which meant they wanted a facility to be built around their culture, not the other way around. They wanted audio visual space, privacy, if and when needed and lots of natural light and they wanted a creative combination of all three elements and all of it had to be completed on a conservative budget.

Don Mahoney from BGW said, "the design was accomplished and the budget was met because of the unique and dynamic relationship they have with the Collage team. They sit alongside us at the design table

and together we work on 'higher order concepts' which offer the biggest value to the client. We do not feel their architectural value is threatened and our teams do not isolate their roles and responsibilities and they acknowledge that it is okay to step outside the typical boundaries of roles and responsibilities to do what is best for the client."

To some extent the existing campus was visually unorganized and the new structure needed to create a sense of entry and organization. The building has a center entry with two wings on either side that visually open up so when people drive on campus they are welcomed into the community.

The Collage Companies formed an excellent team of subcontractors to construct the new facility with many of them being members of or connected to ABC. Among those having significant impact on the Pioneers Fletcher Center project were Kenpat of Central Florida, Collis Roofing, BCI Integrated Solutions, Southern Fire Protection, and DHR Mechanical Services.

The Pioneers' new 50,000 SF building named The Fletcher Center consists of a large interactive and educational lobby entrance, along with both office and

conference center wings. The office wing on the southeast end of the building is two-stories and features a large glass staircase leading to an open office configuration with more traditional office spaces along the perimeter. The Eastern wall of the building faces Lake Whipporwill and has a large percentage of window space to take advantage of the natural beauty of the lake front area.

The exterior of the building is primarily tilt wall construction with textured paint. With portions of the

meeting spaces.

During the course of the project, Pioneers leadership expressed to Collage that they lacked the ability to adequately house the team members coming back from global missions and that it was a long term dream to be able to have more temporary rooms for their teams and visitors. Collage was completing a project for a hotel developer and Brian Walsh, President of The Collage Companies, suggested an out of the box idea that may solve

Pioneers current and future housing issues as well as provide sustainable financial resources for future organizational needs. He approached the hotel developer, that he knew had a heart for Pioneers vision and asked him if he would have an interest to collaborate, in some way, on a new hotel on the Pioneers campus. After months of discussions, the board approved an agreement to design and construct a new 120 bed Holiday Inn



Photo Credit: Jesse Walsh, Dreamtown Co.

building being light gauge steel with synthetic stucco finish coat. The roof is a combination of concrete tile and single ply membrane.

The central reception lobby has a large circular area with a water feature and display desks enabling Pioneers to present examples of their ministry activities around the world. Within this reception area is a coffee bar, a craft shop containing articles from the various cultures receiving ministry, small group meeting areas and a concierge desk.

The HVAC system is energy efficient primarily roof top package units and the lighting system is completely LED fixtures.

The Southeast wing of the building is the hub of both short and long-term training for missionaries being sent and received from around the world. The space is large enough to house a conference for the staff of the entire organization, as well as to conduct teaching and training throughout the year. This area is equipped with full service AVL and can be used for a variety of purposes from small to large meetings and serving areas. The conference center includes a full size industrial kitchen, as well as dining and

Express and Suites hotel on the Pioneers campus. Construction of that hotel is expected to be completed in the fall of 2018.

Collage's Brian Walsh said, "The Pioneers project, like most projects, had its challenges and obstacles. However, with teamwork, creativity and extreme collaboration this project has, in many respects, exceeded expectations and provided an opportunity for business and ministry to come together in a unique way for both short and long term benefit." ■

Additional CFC ABC Members involved with this project:

Collis Roofing
Detail Dynamics of Florida, Inc.
Dew Glass, Inc.
DHR Mechanical Services
HUFOR, Inc.
KENPAT
Millennium Electric
Mills & Nebraska
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Hayes Law, PL boasts 30 years experience

BY: ROSEMARY HAYES, FOUNDER, HAYES LAW, PL

Located in the heart of Orlando, Hayes Law, PL operates a dynamic boutique construction law practice with its attorneys who have over 30 years of combined experience in commercial law and litigation. Each case is unique and the firm's representation is tailored to achieve the best outcome.

Rosemary Hayes, the founder of Hayes Law, PL, is a fierce advocate and takes pride in the firm's focal point—the clients. For 30 years, Rosemary has represented business owners, developers, contractors, subcontractors, designers, sureties and acted as insurance defense counsel. The firm along with its staff of experienced professionals handles everything from questions about construction liens and redlining of contracts to



Carly Newman & Rosemary Hayes

complex commercial construction disputes. Many of the firm's clients have been clients of Ms. Hayes for many years. With her knowledge and experience, Rosemary serves as an educator to her clients and lectures at classes presented by ABC's Central Florida Chapter.

Last fall, Carly Newman was welcomed as a new attorney with the firm. She has a Bachelors Degree in English and Political Science, with honors, from the University of Florida, a Juris Doctor from Stetson University College of Law, and a Masters Degree in Taxation from the University of Florida. Since 2013, Carly has practiced in federal district and state circuit courts advocating for her clients as both plaintiff and defense counsel in complex litigation matters. In a new offering to the firm's clients, Carly also advises and represents clients in individual and business tax matters at all stages ranging from preventative compliance to collection defense. Broadening her practice and delving into construction litigation with Hayes Law, P.L. has been the most challenging and rewarding experience of her career.

Hayes Law, PL is honored to serve their clients, to speak to potential clients and looks forward to continued success and advocacy. ■



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Tri-City Electrical Contractors, Inc. Celebrates 60 Years in Business

BY: JANE HODGES, EXECUTIVE ASSISTANT, TRI-CITY ELECTRICAL CONTRACTORS, INC.



Tri-City Electrical Contractors, Inc. is celebrating 60 years in business in 2018. In 1958, not a single segment of I-4 was yet open to traffic and Disneyworld was just a spark of an idea in Walt's head. Buddy Eidel, just 19 years old and armed with a fierce determination to succeed, a firm commitment to quality and the

financially supported apprenticeship programs around the state. Early on, Tri-City established employee safety and training plans. Employee recognition programs honoring years of service, outstanding craftsmanship and commitment to safety on the job site were created to reward performance and an innovative bonus program was

highly respected members of the construction community.

Service to the community has been woven into the company's history. Just a few of the causes that Tri-City has embraced over the years are the Central Florida Chapter of the Children's Home Society, The Florida Children's Hospital, Habitat for Humanity, Give Kids the World and Inspire of Central Florida.

Tri-City helped build major landmarks all over Central Florida—indeed, it is only necessary to travel a few miles in any direction and you will see Disney Springs, the Amway Center (and the O-rena when it was still standing), the Dr. Phillips Center for the Performing Arts, Rosen's Shingle Creek Resort, the Orlando Convention Center, 55 West, the National Eagle Award Winning Ritz-Carlton—Grand Lakes Orlando, Florida Hospital for Women, Plaza on University, the Orlando City Soccer Stadium, just to name but a few.

Now, in 2018, Tri-City continues to set the standard of excellence in Florida's electrical construction and service industry. The executive group Jack A. Olmstead (President), Rance Borderick (Vice President) and Michael A. Germana (CFO) is following the example of Chairman Emeritus Buddy Eidel, by incorporating a set of core values: Talent, Results and Integrity, which leads directly to our mission statement: To Do More Than Expected for Client, Community and Employee. ■



support of his family, especially his father Charles "Papa" Eidel, began a company that, in the past 60 years, has grown into a legacy that has changed the skyline and improved the quality of life for thousands of residents in Florida. He called the company Tri-City Electric, wiring houses in Fern Park, Altamonte Springs and Casselberry.

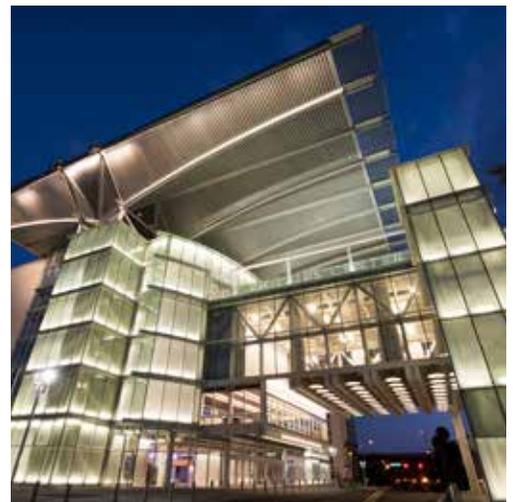
Buddy wanted a company with an open shop philosophy, wanted to choose, retain and pay his employees fairly on their own individual merit. He was a founding member of the Central Florida Chapter of ABC, which also reflected the merit shop philosophy. Tri-City employees worked hard to deliver the commitment to excellence that Buddy promised. Relationships were built with general contractors throughout Florida as word spread that Tri-City delivered what they promised. And while Tri-City grew and opened offices around the state, Buddy fostered a culture among employees that created pride in performance, a strong bent towards professionalism, all the while maintaining a family atmosphere and a desire to give back to the industry and community.

Employees have always been considered the company's most valued resource. Apprenticeship training was and is strongly encouraged for the field employees and the company has

put in place to enable all personnel to share in the Company's success. A scholarship program for the children and grandchildren of employees has distributed over \$300,000 to college seniors to enable their higher education. This has created a spirit of camaraderie and friendship among Tri-City employees that rivals no other.

In 2017, Tri-City became employee-owned through an established ESOP program. This enables the company to keep the culture and values established over the past 60 years, providing a strong succession plan while providing employees with an additional vehicle for retirement planning. President Jack A. Olmstead stated; "Tri-City will continue to grow, with the same culture of respect for clients, community and co-workers, as we expect our ESOP plan to sustain a powerful sense of common purpose among our EXTRAORDINARY employees."

Tri-City's promise and obligation to the client to deliver the highest quality craftsmanship at a competitive market price and an on-time schedule has helped to build the company to one of the largest specialty contractors in the Southeast. But, again, the success as a company originated with the vision and integrity of one man, Buddy Eidel, whose strong work ethic and fair business practices still impress and influence



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



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Four Ways To Ensure Equipment Weathers The Storm

BY: RYNE DEBOER, VICE PRESIDENT, MOREY CORPORATION

Weather events such as hurricanes and wildfires inflicted \$306 billion in damages in the United States in 2017, making it the most expensive year for natural disasters ever recorded. In this environment, fleet managers must protect their equipment year-round to avoid costly repairs and speed up project timelines.

Although fleet managers can't control the weather, they don't have to be at the mercy of it. The following four

extra coat of rust-resistant paint before severe weather strikes.

2. IMPENETRABLE ENCLOSURES

To better protect real-time data collection tools such as an electronic logging device, look into durable enclosures that help gather important information that fleet managers can't afford to lose.

One way to gauge the effectiveness of an enclosure is through an IP rating. By indicating the degree of protection

lifespans, AGM batteries not only help managers ramp up fleet efficiency, but they also raise the bar on equipment safety. With long-lasting AGM batteries, fleet managers won't have to worry about frozen batteries combusting while charging.

4. FUEL STABILIZERS

Chilling temperatures freeze more than just precipitation. Transmission fluid used to maintain equipment performance can often be reduced to a



features can help valuable equipment withstand even the harshest conditions while saving time and money.

1. RUST-RESISTANT PAINT

Winter weather can quickly bring construction activity to a halt. Plummeting temperatures often lead to thickening oil, brake, transmission and radiator fluid, making routine tasks more difficult and time consuming. Fleet managers can preserve equipment seals and reduce friction between joints by investing in rust-resistant paint.

In addition to keeping things running smoothly during the winter months, rust-resistant paint limits exposure from heavy rains. All too often, construction equipment is left out to dry, resulting in rust that decreases equipment strength and speed. Fleet managers can guard against such damages by adding an

against moisture and intrusion (e.g., hands, tools or dust), an IP rating can quickly let fleet managers know whether their equipment is safe from the elements.

Best of all, sensitive data can continue to be collected and transferred from a durable enclosure regardless of whether a piece of equipment is powered on.

3. AGM BATTERIES

Cold weather and battery efficiency don't mix. As temperatures dip, so does the available energy within batteries. This leads to greater difficulty starting and operating equipment. Fleet managers hoping to sidestep such issues should give heavy-duty AGM batteries a try.

Capable of surviving more rugged conditions and maintaining longer

gel-like substance that is hardly useful. To maximize the impact of transmission fluid and keep equipment going even after thousands of miles, fleet managers should consider investing in fuel stabilizers.

In addition to ensuring a fleet has the proper lubricants needed to function at full capacity, fuel stabilizers can prevent gas stored in a tank or container from freezing over the course of a winter. Rather than fretting over ice buildup in filters and fuel lines, fleet managers can focus on what they do best: running an effective and efficient fleet. ■

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AUDIT TAX ADVISORY

Smart Tips For A Storm-Resilient Jobsite

BY: TIM HAM, SENIOR PROJECT SUPERINTENDENT, HOAR CONSTRUCTION

No jobsite can be considered “smart” if it’s not diligently and intelligently preparing for safety and resilience in the event of a major storm or natural disaster. Disaster management plans are a necessary part of nearly every construction project, especially — but not only — in areas prone to hurricanes and other types of frequent and predictable storm patterns. Long before storm season, managers should consider how their jobsites could be affected and plan to not only prepare for, but endure, the worst. From the moment that a tropical storm is identified, managers should immediately implement or update their disaster management plan.

Through proper communication, ample planning and immediate clean-up efforts, construction sites can be protected from a storm or salvaged in the wake of a catastrophe.

Have a communication plan

Communicating with trade partners, property owners and local agencies is the key to implementing a successful disaster management plan for hurricanes. Some trade partners and owners may not be local, and therefore may not have prior experience with hurricanes, so it is the general contractor’s job to make sure everyone understands the potential damage that may occur and communicate everyone’s role clearly.

For example, once a hurricane is named (meaning the storm has maximum sustained winds of at least 74 miles per hour) teams should hold a mandatory meeting to set the parameters of how they are going to prepare the site. Detailed plans should be created for various timeframes before, during and after the storm, starting up to 72 hours before the storm is projected to hit.

All parties should stay up to date on FEMA announcements as the storm approaches. It is wise to determine and communicate one radio channel or news station for everyone to tune into to ensure that all team members are receiving the same, consistent updates. Having a group text message, email chain or other form of streamlined communication can also assist in keeping the team aligned before, during and after a storm. Hoar Construction, for instance, has a dedicated messaging center for employees to communicate

through, both during and after storms.

Make preparations, secure site

Every project is different, so it is critical to understand where a site is in the construction process and think of every possible way that it could be damaged. Once a disaster management plan is in place and teams have reviewed potential hazards, the next step is to prepare the jobsite by identifying and properly securing any hazardous objects that could become airborne. This includes tying down any equipment, making sure dumpsters are empty and moving other equipment to safe areas.

Removing materials that can become airborne during high winds is crucial to lowering the risk of damage. For example, if airborne materials damage windows or roofs, this can increase water damage inside of structures, exponentially driving up the cost of repairs. A project that is surrounded by completed structures has even more variables to consider, as the potential for damage is higher than it is at a standalone site.

If the project is in the demolition phase or in the process of being erected, a structural engineer should assess it and devise the proper way to support structures during the storm by putting in additional cables and guides to help structures withstand high winds. Drainage pipes may not be completed yet, which can create areas of heavy flooding. If that is the case, site managers should ensure that extra generators and water pumps are available to alleviate flooding as soon as possible.

Get official clearance

One of the most important steps that may be overlooked in hurricane preparation is to obtain official “first responder” clearance for a particular jobsite. This will ensure that designated workers can get clearance to the site after the storm passes. It is crucial that workers wait until proper clearance is given before they return to a jobsite. In



order to get first responder clearance, general contractors should work directly with the property owner and the National Guard. Having a first responder team can help mitigate the damage and lower the ultimate cost of clean-up efforts.

Create a clean-up strategy

A designated superintendent should be responsible for reviewing the site after the storm passes to make sure it’s safe for clean-up efforts. If it is not safe, there should be a clear communication procedure in place to ensure the superintendent knows who is qualified to handle the specific dangers that are present onsite to ultimately resolve the issue. For example, if there is a leaking gas line, the site superintendent should know which specific trade partner is available to help with that effort, before allowing any other partners onto the jobsite.

Water damage is one of the biggest concerns on every general contractor’s mind. Water pumps and generators become the most important part of clean-up if flooding has occurred, which is why they need to be tested and prepared prior to the storm hitting. Getting temporary fixes in place, like tarps for roofs, is key to minimizing damage. Once the temporary fixes are in place, trade partners can continue working on a site according to their original or modified plans.

Planning is truly everything when construction professionals are dealing with unpredictable hurricanes or disasters. With proper planning and preparation, jobsites can be salvaged and get back on schedule in an efficient, cost-effective and safe manner. ■



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Hurricanes: Tips On Preparing Jobsites and Protecting Employees

BY: KELSEY WILKINSON, CFC ABC MARKETING DIRECTOR

Hurricane season is upon us, and it's no secret that Florida is at a big risk during this time. Although hurricanes are not preventable, they are predictable, allowing time to plan and prepare.

I reached out to CFC ABC member companies to find out the variety of ways companies prepare their office and jobsites before a storm, how they protect employees, action plans, and what happens after a storm has passed.

R. C. Stevens Construction Company starts the hurricane season by stocking up on last minute, hard to find items such as high quality tarps. Levi Ivey, Safety Manager, said "The tarps, which are all but impossible to find when a storm is looming, but are absolutely critical when most companies are trying to get their dumpsters full of construction debris pulled before the storm hits." Having that experience and foresight helps R. C. Stevens better prepare and not just think about plan A, but they are working on plan B or C all week because they know there is little to no guarantee of cooperation of vendors who are in high demand and understaffed.

Albu & Associates, Inc. has all employees go through a hurricane preparation training. The training includes a "chain of communication" from the superintendent to the individual workers. Their decisions are made on the National Weather Forecast on when and where the anticipated storm will make landfall. Sharon Gordon, Safety Director at Albu & Associates, says the responsibility falls on her to track the storm and keep employees updated.

At Winter Park Construction, (WPC) it is the responsibility of each Project

Manager and Field Superintendent to be aware of current and projected weather information for the jobsite locations at all times. At the first National Weather Service severe weather watch (freeze, hurricane, tornado, strong wind, or strong lightning), WPC field personnel are to take all steps necessary to secure the jobsite and to assure their clients remain operational.

In addition to personnel safety, equipment preparedness is also needed. Jeff Forrest, President of Winter Park Construction said "All trailers, windows and doors should be locked. All loose items and debris are to be nailed down or removed. All emergency power sources are to be checked and repaired, if needed. Project Managers are required to visit their respective jobsites to ensure that each has been adequately prepared for emergency weather conditions. Each Project Manager will advise the respective Senior Project Manager of precautions taken. Pictures of the job status should be taken the day before potential damage occurs." He also stated that all WPC Personnel are on 24-hour call during emergency weather conditions.

Specifically regarding crane preparedness, at Albu & Associates, it is the responsibility of the crane company and the qualified, certified operators of the crane. Sometimes cranes are moved from the jobsite if a direct hit is expected. Mobile cranes can be maneuvered and sheltered and tied down away from other equipment, buildings, etc.

Any mobile cranes or heavy lifting operations at R. C. Stevens are either prioritized in the days before the storm or put on hold. Lattice Boom or tower

cranes are configured to account for prevailing winds and are positioned in ways to resist side loading from heavy winds.

The most important resource of any company are its workers. When I asked "How do you overcome having limited resources/supplies/manpower?", Gordon said "If a worker has to worry about his/her family, the quality of work will show the distraction. It is important to allow workers to take care of the safety and welfare of their families; then get back to work." She also mentioned securing tools and objects that can become airborne is very important. Flying objects propelled through the air can cause collateral damage that most companies can't afford to cover, especially since work will be stopped throughout the storm until it's safe to return to the jobsite. "Losing man hours is expected, but damages done by unsecured tools, vehicles (excavators, lifts, etc.) can be catastrophic," she said.

In the threat of a storm looming, R.C. Stevens shifts some of their manpower in the identification and protection of critical assets or hazard mitigation. Ivey stated "I perform pre-storm walkthroughs of all job sites and make lists of items to be addressed. We try and do this 4-5 days before a storm to give ourselves enough lead time to establish priority tasks and then split manning between usual job activities and storm preparation."

After a storm has passed, cleanup begins immediately. At Albu & Associates, it is the responsibility of the Superintendent to begin the process. Key workers (foremen, leads) are usually the extended arm of the

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superintendent in getting things back on track for productive work. Clean up must be done and inventory of materials, tools, damages etc, will then be assessed and then back to work.

Ivey performs safety walkthrough of each site immediately after the storm to identify and document any damage to property and potential hazards on the sites and prioritize cleanup efforts so regular work can resume. "I will usually utilize a drone to identify and document damage on the site and make comprehensive maps of the site to include damage or possible hazards," he said.

After the storm, all Winter Park Construction employees must contact their supervisors to check in and give their status. Immediate damage assessment is completed and action plans are developed to address priorities such as:

- Look for safety hazards such as downed power lines, exposed electrical wires, leaking gas, etc.
- Appraise buildings for structural damage or undermining of building foundations. Have engineer check the structure before work begins, if necessary
- Assess impaired fire protection equipment and alarms
- Complete temporary repairs and minimize hazards to ensure personnel can safely access the building
- Establish a procedure for removing debris brought by the storm and as a result of any reconstruction efforts
- Any holes or other penetrations in the building walls should be repaired
- Assess and prioritize building contents that have been damaged and can be salvaged
- Photograph and/or videotape any building or contents damage
- Electrical restoration should be completed. Do not energize electrical circuits in the buildings until an electrician has checked all systems

"As soon as it is safe to travel, each job Superintendent will visit the job site to assess damage and make arrangements with the Project Manager for repairs and/or cleanup. Senior Project Managers must be notified of major storm damage," said Forrest.

Lack of hurricane awareness and preparation are common threads among all major hurricane disasters. By preparing what actions you should take, you can reduce the effects of a hurricane disaster. ■

3 Keys To Being Resilient In The Eye Of A Storm

BY: BRANDON DEXTER & MIKE MCKENNEY, GENERAL SUPERINTENDENTS, HOAR CONSTRUCTION

Resiliency has become a key word on construction sites across the Southeast, especially after 2017's eventful fall. The memory of the two Category 4 hurricanes, Harvey and Irma that hit within 10 days of one another last year, is still fresh in our minds.

When we talk about resiliency in construction, we're talking about our ability to absorb, respond, and adapt to a disruptive event, and we can all agree that hurricanes are disruptive in many ways!

Absorb

As an industry, we saw big changes after Hurricane Andrew, a Category 5 storm, devastated Homestead, FL, in 1992. That storm led to the development and implementation of Stringent Impact Resistant/Flood Proof building standards and codes, which are known as Coastal Impact Standards.

Recent updates to these guidelines include changes in the coastal wind zone designations, which added more areas to the High Hazard list. Projects within those High Hazard Areas are required to be constructed with features such as impact-resistant glass.

After Harvey, topics about flooding and stormwater detention also have been much more prevalent when discussing the design of built structures, or those in the process of being built, to help them withstand more in the face of a storm.

Respond

When a project is already organized, clean, and safe, then we don't have to spend as much time preparing the site for a storm. Plus, since we have Site Specific Crisis Control Plans at every site, it makes our response easier and more systematic.

When working on high rise projects, like a lot of our work in Texas, we always must be prepared for strong thunderstorms and high winds. We began planning for Harvey the same way, securing all the materials that potentially could become airborne to lower the risk of damage to our project and other property around us. We also worked to make sure the buildings were sealed so that wind-driven rain didn't cause problems. Then, with the forecasts

changing, we started focusing our efforts on the possibility of flooding, and we moved temporary transformers to higher elevations and got water pumps ready.

With Irma, the forecast was changing daily, so we had to prepare sites across the state – the Panhandle, the West Coast, and the East Coast. At one project, we decided to take down the jib and machinery arm on a tower crane as a precaution. It was a decision that cost additional time and money, but the team decided it was better to be safe than worried the crane might come down in the high winds.

Adapt

We follow "best practices" that we've developed over the years to keep our people safe and to minimize risk to our projects. After a storm, we look at our processes, review what we did, and examine what we can do better in the future.

This led to us to begin thinking about resiliency during our normal preconstruction process. Could we make our response even smoother by planning for temporary transformers or electrical gear? Could this be the norm?

We also realized that after the storm passes, many of our resources can be limited, none more so than our workforce. Harvey impacted every single person in the city of Houston in some way, whether their home was flooded or not. Roads remain closed for several days, making it difficult to drive to work without a very long commute!

In Florida, Irma caused gas shortages, also making it difficult for employees and partners to get to work, and many were without power for nearly a week. So, we've also been looking at ways to streamline communication and be more flexible with how, and when, we work after a storm passes in the face of these challenges.

With jobs all over Texas and Florida, as well as along the Gulf Coast and up the Eastern seaboard, this will continue to be a hot topic. By continuing to ask questions and refine our best practices, we will be better able to absorb, adapt, and respond to the next storm. We will be more resilient. ■

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How Argos Is Looking To Change The Way You Think About Concrete

BY: KEVIN MCCOY, COMMERCIAL SALES REP, ARGOS USA

Historically viewed as a commodity, concrete has been the go-to material for durability, endurance and functionality for the construction industry, and as one of the largest cement and concrete producers in the United States, naturally, one might think that would make Argos proud. However, concrete as a commodity is exactly the perception that we are trying to change. Argos wants to demonstrate that we can make concrete work for our customers by saving them time, saving them money and, ultimately, making their jobs easier.

At Argos, innovation and sustainability are a foundation for the way we do business. Our customers are what drive us to continue pushing, to continue improving and to continue solving the challenges of the construction industry. So, with our customers in mind, we have designed a diverse specialty products portfolio to solve the everyday challenges

In addition, backed by a quality management system (QMS) manual that meets ISO 9001, we have in-house technical experts who put our concrete products through a rigorous research and development process with both laboratory- and field-testing, including testing for durability and long-term durability, sustainability and shrinkage, before any of our concrete products are introduced to the market.

We also have a Center for Innovation, based in Medellín, Colombia, that serves as a global hub for industry professionals, as well as students, to learn, share and collaborate.



Argos DrainCrete®

Listed on the Dow Jones Sustainability Index for five consecutive years and awarded two Gold Class distinctions for RobecoSAM's Sustainability Award, Argos has been named the most sustainable building materials company in the world. We protect the environment by preventing, mitigating, correcting and compensating for the impacts of our operations. We promote a culture of sustainability and encourage the adoption of best practices, and we maintain good relations with our communities, promoting local development. Our ultimate goal as a company is to continue building the dreams of our customers that boost development of our cities and transform lives within our communities.

So what is your project's particular challenge? Reducing man-hours? Difficult terrain or temperature? LEED points? Whatever it is, we would love to talk to you, learn more about what would make your job easier, and get creative on how we might be able solve it with concrete. ■



Argos Ready Mix Plant, Orlando, Florida

that our customers are facing. From hard-to-match colors and textures to pouring in harsh climates to even the time-sensitive, Argos has the technical expertise and logistical capability to design and deliver mixes that not only meet specs, but also create value for our customers.

The Argos Center for Innovation focuses on experimental development and research, as well as on new process technologies—better production processes aimed at reducing energy consumption, increasing productivity and improving environmental performance.



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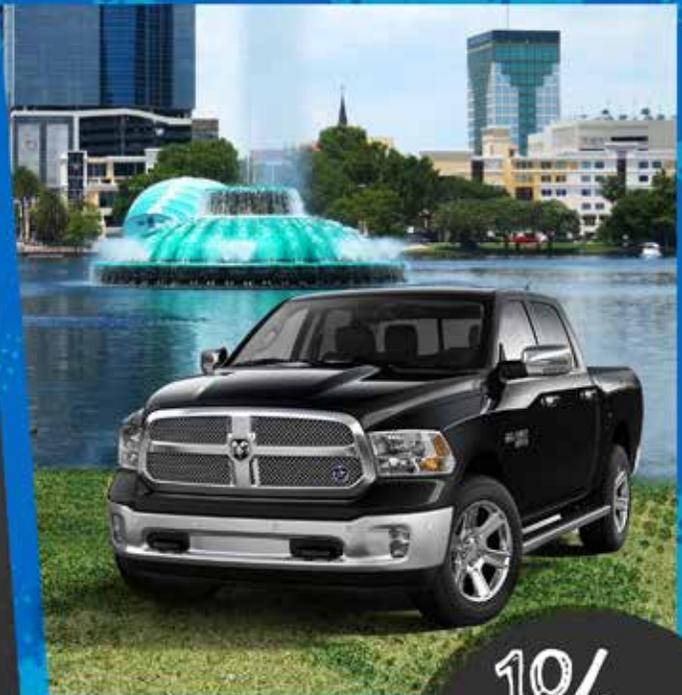


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Central Florida Building Owners Rely On CSSI For Optimum Facility Operations

BY: TROY BROWN, BUILDING INDUSTRY SPECIALIST, BRANDNER COMMUNICATIONS

CSSI – A brief introduction

When you invest millions of dollars in constructing a new building or refurbishing an existing one, you expect the building to deliver exceptional results – including saving operational costs and maximizing revenue generation opportunities. That's where Control Systems Specialists, Inc., (CSSI) comes in. CSSI is recognized throughout Central Florida – and beyond – for its expertise in engineering, installing and servicing building management systems (BMS) in office buildings, hotels, schools, labs and many other facilities.

Why BMS and optimized buildings matter

In today's commercial and institutional buildings, facility managers depend on BMS to monitor and control their heating, ventilation, air conditioning, lighting and other building systems. Also known as a building automation system (BAS), this computer-based technology helps reduce energy consumption, lower operating costs and increase occupant comfort and productivity.

A properly appointed BMS can help reduce heating, cooling and lighting energy costs by hundreds of thousands of dollars per year, depending on the building size and use. Facility managers also use the technology to better plan facility maintenance, thereby reducing operating costs by not over-maintaining or under-maintaining HVAC systems, elevators/escalators and other equipment. Some building owners even use their BMS to assist with tenant billing for leased spaces through sub-metering—for more accurate billing and better tracking of rent revenues.

Partnering with the region's best-known building owners

From Rosen Hotels and Resorts to Orange County Public Schools –

and more – CSSI experts help Central Florida's building owners keep their facilities humming.

CSSI was in the midst of providing the BMS for the 1,500-room Rosen Shingle Creek Orlando luxury hotel, when the building owner was so pleased with the work to that point they asked CSSI to handle the BMS in their other hotels. It's a point of pride for CSSI owner, Richard Bodwell, to have Orlando's largest independent hotel operator recognize his team's expertise and sense of urgency in serving customers.

To reduce school operating costs and reallocate money for educating students, Orange County Public Schools (OCPS) calls on CSSI for many of their BMS needs. Serving more than 207,000 students at 191 schools, OCPS is one of the 10 largest school districts in the U.S. The Alerton BMS installed by CSSI



helps the district control its schools from a central location, which helps ensure heating and cooling systems are turned down or off when schools are unoccupied, while maintaining student and teacher comfort when class is in session.

Over the past 30 years, CSSI has performed more than 2,000 BMS installations including many other notable Central Florida buildings, such as the Hilton Orlando, Daytona Beach International Airport, Mitsubishi Power Systems, Rollins College and numerous office buildings owned and managed by Highwoods Properties and other commercial property owners.

The CSSI difference

Since 1985, CSSI has been focused on providing building owners and operators peace of mind. Because the BMS interfaces with so many building systems, CSSI owner Richard Bodwell said, "We know more about each building than any other project player does. That enables us to coach the building owner how to best optimize their building so it performs the way it was intended."

Because CSSI has such deep experience in building controls, customers can count on the longevity of their BMS performance. "For the controls market, we haven't just started, but have tried and true systems that have been operational for more than 30 years," said Bodwell.

CSSI works with architects, engineers, building owners, facility managers, boards of directors,

contractors, consultants and others involved in the building design decisions to help ensure the best BMS for today and the future.

Customers can count on CSSI for trustworthy service. "Richard Bodwell is one of the 'good guys;' I have worked with Richard many times and he is an honest businessman with integrity and always

is looking out for his customers," said Terry J. Stiffler. "Richard has surrounded himself with a group of very experienced people that have the same outlook as he does for his customers, team, safety and family." ■



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