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SPECIAL FEATURE

Laser-focused on the future

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**30 projects in pipeline:
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Editor's Viewpoint

By Mark Buckshon

Publisher, Florida Construction News



Joseph D'Albora's observations that the construction industry is at the "tipping point" for modular construction touches on what I believe is one of the most important changes about to affect the industry. It is a matter so important that I decided to purchase a plane ticket to attend the upcoming Dodge Data and Analytics Construction Outlook Conference in Chicago in the next few weeks. Key topics include modular construction, as well as global BIM, lean construction and new project delivery models.

A couple of weeks later, I'll head to Boulder, Colorado to attend a Google Product Experts meet-up. In this case, the flight is free, because the technology company has determined that I am expert about its AdSense ad serving program. My interest in this event is greater than understanding a niche product. It relates to the profound impact of technological change and artificial intelligence on our businesses and lives.

Some people embrace change, others resist and most go with the flow. I can see good reasons for each perspective. However, I think if your business is to succeed in the decades ahead you need to pay attention, and at the right time, take the plunge and implement new technologies and construction business practices.

I hope to learn even more about these trends in the next few weeks and report on them in the next issue, giving you the heads up you need to make informed decisions.

Mark Buckshon is president of the Construction News and Report Group, which publishes Florida Construction News. He can be reached by email at buckshon@floridaconstructionnews.com.

Off-site and modular building

The construction industry is at a tipping point



By Jacob D'Albora
Special to Florida Construction News

"The tipping points that magical moment when an idea, trend or social behavior crosses a threshold, tips and spreads like a wild fire." (Malcolm Gladwell)

The construction industry is notoriously known as one of the slowest industries to accept change and evolve with recent technology. Even looking outside of a monitor screen, the industry is still resistant to assistance from technology in progressing manual labor which has always been the foundation of building buildings. This is about to change.

The construction industry is at a tipping point. What is this tipping point? What is the revolution that is about to spread across the built world?

Off-site construction. The process of planning, designing and fabricating building elements at a site other than the final location, creating a more rapid and efficient construction of a permanent structure.

The key is this tipping point is not happening because the industry has finally accepted progressive ideas and found a willingness to try the new methodologies. This tipping point, or what Gladwell refers to as that magical moment, will be forced out of an act of urgency and survival by three main factors:

- Labor force
- Rising construction costs
- Global warming

Labor force

The current labor pools have almost dried up and the cause is directly correlated to the push for all high school students to go to college and earn a degree. As noble as that sounds, the act has been a detriment not just to the construction and other industries but to the young adults that were pushed that direction. Numerous studies show the debt that student loans accrue and the burden these individuals live with. Sometimes for the rest of their life.

"As many as 40 per cent of borrowers could default on their student loans by 2023." (H. Hoffower from the Business Insider.)

Continued on page 4

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Some studies have cross referenced this data with the labor shortage in the construction industry, showing that trade schools graduates earn more on average than their new graduates with a four-year B.A. degree. Contractors and owners will be forced to get more creative with projects and procurement methods with the construction occupation market projected to grow 11 percent from 2016 to 2026, a gain of 747,600 new jobs, according to data from the US Bureau of Labor Statistics.

Construction costs

In June of 2019, McKinsey & Company released a report on modular construction, one of the key pieces of off-site construction methodologies. Within this report McKinsey compares the current growth of construction costs, 2.5% growth in 2018 which is twice the rate of other industries, and the savings that modular construction provides.

Advantages to modular construction, McKinsey wrote, are that it can deliver projects 20% to 50% faster than traditional methods; a potential for costs savings of up to 20%... "and as ripe market around the world ready for this kind of disruption."

In the last two years, material and labor costs have grown faster than contractors' bid for work causing contractors to have thinner profit margin, according to this published report.

The two goliaths, owners and contractors, of the construction industry are quickly coming to an impasse. One that can be mitigated with the implementation of off-site construction.

Global warming

The summer of 2019 has been considered record setting temperatures across the United States. The National Weather Service has even declared the June of 2019 the hottest June ever including 90-degree weather in Anchorage, AL. These factors bring major risk not to just costs of construction but also the safety of employees. See this published report. Contractors, like Choate Construction, are during concrete pours at 2 a.m. to avoid the risks involved with the heat at their Nashville jobsite.

Off-site construction

The current economy is forcing the construction industry to keep up and due to the recent recession, no one is volunteering to take their foot off the gas. These three factors combined are forcing the key decision makers to become opportunistic.

Off-site construction can be compared to how IKEA manufactures their own furniture. Create a series of components and provide instructions on how to put them together. Now apply that concept to a building. Through construction technology known as BIM (Building Information Modeling) contractors are virtually building a construction ready model virtually, then dissecting



it into a series of components that make up the overall building.

The term off-site refers to the process of being able to manufacture the series of components inside a warehouse where weather, construction quality and processes are controlled and streamlined. Two of the larger pushes within off-site construction are prefabrication and modular.

Prefabrication refers to the IKEA process. A full run of piping within the building is virtually built and then manufactured off-site. The components are labeled sent to the site with instructions (Component A connects to Component B) and installed.

Modular refers to producing full sections of a building. Repetitive items found within a building a repeated built in an assembly line with all trades involved. AC Marriott is a leader in this process producing the full hotel room (all the down to installed bedframes and box springs) inside a warehouse. After being shipped to site and the units are stacked on top of another creating the form of the building as well as the units inside.

Both of those examples reduce field labor and construction costs while providing the ability to control weather and risk.

Back to the tipping point. The industry cannot afford to be slow to adopt. It can no longer have an unwillingness to change or evolve.

If anything, McKinsey & Company has produced the ice breaker for the construction industry. The discussion has become real and reinforced behind the McKinsey & Company name. Does anybody else see a tipping point?

Jacob D'Albora is director of BIM-FM Services and associate vice-president at McVeigh & Mangum Engineering, Inc. in Charlotte, NC. He can be reached by email at jdalbora@mcveighmangum.com or by phone at (704) 547-9035. Story copyrighted by the writer, and republished here with permission.

NOTICE TO BIDDERS

Date 9.10.19

Sealed bids for furnishing all labor and material and performing all work necessary and incidental to the completion of

BID GROUP	BID PACKAGE NO. & DESCRIPTION	PRE-BID DATE / TIME	BID DATE/ TIME
1	BP 01.04 Final Cleaning, BP 03.01 Concrete, BP 04.01 Masonry, BP 05.01 Structural Steel & Miscellaneous Metals, BP 06.01 Casework & Millwork	October 16th 2019 9:00AM	November 5 th 2019 1:00PM
2	BP 07.03 Roofing, BP 07.02 Caulking & Sealants, BP 07.04 Cementitious Spray Applied Fire Proofing, BP 08.01 Doors, Frames & Hardware, BP 08.03 Glass, Glazing & Storefront, BP 08.02 Overhead Doors	October 16th 2019 9:00AM	November 5 th , 2019 1:00 PM
3	BP 09.01 Framing, Drywall & Insulation, BP 09.02 Hard Tile, BP 09.03 Acoustical Ceilings & Treatments, BP 09.05 Fluid Applied Flooring, Rubber Base, BP 09.09 Painting & Interior Caulking, BP 10.01 Specialties, BP 10.02 Signage, BP 10.05 Operable Partitions, BP 10.07 Shelving, Storage & Lockers, BP 12.01 Operable Hurricane Shutters	October 16th 2019 9:00AM	November 5 th , 2019 1:00 PM
4	BP 13.01 Pre-Engineered Metal Buildings, BP 21.01 Fire Protection, BP 22.01 Plumbing, BP 23.01 HVAC, BP 26.01 Electrical, Data/AV, Fire Alarm & Security, BP 31.01 Sitework & Utilities, BP 32.03 Fencing & Gates, BP 32.04 Landscape & Irrigation	October 16th 2019 9:00AM	November 5 th , 2019 1:00 PM

****** Dates are subject to change. Notice will be given to Pre-Qualified bidders.

for Volusia County Public Works Services Center will be received by Ajax at 10365 Hood Road Suite 203 Jacksonville Florida 32257 until November 5th 2019 9:00AM. Local Time, on the above referenced dates.

Pre-Bid Conferences will be held at Volusia Public Works 2560 W State road 44 Deland Florida 32720 at the above listed dates and times. Pre-Bid Conferences are not mandatory although bidders are encouraged to attend.

Interested bidders are required to complete Ajax's pre-qualification process. Only bidders meeting pre-qualification criteria may bid. Bidders must submit a completed experience questionnaire and financial statement on the form entitled "Bidder Qualifications Questionnaire", incorporated herein by reference. The subcontractor's financial condition must demonstrate that adequate fixed and liquid assets and equipment are available to properly perform the Subcontract. Bids may be considered non-responsive if bidder has not completed the prequalification process.

For contractors, businesses and trades that are regulated by licensing, bidder must be licensed in the State of Florida.

Bid Documents for Volusia County Public Works Services Center are scheduled to be made available electronically on October 4th 2019. Interested bidders will receive an invitation to join Ajax's Procore Project Management System where they may obtain the Bid Documents (drawings, specifications, bid packages, addenda and other bid documents).

No bids may be withdrawn after the scheduled closing time for receipt of bids for a period of sixty (60) days.

Proposals shall be sealed and plainly marked, "Bid", with name of project, bid package number and description, name and address of bidder, time and date due.

If you are unable to physically submit your bid proposal in hard copy to Ajax, your bid proposal may be submitted via email to email address prior to the bid closing date and time. If bid proposal is submitted via email, bidder shall scan the complete bid proposal submittal (including bid proposal form, bid proposal affidavit, bid security, and other documents as may be required) and email bid proposal submittal as one (1) electronic (PDF) document. Subject line of email shall be marked "Bid", with name of project, bid package number and description. Ajax must receive the original hard copies of your complete bid proposal submittal (including bid proposal form, bid proposal affidavit, bid security, and other documents as may be required) in our office at 10365 Hood Road Suite 203 Jacksonville Florida 32257 no later than the close of business on the next business day after bids are due. Note: Zip files are not accepted by our email server. If submitting your bid via email, do not include any zip files in attachments. Ajax is not responsible for bids that are not received due to rejected emails or emails that have been designated as spam by the email server.

The Construction Manager reserves the right to reject any and all bids received and to waive any and all informalities or irregularities in regard thereto.

Bid Proposals Totaling \$40,000 or Greater

Each bid totaling \$40,000 or greater must be accompanied by a Bid Bond on the form enclosed in this Master Bid Package, certified check, or cashier's check in an amount no less than five percent (5%) of the total base bid amount as guarantee that the bidder will, if awarded the contract, enter into a written contract, satisfactory in form, containing a penalty clause and requiring workers' compensation and public liability insurance and approval of subcontractor by Ajax and shall be prepared to provide Payment and Performance Bonds on the forms enclosed in this Master Bid Package to Ajax in the full amount of the contract price within seven (7) days after acceptance.

Bid Proposals Totaling Less Than \$40,000

Bid security and bonding requirements do not apply to bid proposals and subcontract awards totaling less than \$40,000. At the discretion of Ajax, a shortened Subcontract Agreement form may be used for subcontract awards totaling less than \$40,000.

Ajax - Project Contact Information

Title	Name	Phone	Email
Operations Manager	Lon Neuman		lon@ajaxbuilding.com
Senior Project Manager	Randy E. Smith	904-262-8649	rsmith@ajaxbuilding.com
Assistant Project Manager	John Cappadonna	904-297-5315	jcappadonna@ajaxbuilding.com
Project Administrator	TBD		

Laser-focused on the future

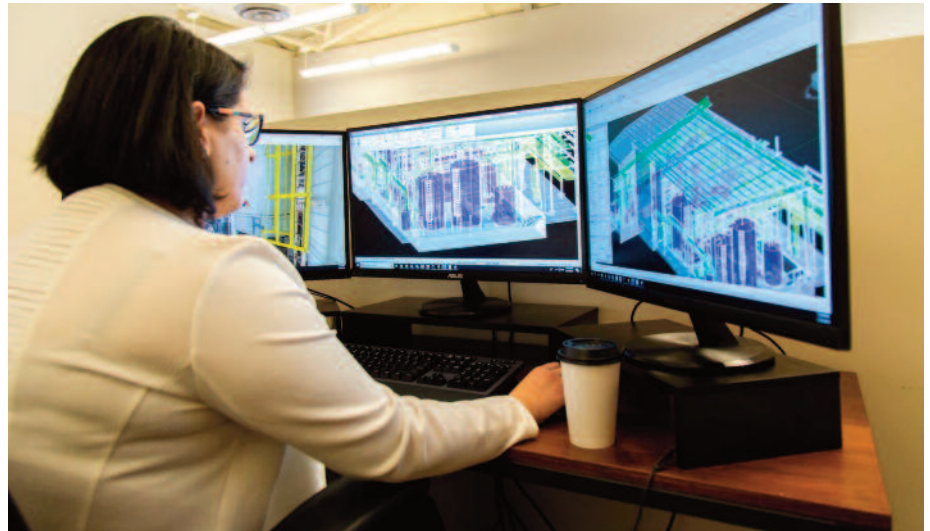
If there is an unofficial company motto at ZELUS USA, it's this: don't fear change.

It's a philosophy the company executives embrace, and it's an attitude that ZELUS tries to convey to its customers.

Based on grit, ZELUS is a company that literally started from a park bench because they didn't have enough money to lease an office. Today, the company has grown to nearly 100 employees and is the largest digital as-built professional services company in the world. It lists international giants like Amazon and major American companies like Target as its clients. Headquartered in Phoenix, Zelus has offices in New York, Idaho, and Colorado and works on projects around the world, including in Europe and the Far East, all while experiencing 55 to 65 percent annual revenue year over year growth.

ZELUS offers clients a very simple service: laser scanning their existing buildings (both inside and out) and creating digital twins of facilities. The 2D and 3D digital versions can then be used to guide future alterations and renovations. The highly precise nature of the digital models means that future projects can be planned to an exacting degree, ensuring things like pre-fab additions or structures can be built to fit perfectly, that conveyor systems are designed to make the best use of every nook and cranny, that store shelving or distribution centre racking is laid out for maximum access, or that hospitals can move patients through triage most efficiently. It also means the best practices in computational fluid dynamics can be used to analyze how to best heat or cool a facility.

Since the laser scanning is eye-safe and because it can be performed in a live, active facility, the decision to employ a company to



perform the service should be an easy one, but ZELUS CEO Ken Smerz says that first-time customers can be reluctant.

"People to say 'no' to us because they're afraid of change. That's the single biggest objection we hear."

To get over this fear and to understand the benefits of a scanning service, Smerz says businesses need to ask themselves one thing: "What if? What if we could manage this building?"

To answer that question Zelus typically tells clients to set a metric.

"How much do you want to save? Is your goal 13 percent in operational costs or facilities? Is it seven percent? Stick a number to it and then proceed from that metric," he says.



Having precise data allows architects and engineers to quickly create designs or make changes to plans, leading to greater efficiencies and cost savings.

"We're helping people change. We're helping them mitigate costs and expenses as it relates to the construction process, as it relates to the renovation process. So that's the early value proposition," says Smerz.

ZELUS, which will likely add an additional 40 to 60 people over the next year, recently hired Ron Nauta to serve as the company's head director of virtual design and construction (VDC), an approach that Smerz says pairs nicely with laser scanning and, more importantly, is the future of construction.

"I believe what is driving VDC is the trade labor shortage, nationally and internationally. If you're an owner or general contractor or an architect or an engineer, you have to start using VDC techniques and methods. Kids don't want to pound nails anymore, so you're going to have to design that pipe and that routing more efficiently—so do a lot more, build the same with less people."

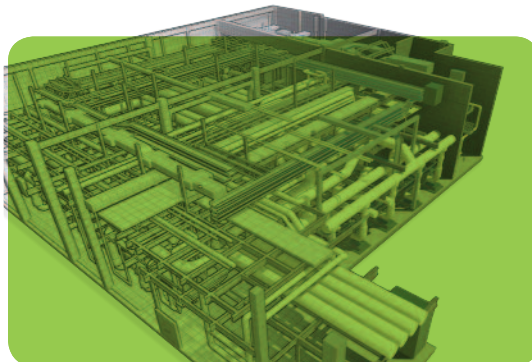
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80% of contractors report difficulty finding qualified craft workers to hire as firms give low marks to quality of new worker pipeline

Florida Construction News staff writer

Eighty percent of construction firms report they are having a hard time filling hourly craft positions that represent the bulk of the construction workforce, according to the results of an industry-wide survey released recently by the Associated General Contractors of America (AGC) and Autodesk.

Association officials said the industry was taking a range of steps to address the situation but called on federal officials to take steps to assist those industry efforts.

Survey results for the Southern States

"Workforce shortages remain one of the single most significant threats to the construction industry," said **Stephen E. Sandherr**, AGC's chief executive officer. "However, construction labor shortages are a challenge that can be fixed, and this association will continue to do everything in its power to make sure that happens."

Of the nearly 2,000 survey respondents, 80 percent said they are having difficulty filling hourly craft positions, Sandherr said. All four regions of the country are experiencing similarly severe craft worker shortages, with 83 percent of contractors in the West and South reporting a hard time filling hourly craft positions, almost identical to the 81 percent rate in the Midwest and 75 percent rate in the Northeast.

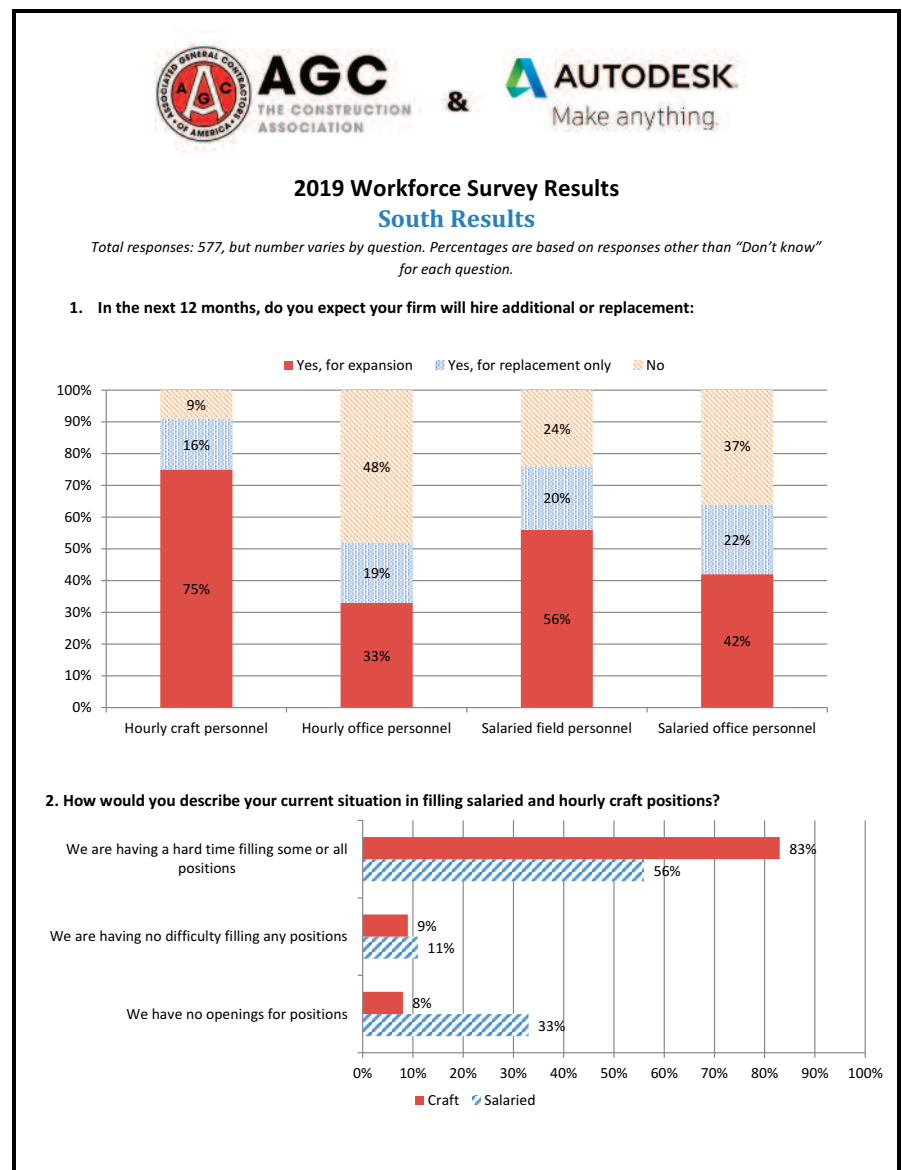
Seventy-three percent of firms report it will continue to be hard, or get even harder, to find hourly craft workers over the next 12 months. One reason for their worries is that contractors are skeptical of the quality of the pipeline for recruiting

and preparing new craft personnel. Forty-five percent say the local pipeline for preparing well-trained and skilled workers is poor. And 26 percent say the pipeline for finding workers who can pass a drug test is poor.

Labor shortages are prompting many firms to boost pay and compensation. Two-thirds of firms report they have increased base pay rates for craft workers. And 29 per-

cent report they are providing incentives and bonuses to attract craft workers. Firms are also taking a greater role in developing their own workforce. Forty-six percent report that have launched or expanded in-house training programs and half report getting involved in career building programs.

"Construction workforce shortages are prompting many firms to innovate their way to greater pro-



ductivity,” said Allison Scott, head of construction integrated marketing at Autodesk. “As the cost of labor continues to increase and firms look to become even more efficient, technology can enable better collaboration and ultimately lead to more predictable outcomes. There is also opportunity in untapped pools of talent such as tradeswomen, veterans, and young people looking for an alternative to the traditional four-year university.”

Scott noted that 29 percent of firms report they are investing in technology to supplement worker duties. One-fourth of firms report they are using cutting-edge solutions, including drones, robots and 3-D printers. Meanwhile, 23 percent of firms report they are taking steps to improve jobsite performance by relying on lean construction techniques, using tools like Building Information Modeling and doing more off-site prefabrication.

Even as the industry works to address labor shortages, 44 percent of firms report they are increasing construction prices and 29 percent are putting longer completion times into their bids for new work because of the lack of workers, putting future development and infrastructure projects at risk. Association officials called on the federal government to boost funding for career and technical education. They also called on federal leaders to allow more immigrants to enter the country to work in construction, let construction students at community and career colleges qualify for federal Pell Grants, and make it easier for firms to establish apprenticeship and other training programs.



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Contractors...



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30 projects in pipeline:

Developer starts work on 255-room Embassy Suites hotel in Panama City Beach



Florida Construction News staff writer

The St. Joe Company says it has started building a new 255-room Embassy Suites hotel in Panama City Beach, one of 30 projects the developer has in the pipeline for 2019.

The developer is working with Key International, Inc., on the project in the Pier Park area, adjacent to the area's lifestyle center at Front Beach Road.

Key International is a Miami-based real estate investment and development company. The land is currently owned by St. Joe.

Once complete, St. Joe will manage the day-to-day operations of the hotel. Plans call for the hotel to feature 255 guest suites, a pool, meeting space, a fitness center, an on-site restaurant and an upper-level, gulf-view social, catering and event space.

"This development comes at a

time when demand for hotel space in the Pier Park area is high. Visitation to Panama City Beach has been rising for the past several years with Northwest Florida Beaches International Airport surpassing the one million passenger mark for the first time last year," said Jorge Gonzalez, president and CEO of St. Joe.

"With this location's proximity to the Pier Park lifestyle shopping center, which offers approximately 900,000 square feet of shopping, dining and entertainment, the Russell-Fields Pier and the Gulf of Mexico we are thrilled to work with Key International and to see construction begin," Gonzalez said in a statement.

"We are excited to be working with St. Joe on the development of this new Embassy Suites in Panama City Beach," said Key International co-president Diego Ardid. "We believe this property will complement the area's thriving tourism sector

and family-friendly nature in an unparalleled location."

This hotel joins the TownePlace Suites adjoining Frank Brown Park in Panama City Beach as hotel projects that St. Joe currently has under construction. St. Joe also intends to construct, own and operate a new branded hotel immediately adjacent to Northwest Florida Beaches International Airport.

The parties anticipate the hotel to be completed in 2021.

St. Joe says in the statement that the new hotel is one of at least 30 new residential, commercial or hospitality projects that it has or intends to initiate in 2019.

For more information on the company's current project pipeline, see the company's Business Strategy section of the 2018 Annual Report on Form 10-K, Quarterly Reports on Form 10-Q and other filings with the Securities Exchange Commission (SEC).

New construction report reveals the “Data Ownership Battle” between project owners and contractors

Florida Construction News special feature

A new study by Dodge Data & Analytics in collaboration with construction technology provider e-Builder, a Trimble Company, reveals the unintended consequences of increased adoption of project management software by project owners and the impact it has when contractors use their own, disconnected software workflows.

The study, entitled “Connecting Owners and Contractors: How Technology Drives Connected Construction,” highlights the challenges that arise when owners and contractors manage construction projects using disparate software applications without automated data exchange. For standard processes such as RFIs, submittals and progress payments, this situation can drive increased cost, higher risks and schedule delays. Conflict over data ownership and transparency often results in duplicate data entry and negative impacts to productivity.

Key findings from the study re-

veal the growing challenge:

- 42% of contractors report using both the owner’s project management application, as well as a specialized project management application designed for contractors. This results in increased risk to the contractor due to duplicated effort.
- Only 45% of respondents are satisfied with the current state of data connectedness. 65% of owners and 51% of contractors see high or very high value in a single data platform that all parties can use for collaboration and sharing.
- 73% of contractors report medium or high impact on the productivity of workers due to double-entry of construction data.

“The need for contractors and owners to use their own project management applications has always been there,” said Steve Jones, senior director of industry insights from Dodge Data & Analytics.

“The problem is, they (the two applications) have not worked together

well. The data in this research quantifies the impact of the data silos between contractor and owner.” The problem will only increase as more project owners adopt their own project management system.

Trimble’s strategy of connecting construction data, as part of its Constructible Process, seeks to provide efficiencies in building construction.

“The instant the first construction management software was invented, the clash over data ownership and transparency on construction projects was born,” said Chris Bell, vice-president of Marketing at e-Builder. “Unlike some vendors that attempt to serve multiple stakeholders with the same application, the latest technology trend is purpose-built software with connected data. We are proud to be the first to offer this for construction project management.”

A complementary version of the Connecting Owners & Contractors SmartMarket Brief is available at www.connectedaec.com.



Florida Construction News welcomes announcements and news from associations and businesses with community services initiatives. Please send your images and news releases to editor@floridaconstructionnews.com.

AGC Florida East Coast chapter appoints director of government affairs and membership development

AGC Florida East Coast Chapter says it has hired Bryce Sartory as its director of government affairs and membership development.

The chapter based in West Palm Beach says Sartory will work with CEO Michelle DePoter coordinating and managing the association's government affairs operations, political fundraising, and membership development efforts in Palm Beach County and the Treasure Coast.

Before joining the AGC, Sartory was Government Affairs Director for the Realtors of the Palm Beaches & Greater Fort Lauderdale, the third largest Realtor association in the country with more than 33,000 members.



Bryce Sartory

"Bryce's experience has already enabled him to hit the ground running and will serve our members well. He will work collaboratively with our colleagues and effectively with elected officials and candidates in Palm Beach County and beyond," Draper said in a statement. "We believe he has a bright and lasting future with the AGC."

Sartory, a Jupiter resident, graduated from Florida State University with a bachelor's degree in International Affairs and a minor in Recreation, Tourism and Event Management. He is on the Board of Directors for local youth empowerment nonprofit, Suits for Seniors, and is an Ambassador for the United Way Emerging Leaders Society.

Moss Foundation distributes \$47,670 in school supplies for students at 18 South Florida schools

The 2019-20 school year is off to a great start for students at 18 South Florida schools thanks to the Moss Foundation.

The nonprofit, with support and contributions from employees, sub-

contractors, and vendors of Moss Construction, collected \$47,670 worth of school supplies for their 14th annual "Back to School Drive." The supplies were delivered to 18 Title I schools and organizations in Broward, Miami-Dade and Palm Beach counties.

The donations included backpacks, uniforms, aftercare pantry items, standard school supplies, ear phones, hand sanitizer, cleaning wipes, socks, and underwear.

"We are continually inspired by the dedication and generosity of our business partners who answer the call every year to give to this great cause," said Chad Moss, president of the Moss Foundation.

In addition, across the country Moss Construction offices joined in the foundation's efforts which resulted in Title I schools and organizations in Hawaii, California, Texas, Tampa and Orlando also receiving "Back to School" donations.

"At our core, the Moss Foundation is about giving back to the communities that have welcomed us and that we call home," said Moss. "We are honored to be able to help these students start off their school year on a positive note."



Associated Builders and Contractors Florida East Coast raises \$12,000 for the Joe DiMaggio Children's Hospital

Associated Builders and Contractors (ABC) Florida East Coast Chapter has presented a \$12,000 check to the Joe DiMaggio Children's Hospital. The funds were raised at the second annual "Taste of ABC" Golf Tournament sponsored by ANF Group.

Dylan, who received treatment at Joe DiMaggio Children's Hospital, was in attendance alongside representatives from ABC's Florida East Coast Chapter including Peter Dyga, president and CEO, Jill Siegel, director of event management and special projects and Alexandra Gattuso, events coordinator.

Joining them were ANF Group president Al Fernandez and Al Gil, vice-president of construction, Donald Eachus, director of development for the Joe DiMaggio Children's Hospital and Jeff Emerson, the chapter's event committee chairman.

The spring event attracted teams of golfers from South Florida's construction community. Proceeds also benefitted The ABC Cares Foundation, the nonprofit which has provided financial assistance to construction professionals and their families during times of need.

"The Joe DiMaggio Children's Hospital has helped thousands of families over the years," said Dyga. "We're glad we could help play a role in continuing hospital services, all while enjoying an afternoon of golf and networking for a great cause."

The Joe DiMaggio Children's Hospital in Hollywood opened its doors in 1992. The hospital uses the latest technology to offer treatment for a wide scope of medical conditions and sees more than 65,000 emergency visits and 8,000 surgeries in a given year.

Since 2010, the ABC Cares Foundation has donated to construction professionals and their families in times of need. Since then, the goal has been to provide financial assistance and support before disability or insurance payouts are available. Previous initiatives have included grants and scholarships, events to benefit local charities, partnerships with the American Red Cross and providing funding for medical expenses and unexpected costs due to the loss of a loved one.



Here is a sampling of projects and opportunities starting throughout Florida as reported by Florida Construction News in the past two months.

Miami Dolphins breaks ground on \$135 million training complex

The Miami Dolphins has teamed up with Baptist Health to construct a state-of-the-art training complex and sports performance clinic in Miami Gardens.



The \$135-million project called Baptist Health Training Complex is set to complete in spring 2021.

The 217,200 sq. ft. complex will feature an innovation hub for new technology, spatial computing and a walkthrough space, a hydrotherapy area, fuel bar, recovery area including cryotherapy and isolation tanks, an athletic training room with expansive rehabilitation space, meeting rooms, a two-story weight room, locker rooms, equipment space, dining hall, auditorium, an outdoor practice area with two full natural grass fields, full indoor practice facility, a lobby with a grand staircase, office area, press area, fan amenities and a broadcast area.

The complex will consist of 125,000 sq. ft. training facility and 92,200 sq. ft. indoor field.

CapTrust Building demolition makes way for \$350 million Riverwalk Place: Tallest structure on Florida's west coast

The demolition of a six-story building in Tampa marks the start of work on a mixed-use condominium project that developers say will be the tallest building on Florida's west

coast.

The new structure replacing the CapTrust building on the Southwest corner of Ashley Drive and Whiting Street will be 53 stories tall, with the title, Riverwalk Place. It has an estimated \$350 million construction cost.



Feldman Equities, Inc. and Two Roads Development are the owner/developer. Gensler designed the structure, while Adache Group is referenced as the Architect of Record.

"We are thrilled to show these designs to the Tampa community and are excited for Riverwalk Place to become an icon that Tampa will present to the world," Gensler architect Shamim Ahmadzadegan said in a statement last year. "From the outset, our goal was to do more than just design another tall building. We wanted the project to activate the Riverwalk and contribute to the urban landscape of downtown Tampa."

The building's ground floor will be merged with the neighboring MacDill Park, complete with a 137-m (450-ft) promenade, featuring restaurants and shops, designed to encourage pedestrian connectivity and engagement.

Tutor Perini to win \$260 million-plus Miami-Dade County courthouse project

Tutor Perini says that its team has been selected as the preferred proponent for the Miami-Dade County New Civil and Probate Courthouse in Miami.

The construction value is in ex-

cess of \$260 million and the project will be executed under a public-private partnership delivery model, which will provide for the design, construction, financing, operations and maintenance of the courthouse under a single contractual agreement.

Tutor Perini is the design-build contractor and is teamed on this project with Plenary Group, the developer and financial sponsor; HOK, the architect/designer; and Johnson Controls, the operations and maintenance partner.

The new courthouse facility will provide more than 600,000 sq.-ft. of space and services related to Civil and Probate Divisions of the Eleventh Judicial Circuit of Florida, the Clerk of Courts and other related court partners and agencies.

The project will include construction of 46 jury courtrooms and shell space for an additional four jury courtrooms; a parking area with secure parking for 59 vehicles; site development, including necessary utilities and utility improvements to support the facility; hardscape/landscape; and road and traffic control improvements.

Work is expected to begin in January of 2020 with completion anticipated in early 2024.

Jacksonville issues \$35.55 million permit for Presidium at Town Center apartments

Jacksonville has issued a \$35.55 million building permit to Land-South Construction LLC to construct the 370-unit Presidium at Town Center apartments.



The Texas-based developer announced in September that it intended to start development immediately on the \$60 million community after it bought 17.51 acres from the Jacksonville Transportation Authority on Aug. 28 for \$6.73 million, *the Jacksonville Daily Record (JDR) reports*. The overall project value is estimated at \$60 million.

Mark Farrell, Presidium president of development, told JDR he expects completion in mid-2021 and the clubhouse and first building to be ready in 13 to 14 months.

The 470,000-sq. ft. development will include five four-story apartment buildings and five two-story carriage-house buildings along with a leasing and amenities building.

Mana Group breaks ground on massive Mana Common project in downtown Miami

Moishe Mana's Mana Group has broken ground on its Mana Common project in downtown Miami.



"This is a crucial first step as we work to reinvigorate the historic downtown and transform it into an economically vibrant commercial neighborhood, blending the best in art, entertainment, fashion, technology and more," Mana said in a news release.

Over the years, Mana has spent in excess of \$350 million to buy up more 50 properties, making him the single largest landholder in the downtown core, the *Miami Herald* has reported.

The first stage of the project will be at the Flagler Station building at 44 E. Flagler St. the interior will be torn out to create about 20,000 sq. ft. of retail and office space. There will be an incubator for high tech-companies in the building.

The Miami International University of Art and Design and Studio Enterprise will relocate to a 13-story office building at 155 South Miami Ave. This structure will also house a five-floor startup hub.

As well, Mana plans to build five commercial galleries, two restaurants and provide a space for talks and screenings on Southeast First Street.

Neptune Beach Kmart to be turned into retail, entertainment and hotel development

Developers plan to convert a former Kmart site in Neptune Beach into a retail, entertainment and hotel development.

TriBridge Residential and TLM Realty Corp. announced their intentions in a Sept. 23 news release, giving the project the name Saltwater Row.



"Our goal is to transform a sluggish plaza into a dynamic shopping and entertainment destination with curated retail, restaurants and hotels, attracting locals and visitors alike," said TriBridge Residential Principal of Development Katherine Mosley.

Plans for the first phase call for a two-story building with 30,000 sq. ft. of retail on the ground floor with a 44-room boutique hotel above.

The developers hope to begin construction in early 2020. The second phase would include a 150-room upscale hotel.

Saltwater Row's retail offerings are being "carefully curated and will complement the vibrant lifestyle experience available in the nearby Beaches Town Center including local chef-driven concepts, fitness activities, boutique stores and entertainment," the news release said.

CIM Group begins construction of mixed-use development in Miami

CIM Group has started construction of a mixed-use development in the Wynwood district of Miami.

The project, sitting on a 1.78-acre site at 2201 N. Miami Ave., includes approximately 27,000 sq. ft. of street-level retail and studio space, approximately 60,000 sq. ft. of office space, 257 apartment units and approximately 480 parking stalls.

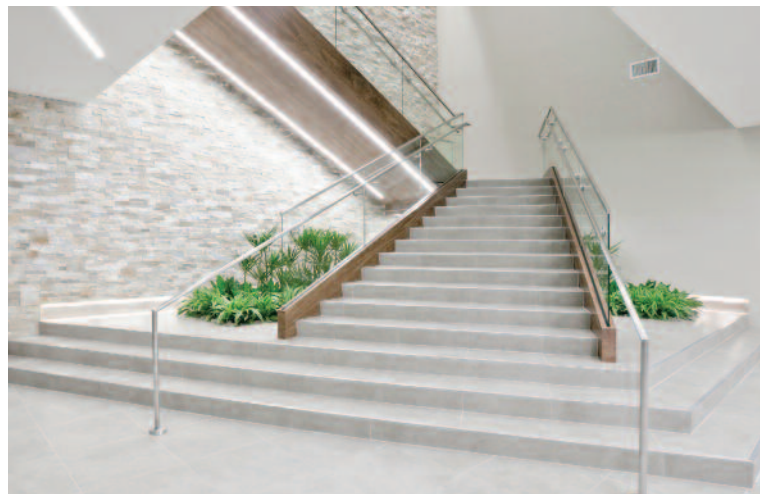
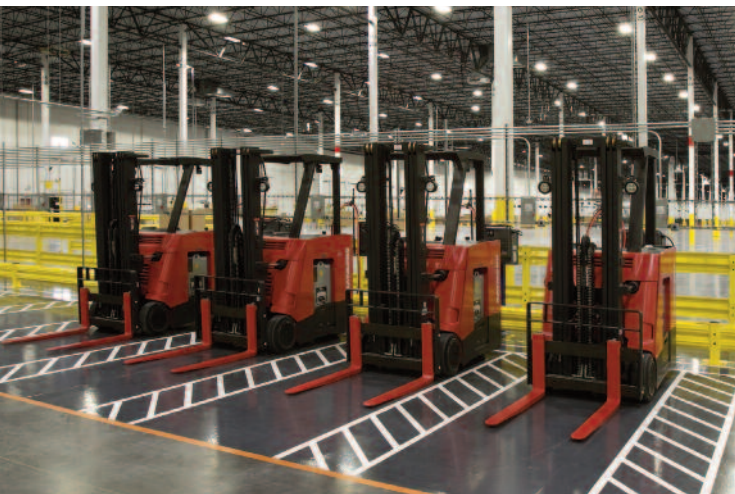
Spanning a full city block bounded by NE 22nd and NE 23rd streets, the site has approximately 250 linear feet of frontage on N. Miami Ave. to the west, and fronts the Brightline Rail to the east.

Three office floors will be located above the street-level retail and studio space and extend across the full block. Residents will be able to enjoy numerous onsite amenities and large communal gathering spots throughout. The retail, office, and apartments feature floor-to-ceiling windows, which provide an abundance of natural light.

The ground floor retail space will accommodate a variety of shops, cafes and restaurants, galleries or other businesses that desire a prominent location in Wynwood.

The project is expected to be complete in mid-2021.

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