

STEEL TARIFFS:

**Some good news for
Florida's construction
industry with plans for
new \$240 million
Nucor rebar mill**



Editor's Viewpoint



By Mark Buckshon
Publisher, Chicago Construction News

Years ago, I learned there are usually more than one (or even two) sides to each story, but that our perspectives are framed by our own experiences, values, and the communities where we live and work.

This Florida Construction News issue's main stories, relating to the impact of possible steel tariffs on the state's construction industry, and the follow-up from the tragic Florida International University pedestrian bridge collapse, relate to these multi-sided controversy challenges.

On the steel issue, if you talk with many of the lobbyists and association leaders, they will say they will cause serious hardship for the industry. However, if you live in central Florida near the new Nucor rebar steel mill, you might have a very different perspective on the issue.

The FIU issue touches on responsibility. How did this accident occur and should anyone (or several people/organizations) share responsibility for the tragedy?

How should we as journalists/publishers handle these stories?

Journalism has always had an element of advocacy and bias, and there is nothing wrong with that, if you can compare and review the alternative viewpoints. I think our role as a community publication, however, should be to strive to fairness – and where possible, convey the different viewpoints with sensitivity and respect for the different perspectives.

I welcome your observations, opinions and comments. You can email me at buckshon@floridaconstructionnews.com.

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FLORIDA CONSTRUCTION NEWS

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THE FIU BRIDGE COLLAPSE:

Peeking into the cone of silence about the disaster that killed six



Florida Construction News staff writer

A cone of science has descended over official interpretations about the cause of the March 15 pedestrian bridge collapse at Florida International University (FIU), as the National Transportation Safety Board (NTSB) investigates the incident that killed six people under the glare of national publicity.

The story, however, will likely emerge as an example of how engineering and construction can go wrong, especially in the context of the university's leadership in construction management and engineering programs, and understanding how innovations in building practices and technologies should be encouraged, but with safety safeguards.

FIU's president and board of trustees met on April 12 for the first

time since the tragedy for a retreat at Coral Gables. Trustees started the meeting with a moment of silent for the collapse victims.

Then there was silence about the incident itself, with FIU president Mark Rosenberg and the university's lawyer telling local NBC 6 TV that they needed to stay silent under NTSB guidelines.

"There could be a point in time during the investigation that the NTSB begins to lift the shield, but between now and then, we're cooperating the best way possible . . . and that is to be a party member to the investigation," the school's general council, Carlos Castillo, said in the broadcast interview.

"We're at the table with the NTSB and we've made the decision to do that precisely because we want to get to the bottom of what caused

the bridge collapse," he said.

Miami-based contractor MCM, in partnership with FIGG Bridge Engineers, designed and built the structure, part of a \$9.3 million project with sidewalks and plazas to connect the City of Sweetwater with the university's Modesto A. Maidque Campus (MMC).

This was MCM's first design-build project with FIGG, described in a news release as an award winning Tallahassee-based firm. FIGG has designed bridges throughout the U.S. including the Leonard P. Zakim Bunker Hill Bridge in Boston and the Sunshine Skyway Bridge in Tampa Bay.

Both FIGG and MCM expressed condolences for the victims and say they are cooperating with the investigation, but not much more, at least in public.



But what caused the bridge to fail?

The Miami Herald has published an extensive investigative report, starting with these questions:

“Did it crack when it was lifted into place? Was it a snapping steel support that did it in? Or was it a fatally flawed design from the start? And what was the doomed construction crew member doing when the bridge buckled under him?”

Each of these questions could have different answers, and the newspaper reported about speculations and varying interpretations within engineering forums. But the details of what really happened are

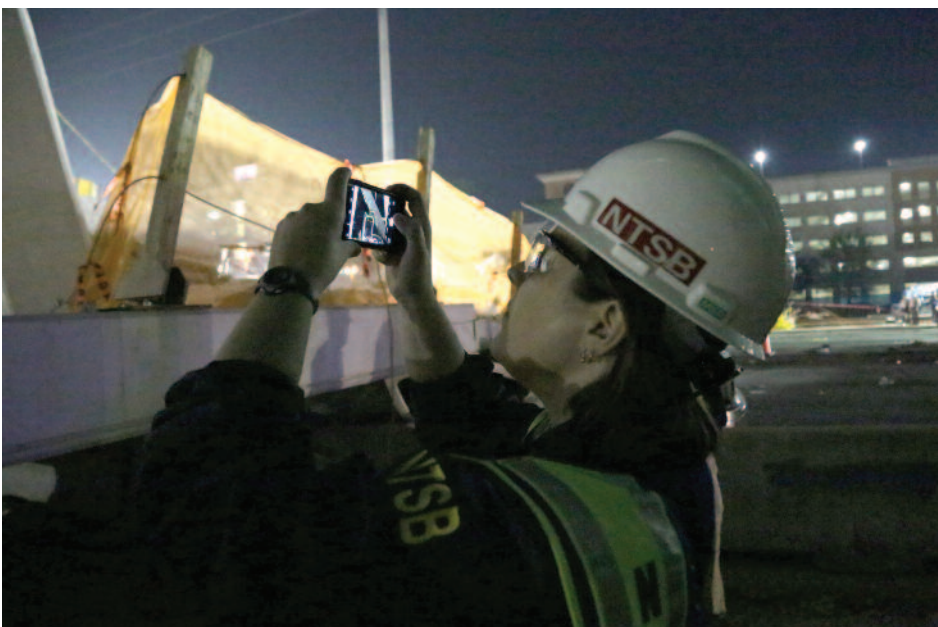
stored at the NTSB and it may take a year or more for the investigators to release their findings.

In the most recent news release March 21, the federal agency said: “The next update on the progress of this investigation will likely be the preliminary report. Preliminary reports are generally completed within a few weeks following completion of field work. Preliminary reports do not contain analysis and do not address probable cause.”

In other words, NTSB will likely be totally silent for several weeks, and then will decline to answer (at least for now) the questions about why the tragedy occurred.

In its March public statement, the NTSB said that significant developments in the investigation include:

- Investigators secured a contract to have a company remove components from the bridge that it believes warrant additional examination and testing. These components include sections of the floor, the canopy, a vertical member and a diagonal member; all from the north end of the structure. These components were in the area of where the failure occurred. “In addition to these components, we obtained additional core samples from this area to supplement the core samples we obtained earlier,” the NTSB statement said.
- Shipping the core samples along with some recovered rebar and tensioning rods to the Turner Fairbank Highway Research Center, in McLean, VA, for testing and evaluation.
- The investigative team has obtained an exemplar tensioning rod and hydraulic unit used by the construction crew to make tension adjustments to the tensioning rods. These items are also being shipped to the Virginia research center for evaluation and testing.
- The larger bridge components the investigative team is removing are being stored at a secured Florida Department of Transportation facility, under the control of the



NTSB. The additional examinations and forensic deconstruction of these components will occur there.

- The investigative team has confirmed that workers were adjusting tension on the two tensioning rods located in the diagonal member at the north end of the span when the bridge collapsed. They had done this same work earlier at the south end, moved to the north side, and had adjusted one rod. They were working on the second rod when the span failed and collapsed. The roadway was not closed while this work was being performed.

NTSB says ongoing work includes:

- Removal of the post-tensioning device to a temporary storage area and preparing it for shipment;
- Preliminary comparison of bridge schematics to measurements obtained during the investigators' examination of the collapsed structure; and
- Interviews with first responders.

The NTSB said that "while segments of the bridge are being transported to and stored at an FDOT facility, there are no plans to reconstruct the bridge as part of the NTSB investigation into why the bridge collapsed. The nature of the structure and the way it failed make reconstruction impractical."

There have been unofficial speculations about whether the design was properly evaluated before construction began, and whether the contractor had received briefings on how to safely build the structure.

"Outside expert speculation has moved beyond just potential construction error to focus increasingly on possible design flaws that might have made the bridge structurally vulnerable," the Miami Herald reported.

"I would say they were pushing the envelope," Nel Hawkins, an emeritus engineering professor at the University of Illinois who specializes in concrete construction was quoted as saying. "The question is,



to what extent had the new concepts in this been validated through testing prior to actually putting it in place?"

The Herald reported that the "admittedly speculative consensus has coalesced around a view of the FIU project as a novel design with a high 'wow' factor, but also hidden structural risks and vulnerabilities that were probably compounded by a last-minute design change, all brought to a catastrophic conclusion by engineering and construction miscalculations."

But it will likely be many months – perhaps years – with presumably extensive litigation – before the story can truly come to a definitive conclusion.

The story touches close to the heart of FIU, with nationally recognized programs in engineering and

construction management.

The university's Moss School of Construction, Infrastructure and Sustainability attracts students from across the U.S. and internationally with its programs.

The school is "the preeminent center for advancement and dissemination of construction knowledge," director Irtishad Ahmad says on the FIU website. "Our undergraduate students get hands on training and high class instructions in all areas of construction. Graduate students take courses in advanced topics in construction and get involved in research with the faculty members. Both groups enjoy excellent employment opportunities by being in South Florida – one of the busiest geographic regions in construction in the country."



Construction costs rising rapidly as potential tariffs threaten scarcities: AGCA

Florida Construction News staff writer

Construction costs have risen sharply in the first months of 2018 – especially March – with increases for a wide range of building materials, including many that are subject to proposed tariffs that could drive prices still higher and cause scarcities, according to an analysis by the Associated General Contractors of America (AGCA) of Labor Department data. Association officials warned that tariffs on some items might lead to project delays and cancellations if supplies become unobtainable or too expensive for current budgets.

“Prices increased for many items in March, even before tariffs announced for steel, aluminum and many items imported from China have taken effect,” said the association’s chief economist, Ken Simonson. “Steel service centers and other suppliers are warning there is not enough capacity at U.S. mills or in the trucking industry to deliver orders on a timely basis. Thus, contractors are likely to experience still higher prices as well as delivery delays in coming months.”

The producer price index for inputs to construction industries, goods—a measure of all materials used in construction projects including items consumed by contractors, such as diesel fuel—rose 0.8 percent in March alone and 5.8 percent over 12 months. The year-over-year increase was the steepest since 2011, the economist noted.

“Many items contributed to the latest round of increases,” Simonson observed. “Moreover, today’s report only reflects prices charged as of mid-March. Since then, some tariffs have taken effect, many others have been proposed, and producers of steel and concrete have implemented or announced substantial additional increases.”

From March 2017 to March 2018, the producer price index jumped by 13.7 percent for lumber and plywood, 11.4 percent for aluminum mill shapes, and 4.9 percent for steel mill products. The U.S. has been in a dispute with Canada over lumber imports, has imposed tariffs on several types of steel and has announced or recently imposed additional tariffs—not reflected in the March price index—on steel, aluminum and numerous Chinese construction products.

Other construction inputs that rose sharply in price from March 2017 to March 2018 include diesel fuel, 39.7 percent; copper and brass mill shapes, 11.2 percent; gypsum products, 8.4 percent; and plastic construction products, 5.8 percent. In addition, concrete and other suppliers announced significant price hikes that were due to take effect in April.

Construction officials said the tar-

iffs that have been announced have already triggered a surge of orders that mills say they cannot fill on a timely basis, which will create budget problems, delays and possibly cancellations for infrastructure and other public projects. They said adequate funding of infrastructure would be a better way to foster demand for domestic steel and aluminum without harming contractors.

“Tariffs will harm contractors that are currently working on projects for which they have not bought materials and will disrupt budgets for future construction,” said Stephen E. Sandherr, the association’s chief executive officer. “The best way to help the U.S. steel and aluminum sector is to continue pushing measures, like regulatory reform and new infrastructure funding, that will boost demand for their products as the economy expands.”

View producer price indexes for construction.



PECO: Florida approves \$487 million for university construction projects

Florida Construction News staff writer

Florida lawmakers have approved a 45 percent increase in construction and maintenance money for universities, state colleges and public schools in the new state budget



The annual Public Education Capital Outlay program for the 2018-19 academic year will total \$487 million, including \$33 million in funding contingent on reimbursements from the federal government related to emergency spending during Hurricane Irma, the News Service of Florida has reported.

The university system will have \$112 million in individual projects and \$47 million in maintenance money, which will be distributed by formula to the 12 state universities. The state college system has \$43 million in projects and \$35 million in



maintenance funding, which will be distributed to the 28 schools.

Meanwhile, public schools will receive \$50 million in maintenance and renovation funding, while charter schools will receive \$150 million, including \$5 million contingent on federal reimbursements.

The largest project on the univer-

sity PECO list is \$50 million for a data-science and information-technology building at the University of Florida. Florida State University has three projects on the list, including \$12.9 million to complete an earth, ocean and atmospheric science building.

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AEC marketing: 10 steps to



By Matt Handal
Special to Florida Construction News

Many years ago, in response to an article I wrote for the *Society for Marketing Professional Services (SMPS) Marketer* magazine, I was emailed by someone who was starting out as an AEC marketer for an electrical designer/contractor in the Midwest. (NOTE: we refer to marketers in the architecture, engineering, and construction industry as “AEC marketers”). He asked me how you gain the respect of engineers and get them to listen to your marketing ideas. He was trying to figure out “in essence, how does a 21-year-old convince a strong AEC firm that there are areas to be improved?”

What follows is a slightly-edited version of my light-hearted, yet frank, response to him. My “10 Steps to Making it BIG in the AEC Marketing World” still hold true today and can help just about any marketer.

Mike:

First, congratulations for having the audacity to approach someone of my stature and accomplishment. As I stand here in my darkened office, peering at the dots scurrying around the city below, I often wonder to myself...“was I once one of them?”

You see Mike, after you have achieved a certain level of success in the AEC marketing world, it is hard to remember what it was like starting out. But I will do my best to recount how I became what I am today. Maybe you can learn from my journey.

So climb up here on my lap. Ok, this is a little story that I like to call “10 Steps to Making it BIG in the AEC Marketing World.”

1. Prove yourself to the technical staff

As an AEC marketer, (or propostitute) or whatever you would like to call yourself, you are going to have to prove yourself to everybody.

How do you do that? First, you have to realize that your job is to support the people in your firm, not just in your marketing position...but as a member of the team. So, look for opportunities to do that.

You need to walk in their shoes and learn everything you can about what they do. For example, I served as the marketer for an AEC designer and would “tag along” to project sites to help them survey projects they were going to design renovations for. That’s the first time I stuck my head up in the drop ceiling. I was also always around to help out when a project was going out the door.

I would involve myself as much as possible. By doing so you learn what it is they are doing, meet their clients, and earn a little bit of their trust. For me, it would even get to the point where 6 p.m. would come around and clients would call me asking, “Where are our drawings?”

True story, one time I walked back to the engineers and I saw a project manager spot me and run out the door with drawings under his arm. I wasn’t his boss and had no control over him, but he knew that I was

walking back there with the client’s interest in mind and took me seriously enough to respond accordingly.

2. Always think in terms of what you can do for others to help to make them successful

Live your life with other people’s goals in mind. You will feel better about yourself than if you live a self-centered life. If you take actions to make others look good, they will know that you have their best interest at heart. That’s when they open up to you.

Once they know that you are truly looking out for them, they start taking your advice and looking to you if they have a problem. Don’t approach potential clients or coworkers looking for something from them. Be the guy that people come to when they need something. Go out of your way for people and always be 100 percent upfront and honest.

3. Read the *SMPS Markendum*, then read it again

This comprehensive resource has replaced the *Marketing Handbook for the Design and Construction Professional*, which you can still find on Amazon.com.

This SMPS resource is about \$159 (\$123 on Kindle) and I wish I bought it before I knew all the stuff in it. It would have saved me a hell of a lot of

time. It covers the basics of AEC marketing, and by reading it twice you will gain enough knowledge to sound like you know what you are talking about. Which brings us to #4.

4. Fake it until you make it

This is important. Now that you have read my article, you know just about as much about the subject as I do. But what makes me seem more knowledgeable than you is that I wrote the article and you read it.

It's important to know what you know and what you don't know. But it's more important to say just enough to sound like you know what you are talking about. For example, your boss might ask, "How much do we spend on our marketing efforts this year?" Having completed #3, you may say, "Well, typically the larger firms spend around nine percent of their total gross revenue on marketing and business development, but a firm our size should spend around 11 percent. Fourteen percent would probably be the point where we know we are spending too much." Where did you get that information? "It's based on a survey of AEC firms done in 2000. I can get more recent numbers if you want, but my gut tells me the numbers are relatively the same."

Don't talk about stuff you know nothing about. Go search out just enough accurate information to make you sound credible.

5. Don't make contacts, make friends

The long and short of this item is that you don't want to be the guy with the huge business card collection and no recollection of who these people are. Contacts are powerful, especially in the AEC industry.

Let me give you an example. When I was starting out, my boss took me to a local engineers' meeting and said, "You are not leaving here without at least one business card."

Yipes.

So, I searched out the friendliest face amongst a sea of grumpy old engineers and awkwardly went up to introduce myself. He was very pleasant and I got the card. Job complete and I got to leave that night.

What my boss should have said is,

"See that guy over there... he is going to get you your next marketing job and tell you how to win your future wife's heart." Because, believe it or not, that's exactly what happened. The first guy I ever got a card from had gotten a hold of my resume years later and handed it the person who hired me for my current job.

He also told me the secret spot to take my now wife to on our first date. Needless to say she was impressed. That's the power of developing relationships and helping other people towards success. In the AEC industry, 20 solid relationships will get you farther than 1,000 contacts.

6. Dress slightly better than the boss

As the marketer you need to portray a professional image. But that varies from office to office. So dress slightly better than the boss. If the boss comes in with a tuxedo, you come in with a tuxedo and top hat. If he wears khakis and a polo shirt, you come in with dress pants and a polo shirt. If he wears a dress shirt but no tie, you wear a dress shirt and tie. Dress like the person you want to be seen as, not the person you are.

(Note: Most AEC marketers are female. And of course the same concept applies with all genders. I'm sure you'll figure out what to wear.)

7. Be productive

I highly suggest you get the book "Getting Things Done" by David Allen and use that as your bible for how you manage all the requests of your time. Your time in the business world is finite. You only have so much of it. However, people's demands on you are infinite (especially if you are in marketing). So you'll need training on how to be productive.

Not many people do this. But if you live this book, you will be worlds more productive than everybody else. People will know you as the person who can move a project from start to finish.

8. Forget about company loyalty

Sounds like you work for a great company, but the odds are that you won't be working there in five years. The AEC industry is often changing

and is very incestuous. People move around from job to job. It's basically how you get substantial raises.

In addition, the AEC industry has its highs and lows. Industry recessions come and go. As soon as you need to be cut from the accounting books, you will be. Most likely they hired you for this position because they didn't want to spend the money for someone with tons of marketing experience. Use this opportunity to the greatest extent possible, but keep your eyes towards your professional future.

In short, you need to market yourself as Mike X, not as Mike X from ABC Engineering.

9. Beg for forgiveness rather than asking for permission

If you have an idea, run with it and record the results. Always use common sense, but don't go running everything up the flagpole.

Most great ideas get stuck up in the flag pole. Just take the ball and run with it. If you can show it was successful then you are a hero. If you fall on your face, then beg forgiveness and hopefully you don't get fired, if they even realize you did it in the first place.

Don't be afraid to take some risks.

10. Keep your eye on the prize

As a marketer, the song you will hear most is "What have you done for me lately?" Concentrate your marketing actions on those that will help bring business into the door. The number one thing you can do to earn your keep is bring business in and actively track what business you bring in. At the end of the day, that's what you need to show...the business that you have brought in.

There is plenty of work out there, you just have to find it. Most bosses won't argue with proven success.

I hope this information has been useful to you and your AEC marketing career. Sounds like you have a lot to learn, but I think I outlined how to get 90 percent of that knowledge.

Matt Handal provides an extensive array of resources for AEC marketers at HelpEverybodyEveryday.com.

Steel tariffs: Some good news for Florida's construction industry with plans for new \$240 million Nucor rebar mill

Florida Construction News staff writer

What will the consequences be from President Donald Trump's steel and aluminum tariffs for Florida's construction industry?

The answer: It depends, based on your sector, reliance on steel and from where the steel is imported, if at all. In fact, if you are in central Florida, the protectionist policies may create business opportunities for you.

Data indicates that Florida, despite its large and growing construction industry and steel requirements, will not be as badly affected as some other states.

This in part is because Nucor is building a \$240 million rebar micro mill in Frostproof, Polk County, a project the steel maker originally announced in November 2017, but confirmed in March when Trump announced the tariffs.

"Nucor has always focused on growing our business to better serve our customers," John Ferriola, the company's president and CEO, said in a statement. "We are building this rebar micro mill in a great and growing market where demand is strong and there is currently an abundant supply of scrap, a good portion of which is handled by our scrap business."

"Consistent with our planned strategy of being a low-cost producer, this micro-mill will give us a cost advantage over our competitors who are shipping rebar into the region from long distances.

Nucor expects the mill, which will employ about 2,500 workers, will have an annual capacity of 350,000 tons on a 400-acre site on US 27.

"There hasn't been a project of this size in many years," Sean Malott, executive director of the Central Florida Development Council, was quoted as saying in the local news-



paper, *The Ledger*. "This is the biggest manufacturing property Polk County has had the chance to compete on."

The Polk County Commission has approved property tax and impact fee breaks worth about \$150 million.

Malott said Nucor officials were looking for a site with more than 300 acres, railroad access, and access near a major electricity substation that could provide enough power to operate the plant.

A Nucor spokesperson declined to provide information about how/whether the company is selecting design and engineering consultants, or a general contractor/construction manager,

saying simply: "Unfortunately, we do not have additional details to share at this time."

Data from the Brookings Institution shows that Florida, despite its size, does not have a disproportionate share of steel and aluminum imports. The list is topped by Missouri (which is also getting a new Nucor rebar mill), Louisiana, Connecticut, Maryland and Arkansas.

On the other hand, the data indicates that the number of workers directly employed in steel and aluminum production in Florida, a total of 1,803 (before the Nucor hirings, of course) are dwarfed by the 194,655 workers employed in industries that use the metals.

Nationally, and in other states, there is real anxiety about the potential tariff impacts, even though Canada and Mexico remain exempt under the North America Free Trade Agreement (NAFTA). While Trump has indicated he isn't happy with the agreement, recent negotiations indicate the three countries are moving towards a settlement.

However, Stephen E. Sandherr, chief executive officer of the Associated General Contractors of America (AGCA), says the tariffs will be harmful.

"These new tariffs will cause significant harm to the nation's construction industry, put tens of thousands of high-paying construction jobs at risk, undermine the president's proposed infrastructure initiative and potentially dampen demand for new construction projects for years to come," he said in a statement. "That is because the newly imposed tariffs will lead to increases in what construction firms are forced to pay for the many steel and aluminum products that go into a typical construction project."

"Firms that are already engaged in fixed-price contracts may be forced to absorb these costs, forcing them to cut back on new investments in equipment and personnel. Higher steel and aluminum prices will make the kind of infrastructure work President Trump supports more expensive, forcing federal, state and local officials to cut back on projects they can fund. And the likely trade war these new tariffs prompt will diminish demand for private investment in infrastructure as well as construction demand for manufacturing, shipping and distribution facilities."

"Considering the damages these new tariffs will inflict on the construction industry, it is easy to understand why recent, independent studies estimate that nearly 30,000 construction workers will lose their jobs because of these new tariffs," he said.

These fears are manifesting in other southern states, especially North Carolina (where Nucor has its headquarters).



There, Carolinas Associated General Contractors (CAGC) president Dave Simpson said steel price increases will be costly, as the metal is used everywhere in construction, including concrete (as rebar), bridges, to make the structure of buildings, for beams, in staircases, interior walls and hardware.

Most of North Carolina's steel comes neither from the NAFTA countries or China – the state imports most of its steel from Brazil, reaching \$52 million in 2017.

Nucor, based in Charlotte, recently raised its prices by \$45 per ton.

Overall, the message from the American Institute of Steel Construction (AISC), representing the steel industry, is that the tariffs won't really cause that much hardship, while other associations have been speaking loudly to say it will harm the construction industry and stall development.

In a statement, AISC says: "As for the price impact of a tariff on steel projects, the answer is that it will depend."

"However, a 25 percent tariff on imports would not mean a 25 percent increase on the overall cost of a project. First, the cost of material is just one of several components in the cost of a steel structure. And while percentages vary from project to project, even if the full impact of a 25 percent tariff on material cost was passed on to a project, it would likely impact the cost of the steel

package by five to 10 percent, and the total project cost by less than two percent."

However, AISC acknowledges there could be other consequences because steel prices don't operate in isolation. The association noted for example, that in the past four years, the index cost of ready-mixed concrete has increased by 17 percent, while the indexed cost for steel has declined. "And to the extent a tariff applies to rebar imports as well as structural products, it will also affect overall costs for concrete. So, on any individual project, the actual impact of a tariff will need to be evaluated against overall market factors just like any other volatility in material costs."

Meanwhile, the National Association of Home Builders (NAHB) said in a statement that the steel tariffs will be costly.

"Given that home builders are already grappling with 20 percent tariffs on Canadian softwood lumber and that the price of lumber and other key building materials are near record highs, this announcement by the president could not have come at a worse time," said NAHB chairman Randy Noel.

"Tariffs hurt consumers and harm housing affordability. We hope the administration will work quickly to resolve these trade disputes regarding lumber and steel so that businesses and consumers have access to an adequate supply at a fair market price," Noel said.

Orange County: Contracting opportunities at one of the nation's 'largest and most aggressive' school building programs

Florida Construction News staff writer

The Orange County School Board has been updated by Orange County Public Schools (OCPS) officials about the district's capital program, which they say is one of the nation's largest and most aggressive school building programs.

At a March 29 board meeting in Orlando, staff outlined some highlights about the extensive works planned and in progress:

OCPS has 32 relief, replacement or renovation projects in planning, design or construction for completion from 2018 to 2020, with a total budget of \$726.8 million.

For the 2018-19 school year, 11 projects are under construction with a budget of \$276.8 million - two K-8 schools and nine elementary schools. Audubon Park School is a relief school, Dover Shores Elementary is a comprehensive renovation/replacement, and nine schools are being replaced: Cypress Park/Durrance ES, Frangus ES, Hungerford ES, Hidden Oaks ES, Hillcrest ES, Lake Como School, Maxey ES, Pine Hills ES and Union Park ES.

For the 2019-20 school year, 12 projects have been designed and are about to begin construction with a total budget of \$277.6 million. They include six elementary schools, one K-8, two middle schools, two high school auditoriums and one transportation facility.

That includes relief elementary schools 25-E-SW-4 and 49-E-W-4 as well as relief middle school 37-M-SW-4, replacements of the Boone and Colonial high school auditoriums, Deerwood Elementary, a K-8 merging Pershing and Pine Castle elementaries and the Pine Hills Transportation Center, as well as comprehensive renovation of Corner Lake Middle, Lake George ES, Lake Gem ES and Sunrise ES.



For the 2020 school year, nine projects are in the planning phase, including five elementary schools, one middle school, one high school gymnasium, one ESE facility and one alternative school, with a total budget of \$172.4 million.

The district is projecting spending

about \$302.6 million through FY 2019-20 on capital renewal projects to replace systems within existing schools, OCSB says. As well:

Functional equity projects at eight middle schools are set to begin pre-planning in 2019;

The final two schools targeted in the district's Unitary Status Agreement will be completed in August;

The final schools on the 2003 Sales Tax list of 136 are projected to be complete in 2022;

A "curb appeal" program targeted the exterior look of 23 schools this year; and

Ten school sites are being considered for repurposing between 2018 and 2021.



How to win OCPS work

Florida Construction News staff writer

OCPS Procurement Services has a public portal for contractors and suppliers to register and receive electronic email notifications of upcoming opportunities.

The school district says it uses VendorLink, an online registration service that "allows vendors to provide basic information about their business and to select specific commodity codes for the goods and services they provide."

OCPS indicates there is a learning curve, with information on how to register and an online user manual, observing that users should "allow plenty of lead time when using the system for the first time."

You can send email inquiries to support@vendorlink.com or phone (407) 222-1885 for more information.

FLORIDA'S TOP 10 CONCRETE & ASSOCIATED PRODUCTS INDUSTRY LEADERS REPORT

Celebrating contractors, suppliers and professionals in the June issue

FLORIDA CONSTRUCTION NEWS

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Industry recognition for excellence, leadership, and community service

Design and Construction Report staff writer

How do you determine the Top 10 Tile Contractors and Suppliers? In some respects, the decision is simple. Industry groups such as the National Tile Contractors Association (NTCA) have presented awards to successful companies through the past several decades, and these recognitions provide guidance for this list.

We've adapted recognitions and awards from several relevant associations with our own interpretations and experiences, to develop this alphabetical list.

You shouldn't regard it as a ranking-order hierarchy, but however, and there are certainly many great tile businesses which should perhaps be on this list and may have the opportunity to receive recognition in future editions.

Artcraft Granite, Marble and Tile

You'll find many references to Artcraft employees and leaders within the NTCA website, reflecting the company's ongoing industry leadership.

The association has designated Artcraft as a five-star contractor for meeting criteria for "the highest standards in installation, performance, ethics, education and peer review."

Notably, the company has supported the NTCA at the national leadership level for decades. Butch Woefel, Artcraft's president and chief executive, is a past president and chairman of the association and has served on the NTCA's technical committee for more than 25 years. Meanwhile, James Woefel (vice-president and estimator) is the NTCA executive committee president and chairs its technical committee, which establishes industry standards for tile and stone installation throughout the U.S.

Belknap White Group

This family-owned flooring products distributor, based in Mansfield, MA, has grown since 1981 to serve the northeastern U.S. with more than 100,000 SKUs, plus technical support, guidance and service. Its recently retired Connecticut sales representative, Ron Heske, received the Southern New England Floor Covering Association's (SNEFCA) Lifetime Achievement Award for 2017.

"As an organization, we value integrity, teamwork, responsiveness, and growth," says BWG executive-vice president Bill Prescott.

Crossville, Inc.

Tim Curran, co-president of the Curran Group, the holding company for this tile manufacturer based in Crossville, TN, received the NTCA Joe A. Tarver Award in 2016, recognizing "an individual who has demonstrated lifetime achievement in the support and growth of the overall tile and stone industry."

Crossville is Tennessee's first tile manufacturer in Tennessee, established in 1986. It has since introduced the nation's first large format porcelain tiles and become the nation's only net consumer of tile waste materials (meaning it recycles even more material than it produces). "We are committed to pioneering products and practices that change the way the world views tile," the company says.

David Allen Company

If you have any business in North Carolina, you'll know about David Allen Co.'s superlative reputation, both locally (the company's headquarters are in Raleigh) and nationally. The business has taken a leadership role in relevant associations, notably the Associated Builders and Contractors (ABC), where it was recognized nationally in 2015 as the ABC Contractor of the Year.

The company, established in 1920, is currently one of the nation's largest marble, granite, terrazzo, tile and underlayment contractors, with nearly 500 employees and craft professionals at its headquarters and offices in Birmingham, AL, Columbia, SC, Miami, FL and Washington, DC.

Grazzini Brothers & Company

This St. Paul, MN company won the 2016 NTCA Five Star Contractor Award – Commercial Installation. The business leads the industry in a variety of categories and it has a deep history, also dating back to 1920.

It is one of the most successful speciality contractors in the U.S., according to Engineering News-Record, and if you look at the map, you'll find the business has worked virtually everywhere in the nation, including remote Alaskan communities.

Hohn & Hohn, Inc.

Hohn and Hohn, Inc., based in St. Paul, MN, has been creating "spectacular tile installations" for more than two decades. "Proprietor Jan Hohn and her staff are passionate about tile, its versatil-

ity and seemingly limitless choices," the company says. "They willingly work with clients, contractors, architects and designers to achieve the desirable tile installation."

Hohn received the 2014 NTCA Tile Person of the Year Award., only the third time a woman has been recognized in the award's six-decade history.

H. J. Martin and Son

The Starnet Worldwide Commercial Flooring Partnership says it has honored H.J. Martin and Son based in Green Bay, WI, with the 2017 Gold Starnet Environmental Achievement Award. Starnet represents more than 170 locally owned, full-service flooring contractors throughout North America and annually recognizes member companies who undertake initiatives "to preserve our resources so future generations can enjoy them."

NCTS

NCTS, based in Northern California, has grown to become an almost \$20 million-a-year tile and stone contractor working throughout the world. It has gone far beyond the norm in training and career development, with its in-house training school and a 50-page curriculum. The company takes on challenging tasks including malls and hospitality projects.

Pro-Tile and Marble

Based in Jacksonville, FL, Pro-Tile and Marble has earned its recognition by ensuring client work is done properly, from start to finish. The business established in 2014 supports relevant associations including the North East Florida Builders Association and the NTCA. It has been successful in retaining qualified employees by treating them with respect, giving them the tools they need to succeed through ongoing education.

See special feature profile page 13.

Turner Ceramic Tile

Kansas City-based Turner Ceramic Tile works with commercial builders and developers, designers and architects on a diversity of projects and it has achieved international success by focusing on its clients' priorities including budget, schedule and design issues. Services include panel tilting installation, cut to size granite, project value engineering, design and floor prep.

Pro-Tile and Marble ensures each residential and commercial project receives individual attention and focus

Florida Construction News special feature

Launched in 2014, Jacksonville based Pro-Tile and Marble has evolved into a well-rounded installation firm with divisions in residential, commercial and new home construction.



Based on skills in the trade passed down from their father and after almost 15 years in the flooring industry, brothers Chris and Nick Harrington formed the company with two simple, but important goals: delivering quality craftsmanship and an unrivalled customer service experience for each client.

Today, the company has expanded into to pre-fabricated fireplace installations and veneer stone and brick through its masonry division and works on projects ranging from residential homes, new construction, office complexes, restaurants, apartment buildings and industrial flooring applications as well as custom marble designs. "We believe in staying well diversified and that focus has led our company into many different sectors of the construction industry," says company president Chris Harrington.

Based on the values that inspired the formation of the company initially, Harrington says the company focuses on providing value to clients by educating them about doing any tile or marble project the right way, which seems to have been lost in today's get-it-done-at-all-costs project environment.

"What you cannot see and what is underneath the tile and the prep work that is performed is just as important as the final finished product. Our goal



is to give our clients an exceptional project that will last for years by holding our company to a higher standard than our competitors through rigorous company training and accountability."

The company manages the hundreds of projects it takes on annually through a team of seven full time employees and 10 full time sub contracting crews used on a weekly basis.

Among the team's past successes was a project last year – the Nassau County Sheriff's Office in Yulee, FL. Here, Harrington says an extremely tight deadline, combined with intricate connection points through intersecting corridors and detailed flooring patterns, made attention to detail and experience in handling difficult sites critical.

For that project, as with all of the work it undertakes, Harrington says they work closely with each client to fit their specific needs. "Each client

will have a different set of problems or concerns and our staff has been trained to address and create solutions to these specific needs. We do not work based on a one size fits all scenario."

He says the company is able to ensure quality people on every job because of a low turnover rate due to treating people and employees with respect and giving them the tools they need to succeed through ongoing education in the flooring industry.

"We hire people based on their specific skill set, and through multiple testing procedures for the position they are applying for, candidates must be able to excel in our company culture. We also hire people that are like us, like family and this leads to happy employees and a strong workforce who like what they are doing."

Pro-Tile & Marble is a member of the North East Florida Builders Association and the National Tile Contractors Association. The company is also a supporter of Builders Care in Jacksonville which provides construction services to the elderly and less fortunate within the community at no cost.

For more information, visit <https://pro-tileandmarble.com>.



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GENERAC: Continuing leadership in enhancing emergency power systems capacity and reliability

Florida Construction News special feature

Generac has built its leadership reputation in providing reliable back-up power generators – vital (and even life-saving) when hurricane disasters occur in Florida on almost 60 years experience.

The company employs 4,500 around the world, with a diverse range of clients, ranging from homeowners seeking home standby power systems to engine-powered generators for hospitals, data centers, and telecommunications companies requiring larger, custom-engineered emergency power systems.

Robert D. Kern started the company in 1959 to apply then-new silicon diode technology to revolving field alternators. The original Generac II automatic home backup generator, first produced in 1989, created the new industry segment.

In 2001, Generac introduced its Modular Power System (MPS). “An integrated approach to generator paralleling, MPS allows several generators to connect in parallel to combine their electrical output,” a company spokesperson says. “The result is considerably more reliability and redundancy than using a single large generator for the application.”

And, in 2003, Generac introduced Bi-Fuel™ generators, running on natural gas and diesel fuel simultaneously, “combining the perceived reliability of on-site diesel fuel with the longer running times that utility supplied natural gas can provide.”

“Fuel supplies for emergency power systems have evolved over the years, and Generac has evolved with it,” said Art Aiello, Generac’s senior marketing and communications manager. “For industrial and

commercial applications, there was a time when diesel fuel was the de facto fuel source.

“That has changed and continues to change. Generac’s expertise with gaseous fuels came largely as a result of our work on home standby generators and the engines that drive them. As a result, we’ve become expert at building engines for gaseous-fueled generators of all sizes.”

The advantage of these gas-fueled generators is they “start in less than 10 seconds and are capable of significantly longer runtimes than diesel-fueled generators because the fuel is utility-supplied, Aiello said. “Additionally, customers avoid diesel fuel delivery, containment, spillage and maintenance concerns. Multiple natural gas fueled generators operating in parallel not only produce an equal or greater amount of power than diesel-fueled units, but also offer installation flexibility and scalability as needs evolve.”

Dual gas and diesel generators are especially effective in emergency

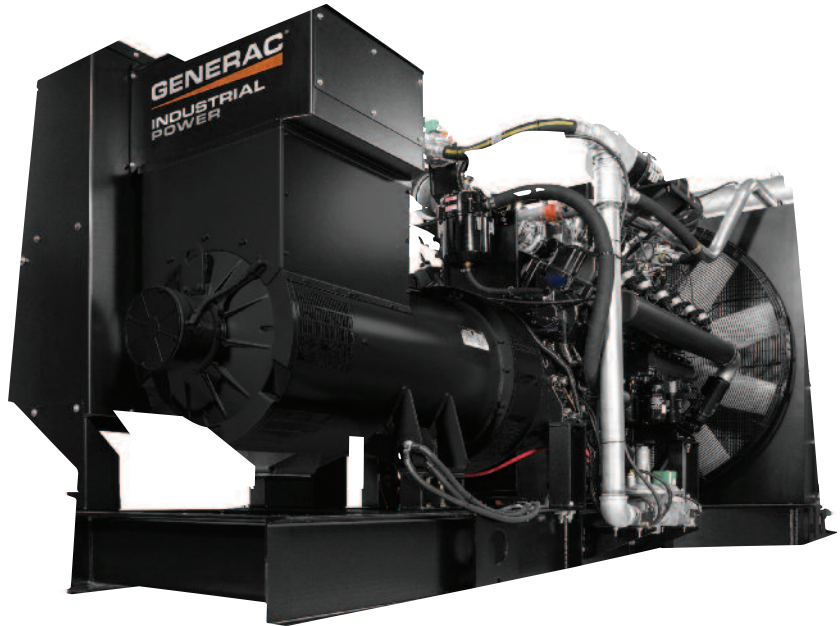
situations, such as hurricanes, when it may be difficult to deliver diesel fuel. When the generator is hooked to the gas utility, there is no problem in replenishing fuel, allowing critical power systems to remain in operation.

Generac continues to enhance its technologies and products, most recently introducing the Power Zone controller for industrial generators.

The PowerZone’s 7-in. color touchscreen display provides run time status at-a-glance, providing quick and immediate access to the most critical generator and engine parameters.

“We wanted to utilize icons as much as possible, so that interacting with the Power Zone was intuitive, just like using a smartphone or an app,” said Joel DeWall, product manager, Controls Group at Generac. “The icons and the ability to scroll allow users to easily navigate through status and information screens.”

You can learn more about Generac products at www.generac.com.



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Quality, association leadership, award-winning projects, and community service all count to be the best among more than 16,000 contractors

Florida Construction News staff writer

It is quite an achievement to gain status as one of Florida Construction News's Top 10 Roofing Contractors.

Licensing data from Florida's Department of Business and Professional Registration (DPBR) indicates more than 16,000 individuals and businesses are currently registered to do business as roofers in the state, a mandatory requirement.

We used a number of criteria in selecting candidates our own Top 10 list. Besides the obvious requirement of a licence in good standing, we assessed industry awards, consumer reviews, recognitions, and community service accomplishments in developing our short-list. There is also an element of self-selection here as well, as we gave special consideration to contractors who responded to our communications inviting nominees.

The list here is alphabetical (by company). If it is a challenge in figuring out the Top 10 among such a large pool of potential candidates, it is even more difficult to suggest a ranking order, so you should not regard one roofer as having a higher status than another within the grouping. We've identified specific individuals within some of the companies for their unique contributions and initiatives. In other cases, the recognition is for the overall business.

Blues Brothers Roofing Company – Boca Raton

Any business that can earn a five-star rating with 114 Google reviews has to be doing something right. This contractor certainly has earned raves from many satisfied clients, with one reviewer observing: "Excellent, professional, courteous, competent in what they do and very reliable-so refreshing for South Florida! Highest recommendations for this company."

Chase Roofing and Contracting – Ft. Lauderdale

This contractor has built a successful business serving the Tampa area,

Orlando, and the South Florida-Tri County area, with a focus on community service and an employee culture that encourages excellence. See story page 19.

Collis Roofing, Inc – Longwood

The company says it has successfully expanded to become Florida's largest roofing company for residential, commercial and solar services, as well as a variety of home improvements. It coordinates more than 12,000 projects annually from four locations. See story page 18.

Florida Quality Roofing, Inc. – Miami Gardens

This contractor won first place in the 2017 Florida Roofing and Sheet Metal Contractors Association (FRSCA) STAR Awards in the "Sustainable" category – and this isn't the first time the company, established in 2002, has received this recognition. (STAR is an acronym for Spotlight Trophy for the Advancement of Roofing.)

The company says it specializes in "sustainable solutions through roof restorations, silicone roof coatings and comprehensive maintenance."

Gold Key Roofing – Orlando

Trevor Switzer from this company is 2018 president of the Central Florida Roofing and Sheet Metal Association (CFRSMA). The family-operated business serves both residential and commercial projects, and has won an impressive number of five-star customer reviews.

Guyson Construction, Inc. – Lynn Haven/Panama City

This well-established contractor received the first place award in the 2107 FRSCA's STAR Awards for community service. This award in part recognized the company's contribution of a new roof and handicap ramp for a veteran selected by Legion Post 356.

"It started out as community effort," company owner Doug Guyson was quoted as saying in local media. "We're

in Lynn Haven and we came across Commander Spice at the American Legion and he's such a great guy and it was such a neat group of people so we started talking about it and from there it popped up (the event and donation)."

McEnany Roofing – Tampa

McEnany Roofing received the 2017 FRSCA's Shining STAR Award, the highest award within the association's awards program. The company describes itself through its canine mascot with this observation: "The bulldog represents strength, courage, loyalty, steadfastness, dependability and honesty to his core."

Reed Roofing Company – St. Petersburg

This business has maintained its values for almost nine decades: Exceed the customer's expectations, provide superior quality and service at a competitive price. (See story page 17.)

Tadlock Roofing & Solar

Insurance Journal listed this company as North Florida's highest volume roofing contractor in 2012. The company serves several communities including Jacksonville, Tallahassee, Tampa, and Orlando. It has a solid community service reputation, including initiatives such as Falling for Families, which supports Boys Town North Florida.

Weather-Tech Roofing and Waterproofing – Pompano Beach

This business says it was "founded and is operated with pride in ownership," delivering solid roofing and waterproofing solutions. Most significantly (and the reason it is included in the Top 10 list), is it actively supports community and charitable causes, such as Archbishop McCarthy High School at a recent golf tournament and the Roofing Contractors Association of South Florida's Jacqui Tew Charity Re-Roof Project.

Reed Roofing: Third generation family business maintains 87-year Pinellas County reputation with motto: “I never met a roof I didn’t like”

Florida Construction News special feature

In 1929 Sylvester Reed Senior began his roofing contracting business in St. Petersburg. Today, the third-generation family owned company earns consistent rankings as a top contractor across Florida.

By the late 1950’s Reed Roofing, with the assistance of Sylvester’s son, Rudolph, grew to be one of the most reputable roofing contractors in Pinellas County, serving both commercial and residential customers. Today, the company is run by Rudolph’s son Todd who continues to maintain the company’s rich tradition as a roofing contractor, maintaining his father’s moto... “I never met a roof I didn’t like.”

Noting that he is focused on maintaining the legacy of superior quality and customer service, Todd Reed says the company’s mission has remained unchanged for more than 87 years - exceed the customer’s expectations, provide superior quality and service at a competitive price.

The company has been a long-term member of Florida’s Association of Roofing Professionals (FRSA) and is a preferred installer for Atlas 3M Scotchgard shingles. “We also maintain more than three decades of award winning safety excellence, licensed, bonded and insured in the state of Florida.”

Reed says the company’s technical staff of eight supports a wide range of commercial and residential roofing systems including shingles, tile, metal, membrane and various asphalt roofing systems serving the Greater Tampa Bay area.

Vinoy Mansion (~75 yr Building- “Historic Property”)



TPO-ISO Re-Roof - 3 Daughters Beer Brewer 222 22nd Street So. , St. Petersburg

The company continues to receive recognition for its quality and commitment to the industry with awards including Business of the Year and a gold ranking by the Florida Roofing, Siding and Air Conditioning Association. Todd Reed was named also Executive of the Year in 2014.

Reed Roofing is also community minded and for more than a decade has supported Suncoast Voices for the Children, an organization focused on servicing the needs of underprivileged homeless children in the Tampa Bay area.

For more information, visit www.reedroofingandtile.com.



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COLLIS ROOFING: Completing 12,000+ projects annually, founded on a family-based spirit focused on community service

Florida Construction News special feature

Beginning in 1994 as a commercial and new construction roofing company in Central Florida, Collis Roofing has successfully expanded to become the largest roofing company in Florida for residential, commercial and new construction roofing and solar services as well as a variety of home improvements with four locations across the state serving 17 counties.

Collis Roofing has grown to be the twentieth largest roofing U.S. contractor, coordinating more than 12,000 projects annually – all in Florida. The company employs more than 250 qualified individuals.

Despite its growth, Collis Roofing remains, at its core, a family business. Owner Doug Lanier says several family members are employed, with responsibilities including accounts receivable, purchasing and sales.

"Some of the founding employees such as Robby Staats (vice-president of production) and his wife Wendy (invoicing manager) have had children work at Collis Roofing, met their spouses, and even had their nephews and nieces employed here."



"Employees are encouraged to treat customers like family, giving them the most ethical estimates and excellence in workmanship," Lanier says. "Treat it like it is your mom's or grandma's home, we say."

The company has expanded its capabilities, adding services such as residential roof repair and replacement, roof coatings and tile painting, roof cleaning, new windows and doors, cement and vinyl siding, PV and pool solar, skylights and sun tunnels, copper, fabricated and seamless gutters, soffit and fascia.

Lanier says Collis Roofing's complete range of services ensures individual components are considered with the bigger picture. For example, when Collis Roofing installs commercial or residential solar energy systems, it removes the risk of installers

damaging roofs, causing leaks and invalidating warranties.

Collis Roofing's trained and experienced staff can handle challenges with critical building components, ensuring work is completed within tight timelines when scheduling is vital. "Village Park was a senior living community and we installed a 102.4kWh PV solar system in just five days," Lanier said.

Similarly, the company's unique roof cleaning service, delivered by a licensed roofing contractor, ensures the roof is not damaged through routine work.

"We are extremely thankful to the commitment our employees make to maintaining a safe workplace, that holds the highest levels of excellence in workmanship, ethics and customer service. Without their dedication, we would not be where we are today."

Lanier says Collis Roofing is also exceptionally community-minded. While most companies may give away one free roof a year, for instance, it donates numerous roof replacements and repairs for organizations such as Operation Finally Home, Habitat for Humanity, Give Kids the World and the American Legion. Lanier says the business never forgets community members in need, who are often elderly, widowed, and on a fixed income.

"Collis Roofing is committed to be community-minded first," he said. "This is why we will continue to give back to the local community and those in need such as the Hurricane Harvey victims."

Throughout the year, Collis Roofing will sponsor at least 10 charitable events.

The company is a member of Florida's Association of Roofing Professionals, the Central Florida Roof and Sheet Metal Association and the National Roofing Contractors Association.

For more information, visit www.collisroofing.com.

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Chase Roofing builds state-wide residential and commercial roofing reputation based on experience, insights and core values

Florida Construction News special feature

Chase Roofing has built its rapidly growing business based on experience and insights – and some practical core values.

The business started as a local general contractor, says Tamara Chase, who operates the business with her husband John. Today, it is a full-service roofing repair and reroofing specialist for residential and commercial properties across Florida.

She says that some years ago, when the duo contracted someone to do roof work for them, they recognized there were flaws in common systems for operating and decided to refocus their energy on roofing, with much improved practices and systems.

Now the company employs a team across the Greater Tampa Area and the South Florida Tri-County Area, operating through a corporate office in Fort Lauderdale. They have recently expanded into Orlando.

The company's services include new installation of shingle, tile and metal roofing systems, commercial systems including built-up roofing, modified bitumen systems, industrial roof coatings and more. The team can also handle attic insulation and roof repair to cover the range of available options.

In 2010, Tamara took over the company's operations and has led the team to incredible growth over the last eight years.

She says the company spends a good amount of energy training and developing team members and offering "not only a living wage but an incredible benefit package which makes the company one of the most desirable places to work."

"Chase Roofing is always looking to add qualified employees from all ranges of experience and hires around character first," she said.

Top quality products, such as Owens Corning Platinum shingles, ensure not only that customers are satisfied with the initial results, but that those results are long-lasting and able to withstand extreme weather conditions. The company is an Owens Corning Platinum Contractor, which she says is exclusive to less than one percent of roofing contractors in the industry nationwide.

Where homeowner experience is the focus for residential projects, commercial projects can involve unique challenges, including tight timelines and exacting budgets. Chase Roofing has worked on many successful and challenging projects.

The team has evolved over time, in part through the career growth among employees, many of whom were hired in their early 20s, who came with no experience, were trained and promoted from within, and who are now key components of the company's culture.

Beyond the work, Tamara and John believe in giving back to the community. Since John Chase is a cancer survivor, cancer is a cause that is near and dear to everyone in the company.



The Chases say they both love giving back to their industry. John is the president of the local Roofing Contractors of South Florida and Tamara is the president of the South Florida chapter of the National Women in Roofing (NWIR).

Tamara is also founder of a teen empowerment company called Emerge! that connects teenaged girls with women in business for mentorship.

For more information, visit chaseroofing.com.

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Here are updates on projects and opportunities throughout Florida. We update project news almost every day at www.floridaconstruction-news.com, and weekly in the Florida Construction News eletter.

Port Canaveral to begin construction of \$150M cruise terminal



Construction will begin this summer on a \$150 million Port Canaveral cruise terminal complex, Florida Today reports.

Port commissioners have approved a contract for demolition of the current Cruise Terminal 3 west of Jetty Park, an initial step that will make way for the new, \$150 million Cruise Terminal 3 project.

Design work for the project is about 30 percent complete. Miami-based Bermello Ajamil & Partners was selected in September to lead design work for the terminal.

Melbourne-based Frank-Lin Services won the contract to demolish the old cruise terminal. Its \$210,000 bid was the lowest from 14 companies seeking the contract.

Separate contracts will be awarded between May and August for the berth and dredging, the passenger boarding bridge, the terminal and related site work, and the adjacent parking garage. The goal is to have the project completed by December 2019.

Skanska wins \$63M contract to build Tampa medical school project

Skanska has been awarded a \$63 million contract by the University of

South Florida to build the Morsani College of Medicine and Heart Institute at the university campus in Tampa.

The contract calls for the construction of about a 37,000 sq. m. structure. The building will include learning and conference spaces, an auditorium, laboratories, faculty offices and a clinical research and care unit.



In a statement, the University of South Florida said that the state-of-the-art facility will combine, under one roof, a medical school to teach the next generation of physicians and a cardiovascular research institute to pioneer new discoveries for heart health. The \$152.6 million building features angles and facets offering unique viewpoints from within and ample windows to allow reflective light into work and learning spaces.

Construction is expected to be complete by late 2019.

Construction begins on new Ponte Vedra Beach housing development

Construction is underway on a new housing development in Ponte Vedra Beach that will feature an enclave of 23 homes incorporating coastal living, The Florida Times-Union has reported.



EvenTide started construction on the model home for the community, located on Ponte Vedra Boulevard between Sawgrass Dr. and Mickler Rd., which is being built by Green-Pointe Communities.

EvenTide is zoned for A-rated public schools in the St. Johns County School District including Ponte Vedra/Palm Valley Rawlings Elementary School, Landrum Middle School and Ponte Vedra High School. The community is located within minutes of elite clubs, golf courses, specialty boutiques and dining destinations with easy access to Jacksonville, St. Augustine and major employment centers.

NRC approves construction plans for new reactor near Miami

The Nuclear Regulatory Commission has approved Florida Power and Light's application for the construction of two new reactors at the Turkey Point site in Florida.



FPL will build and operate two AP1000 reactors at the site, about 25 miles south of Miami.

The commission authorized the agency's Office of New Reactors to issue the licenses. The agency found

the staff's review of FPL's application adequate to make the necessary regulatory safety and environmental findings. The staff expects to issue the licenses imminently.

FPL applied for permission to build and operate two AP1000 reactors adjacent to the two existing Turkey Point reactors. The company submitted the application in June 2009.

FPL hasn't disclosed any construction details yet.

PulteGroup intends to build more than 700 single-family homes in Riverview

PulteGroup has acquired nearly 42 acres of land for a single-family project in Riverview.

The single-family homes community, called Ventana, will sit on the northeast corner of Fern Hill Dr. and Symmes Rd., just one mile from I-75. It will have 721 single-family homes.



Home designs will range from two to four bedrooms, two to 2.5 bathrooms and garages able to accommodate two to three cars. The plans will range from 1,565 sq. ft. to 4,336 sq. ft.

Ventana will also have an onsite clubhouse which will feature a multi-purpose space, resort-style pool, parks, playgrounds, and walking trails, making it ideal for families and those looking to spend time outdoors.

PulteGroup hasn't announced a construction timeline yet.

Construction begins on Deerfield Station apartment project

Work has started on Deerfield Station, a mixed-use project with 226 residential units and 7675 sq. ft. of retail space located on W. Hillsboro Blvd., between I-95 and Military Tr. in Deerfield Beach.

The apartment complex will contain studios and one and two-bedroom units ranging from 585 to 1,260 sq. ft., according to Hugo Pacanins, managing director of multifamily for Ram Realty Advisors. Besides the apartments, there will be 7,675 sq. ft. of retail space, the Sun Sentinel reported.

The apartments are designed for working professionals, who, according to the developer, would find the 226 units "more of an affordable option" than housing in the urban cores of Fort Lauderdale and Boca Raton.

The project is expected to be completed in the second quarter of next year.

DevMar gets loan to construct St. Petersburg high-rise apartment

HALL Structured Finance says that it will lend \$35.5 million to finance the construction of The Vantage, a multifamily high-rise in St. Petersburg.



Developed by Michigan-based DevMar Development, the 11-story building will consist of 211 high-rise rental homes. The homes will average approximately 631 sq. ft. and will be modern in design with excellent finishes and open floor plans.

In addition, the property will include a rooftop pool, terrace and veranda, fitness center and yoga room.

The project is expected to be completed in September 2019.

Construction begins on \$50M seniors housing community in Sarasota



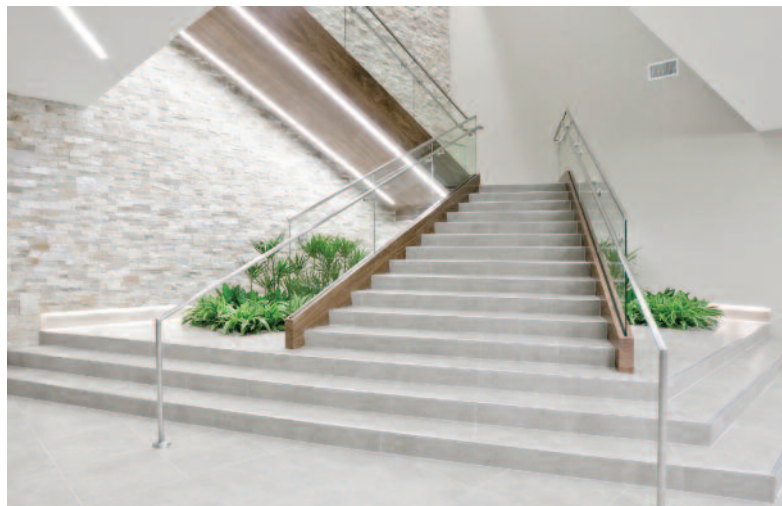
Ryan Cos. US and Grand Living have started construction of Grand Living at Lakewood Ranch, a living and assisted living community in Sarasota.

The community will be located within the Lakewood Ranch master-planned development. The development is estimated at \$50 million and will include 172 units, multiple dining venues, a performance theater, a spa and salon, an outdoor pool, a library and more.

Ryan A+E is a provider of architectural services for the project, while Grand Living will manage the community upon completion.

The companies did not disclose a construction timeline.

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