



## Alternative Funding Source

The EB-5 visa program was designed to provide green cards to foreign nationals who invest in economic development in the United States. Understanding of the program is still evolving, with more communities trying to tap what they see as a potential source of inexpensive, patient capital.

Interest in the federal EB-5 immigrant investor visa program surged as the Great Recession made traditional bank financing more difficult to access. Although the program was created as part of the 1990 Immigration Act, it has come into focus more recently as developers have begun exploring EB-5 funding for new projects. Foreign nationals must invest \$1 million in a U.S. business (or \$500,000 in low-income, distressed areas) and create or preserve at least 10 jobs. In exchange, the immigrant investor receives a green card or permanent residency.

The majority of EB-5 investments are administered through regional centers, which pool investments and are authorized by U.S. Citizenship and Immigration

Services (USCIS) to develop projects. Regional centers are usually private entities, but some are run by states or municipalities, and others are public-private partnerships, often involving regional economic development organizations. The program prioritizes investments in areas of high unemployment by reducing the threshold from \$1 million to \$500,000 if the investment is located in a "targeted employment area" (TEA).

The scale of the program is small relative to the entire permanent-resident admissions policy. Less than 1 percent of

all green cards go to EB-5 investors annually. Up to 10,000 visas are available each year to investors and immediate family members, but as recently as 2007 only 800 visas were used. By 2013, the total was moving toward 7,000. Projects that make use of EB-5 funding have the potential to benefit communities by providing local job opportunities, both short and long term. So far, **EB-5 financing has been used for projects that include large commercial-property developments, assisted-living facilities, and manufacturing plants.**



## Member News

January 2015  
Vol. 26, No. 01  
Ft. Lauderdale,  
Florida

**Miller Construction Company** recently announced the launch of its Special Projects Group, a team dedicated to projects that are smaller and of shorter duration than new construction work. South Florida's increasing demand for service work, capital expenditure projects and tenant improvements valued at under \$2 million prompted the firm to formalize the Special Projects Group. The new group is headed by Ernesto Escobar, Director of Special Projects.



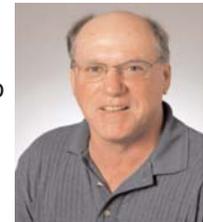
Ernesto Escobar

**Kaufman Lynn Construction** announced that Kate Ferro has joined the company as General Counsel and newest member of the senior leadership team. In addition to managing the corporate insurance and risk programs, Ms. Ferro reviews and negotiates contracts and joint venture agreements and is the liaison with outside counsel.



Kate Ferro

Paul Novak celebrates his 20th year with **JWR Construction Services, Inc.** He started his career on November 21, 1994 as a skilled carpenter that could do wood working, moldings and finish work. He made such a good impression during his interview with Jerry DuBois, the President of JWR Construction, that Jerry asked him to start immediately.



Paul Novak



# Maintaining Complete Customer Satisfaction

Each month Construction FOCUS features a CASF member company, selected by drawing a business card from among those attending the monthly networking breakfast. The next breakfast, sponsored by John Moriarty & Associates of South Florida, will be held on Thursday, January 22, 7:30 a.m. at Shula's Hotel in Miami Lakes.

**F**ounded in 1999 by Anthony Lomangino and Charles Gusmano, Southern Waste Systems is an industry leader in the collection and processing of commercial and residential waste. It has grown from a small company with few employees to a full service waste management organization that serves customers from Miami to Vero Beach.



With extensive careers in the waste and recycling industry Anthony and Charles have formed a team of industry veterans that has grown to over 750 employees and 12 facilities. The many services they offer to the construction industry include municipal, commercial and residential waste

removal, portable restrooms, dumpsters, recycling facilities and much more. Among the core values of the organization are their employees, their customers and the community. They believe all three to be their greatest assets.

The employees at SWS are always encouraged to advance in their careers through training and certification through seminars such as the Flippen Leadership Series, which is described as leadership training that encourages a culture of relationship management, and National Solid Waste Management Association seminars. SWS also puts a strong emphasis on the safety and well being of each and every one of its employees through ongoing OSHA Safety Training. The company prides itself on

employing a diverse group of talented people and they believe that it is their organizational culture and approach to doing business that keeps their team members with them for a very long time.

Of course another important goal for SWS is to maintain complete customer satisfaction. One of the ways they keep customer loyalty is by delivering premium products that show their customers why they rise above the competition. Another way in which SWS stays connected with their customers is through CASF membership. Major Account Executive Santo Licamara says that being a member of CASF is a major advantage. "Most of my customers are members," he says. "It's impossible for me to be everywhere. Attending CASF events allows me to see my customers and hear their feedback. Whether it's positive feedback or negative feedback it's always important to hear." They have been members of CASF since 2010.

Their commitment to the community is evident. They participate in community programs, give tours of their recycling facilities, provide recycling containers for special events and partner with a number of organizations in their service area by making donations.

You can learn more about Southern Waste Systems and the complete list of services they offer by visiting their website [www.southernwastesystems.com](http://www.southernwastesystems.com) or give them a call at 888-800-7732. Their corporate headquarters is located at 2380 College Avenue in Davie.

## CONSTRUCTION ASSOCIATION of South Florida

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Construction Focus is the official publication of the Construction Association of South Florida. Article suggestions and submissions for publication consideration should be forwarded to the Executive Vice President.

# General Office Safety Often Overlooked

When most people think of occupational safety and health needs, they picture the dangers lurking around construction sites. However, office workers have discovered over the years that they also face many unique challenges to their safety and health.

Concern for safety is not a typical concern for the office worker because the office is not generally perceived as a hazardous environment. Potential safety hazards do exist in the office and, if not corrected, can result in decreased productivity and possible serious injury.

## Types of Office Accidents

The most common office accident is falling. Falls account for the greatest number of disabling injuries. They result in the most severe injuries and the highest percentage of lost workdays due to such injuries.

Falls from chairs occur when workers lean back to tilt their chairs, place their feet on a desk, sit down without looking, and rise from or move around in a chair. Poor sitting habits can lead to falls. Rolling in one's chair across the floor, leaning sideways in a chair to pick up objects from the floor, and leaning back in the chair with feet on the desk are all excellent examples of poor office safety procedures.

Falls on stairs also occur, but more precaution is usually exercised on stairs because the fall hazard they pose is recognized. Proper attention should be given to the act of ascending or descending stairs. Stairways should not be areas for con-

gregation. Those using the stairs should not crowd or push. Falls on stairs occur when people are distracted through conversation or by turning to another person while descending.

Slips, trips and falls can result from poor housekeeping such as wet surfaces, electrical cords improperly placed and walkways obstructed by trash.

Falls also occur when workers stand on chairs or other office furniture to reach elevated objects.

We should also be aware of injuries from strain and overexertion. These frequently occur when office workers attempt to move or improperly lift heavy objects. Office workers sustain muscular and back injuries by carrying or moving books, office furniture, equipment and supplies without assistance. They may exacerbate such injuries by the stretching, twisting and bending required by the office routine.

Office workers are also injured when struck by objects. File drawers may fall from the cabinet when pulled too far or doors opened from the side opposite the worker may strike the employee.

Similarly, injuries occur when workers strike objects. Employees bump into doors and desks. File cabinets inadvertently left open are a source of injury.

Infectious cuts are caused by sharp objects normally found in office environments, such as staples and pens. Storing pencils with points upward, placing scissors or knives with the point toward the user, using paper cutters without proper guards, and

placing glass objects on a desk or table edge can cause lacerations.

Fingers can get caught under the knife edge of a paper cutter.

## Office Safety Procedures

Following safe work procedures in the office can prevent many accidents.

Running in offices must be prohibited. Those walking in a passageway should keep to the right. Accidents result when persons stand in front of doors, so employees should stand clear of the door swing path. Employees should not attempt to carry stacks of materials that are high enough to obstruct vision. If an elevator is available, it should be used instead of carrying stacks of material up flights of stairs.

Filing cabinets can be a major cause of accidents and should be used with care. When using filing cabinets, follow these safety tips:

- ◆ Close all file drawers immediately after use.
- ◆ Close the file drawer with the drawer handle and not using feet.
- ◆ Open only one file drawer at a time to avoid toppling the cabinet.
- ◆ Never leave an open drawer unattended and never open a drawer if someone is underneath it.
- ◆ Never climb on open file drawers.
- ◆ Remove small stools (used to access upper file cabinet drawers) from passageways and safely store them.
- ◆ Wear finger guards to avoid paper cuts.

Common sense is often necessary in making the office safe.

CONSTRUCTION  
FOCUS

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ROUTE TO:

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# Annual Holiday Kick-Off Party

*Riverside Hotel on Las Olas, Wednesday, December 3.*

