

Public Redevelopment Investment

New study shows public redevelopment investment creates 20 times the amount of private redevelopment investment.

A recent study released by Florida Redevelopment Association (FRA) to examine the effect of government Community Redevelopment Agency (CRA) investment in Florida municipalities has revealed that for every dollar spent on redevelopment by a CRA, the area benefitted from 20 additional redevelopment dollars invested by the private sector during the same time period. According to these figures, compiled by CRAs in Broward County and Redevelopment Management Associates (RMA), the same investment created more than 2,000 new temporary and permanent jobs.



"This study is a tremendous tool the CRAs have come up with to measure their success," said Carol Westmoreland, executive director of the FRA. "We now have a straightforward and easily understood way to communicate the return on investment to our primary stockholders - the citizens in our communities."

CRAs can also help fund infrastructure improvements

so cities do not have to use funds out of their general budgets. In fact, the study found that CRAs funded \$136.2 million in infrastructure improvements in seven municipalities from 2008 to 2013. During this five-year period, CRAs in the municipalities of Fort Lauderdale, Pompano Beach, Hollywood, Margate, Hallandale, Deerfield Beach and Davie invested a total of \$19,475,516, leading to \$371,836,097 in private sector investment and the creation of 2,147 jobs. These figures do not account for any private sector investment that may have taken place outside the CRAs boundaries.

"We've been doing redevelopment for more than 30 years, and even we were surprised by the final numbers," said RMA Principal Kim Briesemeister. "The fact that CRA spending sparked 20 times the amount of private investment speaks volumes about the value of CRA investment. But this is exactly why CRAs exist."

To request a copy of the full CRA Impact Study, please contact FRA Executive Director Carol Westmoreland at cwestmoreland@frcities.com.

Member News

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Honorary Chairman of the Board of Trustees, Arnold Fisher and Brad Meltzer, Principal and President of **Plaza Construction's** Southeast Region, on April 8 presented a check for over \$100,000 to The Intrepid Fallen Heroes Fund at Plaza's 7th Annual Golf Invitational at La Gorce Country Club. The Intrepid Fallen Heroes Fund serves United States military personnel, wounded or injured in service to our nation, and their families. Supporting these heroes helps repay the debt all Americans owe them for sacrifices they have made in service to our nation. They are, in the words of the late Zachary Fisher, "our greatest national treasure," and they deserve all the help that our nation can provide.



Arnold Fisher (l) & Brad Meltzer

The 2013 CASF Safety Awards were presented on April 12 to individuals who had a positive impact on their company's safety. Their companies had Zero fatalities, Zero OSHA citations in 2012 and their Recordable Incident Rate was far below the national average for construction.

Runner Ups are: Dave Weingarten, **Hypower**, George Guffey, **John Moriarty & Assoc.** and John Murphy, **Suffolk Construction.**

The three winners are David Lockhart, **Pool & Kent**, Ricky Rivera, **Lotspeich Co. of Fla.** and Brian Trusky, **Moss & Associates.**

Experience, Service and Quality Products

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 Moss & Associates, will be held on Thursday, May 23, 7:30 a.m. at the Courtyard by Marriott-Cypress Creek in Ft. Lauderdale.

In 1979 the Dias family began work in Brazil, laying the foundation for what would become a successful concrete business. In 1989 when they opened operations in the United States, the family turned the same recipe for success into a reputation of excellence in the Southeast Florida concrete industry. The company's awards and reputation are a point of pride for Executive VP Bernardo Dias, whose father started the business with just two plants and about 20 trucks. With the recent acquisition of all ready-mix plants and related assets from Continental Florida Materials, which included 10 concrete batch plants and approximately 80 concrete mixers, Supermix's business has grown signifi-

cantly.

Supermix currently employs over 243 people and operates 18 locations serving Miami-Dade, Broward, South Palm Beach, North Collier, and Lee counties. The company has over 200 ready mix concrete trucks and one of the most modern masonry block & concrete production facilities in Florida, Superblock and Superpaver. Some key people in the company include President Jose Pepe Cancio, Sales and Marketing VP Roy MacRobert, General Manager Frank Perez, Sales Manager Jorge Alvarez, North Region Manager Tom Figari, and Account Manager Peter Kaczorowski. *"Some of the best things about working for Supermix are the degree of knowledge and experience that make up the Supermix team, the*

great people and most of all, as a team we are part of the Supermix family," explains Kaczorowski, who has been with the company for 7 years.

Three qualities of the company are honesty, integrity, and commitment. Supermix offers experience, service, and quality products with a commitment to providing concrete ready mix, concrete block, concrete pavers and associated accessories.

One of Supermix's significant moments occurred this year when they supplied 8,400 cubic yards of concrete for the Mansions at Aqualina in Sunny Isles Beach, which is the third largest continuous matt pour in South Florida history. Some of their other projects include: Oceana Key Biscayne Resort & Villas, BC Health Science Simulation Building, Jupiter Improvement Bid Packs 9 & 11, Univision Miami Gardens, Westminster Christian School Miami and the City of Coconut Creek Utilities Admin Building.

Supermix joined CASF in 1995 and has been active ever since. *"The main benefit of CASF membership is the numerous networking opportunities, which allow us to meet people from businesses that make up a wide cross section of the construction industry. It also helps build new relationships and strengthen established ones,"* commented Kaczorowski.

Supermix's corporate headquarters is located at 4300 SW 74th Avenue, Miami, FL 33155. For more information please call 305-262-3250 or visit www.supermix.com.



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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.

New OSHA Rules on the Horizon

The federal government has released its revised regulatory agenda. It lists new or revised OSHA rules for 2013, with more to come in future years.

Here are six proposed regulations that will impact companies this year if OSHA holds to its schedule:

♦ **Electric Power Transmission and Distribution; Electrical Protective Equipment:** The construction industry standard addressing the safety of workers during the construction of electric power transmission and distribution lines is nearly 40 years old. OSHA has developed a revision of this standard.

♦ **Consensus Standard Update — Signage:** OSHA would update references to consensus standards involving certain types of safety signage but would grandfather signs conforming to the current standard.

♦ **Cooperative Agreements:** OSHA proposes to revise its regulations for the federally funded On-site Consultation Program to allow inspections resulting from referrals at sites undergoing Consultation visits and at sites that have been awarded Safety and Health Achievement Recognition Program (SHARP) status.

♦ **Vertical Tandem Lifts:** In 2011, a United States Court of Appeals remanded two provisions of the VTL final rule: the inspection requirement with respect to ship-to-shore VTLs and the total ban on platform container VTLs. The court said there was insufficient evidence that complying with those two provisions was technologically feasible.

OSHA is reopening the record to assess the technological feasibility of those two provisions.

♦ **Confined Spaces in Construction:** In 1993, OSHA issued a rule to protect employees in general industry who enter confined spaces. The standard wasn't extended to cover employees in construction because of unique characteristics of construction work sites. Discussions with the United Steel Workers of America that led to a settlement agreement regarding the general industry standard: OSHA agreed to issue a proposed rule to protect construction workers in confined spaces.

♦ **Walking Working Surfaces and Personal Fall Protection Systems (Slips, Trips, and Fall Prevention):** New technologies and procedures have become available to protect employees from these hazards. OSHA has been working to update these rules to reflect current technology.

Additional proposals that could become final rules this year involve three standards for whistleblower enforcement and one for how employers are classified for recordkeeping requirements.

Proposed regulations that will require more time to be completed but are in the pipelines include:

♦ **Injury and Illness Prevention Program:** OSHA is developing a rule requiring employers to implement an I2P2. It involves planning, implementing, evaluating, and improving processes and activities that protect employee safety and health. OSHA predicts it will have a

Notice of Proposed Rulemaking (NPRM) ready in December 2013.

♦ **Review/Lookback of OSHA Chemical Standards:** The majority of OSHA's Permissible Exposure Limits (PELs) were adopted in 1971, and only a few have been successfully updated since then. OSHA is developing a Request for Information (RFI) seeking input from the public to help OSHA identify effective ways to address occupational exposure to chemicals.

OSHA expects to issue the RFI in May 2013.

♦ **Bloodborne Pathogens:** OSHA is reviewing this standard as required by the Regulatory Flexibility Act. The review will consider the continued need for the rule; whether the rule overlaps, duplicates, or conflicts with other federal, state or local regulations; and the degree to which technology, economic conditions, or other factors may have changed since the rule was evaluated. OSHA expects to end this review in May 2013.

♦ **Improve tracking of injuries and illnesses:** OSHA is proposing changes to its reporting system for occupational injuries and illnesses. An updated and modernized, electronic reporting system would enable a more efficient and timely collection of data and would improve the accuracy and availability of the relevant records and statistics. OSHA has scheduled an NPRM for May 2013.



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ROUTE TO:

CASF Safety Conference and Awards

Friday, April 12



CASF Spring Social in Pompano Beach

Wednesday, April 24

