



Skilled Labor and Materials

Two major concerns affecting construction in South Florida topped the list of issues that were discussed at this year's Annual Planning Meeting held at LaPlaya Resort in Naples: The growing shortage of skilled labor and the diminishing availability of some building materials. Both factors increase construction costs and, as a result, some large projects may be put "on-hold" until a remedy is found.

How can CASF play it's part in providing solutions?

Your Association has spent a great deal of time and money in the past trying to attract our young people into learning a trade as a means to success. Ongoing visits to high schools, providing promotional DVDs with direct connection to apprenticeship programs and most recently providing a storefront in Financial Park at Junior Achievement World where eighth graders can role-play being an electrician, plumber, steel worker, etc., has had some effect, but it hasn't filled the need. One solution discussed was to advertise in northern states for trades people to come work in South Florida. We realized that it would

take a great deal of advertising dollars to get results.

Last year the Masonry Association of Florida was instrumental in getting the Concrete Masonry Education Act passed that creates a voluntary self-assessment program in which the producers of concrete block can put a penny per concrete block into a special account. Those dollars will be used to boost masonry training in the State. Taking a page from the masons, we can work through a collaborative effort with ABC, AGC, LBA and other industry associations to propose legislation for a similar act that would allow a voluntary means to raise funds that can be used to promote skilled trades in the State through advertisement. Lets face it, learning a trade needs to be a desire not a last resort.

To address concerns about materials CASF will start careful communications to members providing a "heads-up" on any verified material shortages we are made aware of.

As an industry we need to address concerns regarding skilled labor and materials before owners start looking to build in places other than Florida.

Member News

Bob West joins the **Link Construction Group** team as its Vice President of Operations. West will be responsible for the overall day-to-day operations of the company.

West has over 29 years of experience in the commercial construction industry. He graduated with a Bachelors degree in Building Construction from the University of Florida.

"We are excited to have Bob re-join the Link team; he brings an impressive portfolio of operations experience that will ensure our continued growth and success is managed at the highest level." said Miguel Cerra, Executive Vice President of Link Construction Group Inc.

Plaza Construction

breaks ground for the ultra-luxe Beach House 8 condominium in Miami Beach. Consisting of only eight full-floor residences with ocean and city views, Beach House 8, located at 3651 Collins Avenue.

Thermal Concepts

announces the promotion of Allen Irvine to Vice President of Service Division. He was previously appointed General Sales Manager for all Company Divisions in May 2014. Allen's dual role has him developing the Service Division to have a more intense focus on customer service, dispatch and accounting.

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Bob West



Beach House 8



Allen Irvine

Success Through Knowing the Customer

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 Plaza Construction Group, will be held on Thursday, October 16, 7:30 a.m. at Shula's Hotel in Miami Lakes.

East Coast Metal Decks has been serving the growing needs of the construction industry for more than 30 years. The secret to their continued growth has been their "family" commitment to their employees, customers and the community.

With a combined corporate structure of over 73 employees, East Coast boasts a 20 year retention of over one third of its workforce. "We are Family" brags Tami Allmon, President of East Coast Metal Structures - the installation wing of East Coast Metal Decks. "We take care of our own when it comes to the needs of our workers." When there is an unexpected tragedy, sickness or other financial emergency, working at East Coast Metal

Decks is better than going to the bank. Over the years the family has stepped in to provide and care for their employees' emergencies. On the other hand, Tami is in charge of accounts receivable and her tenacity in that capacity is also leg-



endary in this industry.

Dean Allmon Sr. started the company and has been the overseeing operations. He is the voice of reason and provides good business judgment for the company. The final arbiter in decisions on growth and project

undertakings, Dean is the foundation behind sound fiscal judgment. "You can only grow by servicing your customers' needs."

Since 1998, Daymon Allmon has been the point guard for implementing and overseeing the management of projects from bid to close-out. "What we do is what a lot of others do in this industry and some can perform at the same level and price. What makes the difference is to know your customer when you provide the same competitive service and skills that help assure that contract award."

Dean Junior heads up the estimating department. "It takes vigilance to seek out the projects that fit our sweet spot. Our capacity is 100 tons per day on the structural side. When it comes to miscellaneous metals, our in-house detailing and engineering gives us that competitive edge when time is money."

Also key to the family success is Whitney Allmon. Whitney is the company's marketing and computer guru. She adds smarts and power along with her beauty. Seen at many of the networking functions, Whitney is responsible for East Coast Metal Decks webpage, as well as, the development of East Coast's new fabricating facilities.

From structural steel to miscellaneous metals throughout the Southeast and Caribbean, "We've got you covered" at East Coast for your industry needs. Call 561-272-5417 or email them eastcoastmetals@aol.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.

Legal Q & A

Q: I have been awaiting payment from an owner for quite some time. I was forced to file a lien on the job. Just before my year ran out, they decided to pay me. When I sought to get my interest paid, they advised me that since I had never forwarded a Final Contractor's Affidavit, I don't get any interest. Is that true?

A: Yes, at least as far as the lien goes. Interest begins to accrue on unpaid accounts from the date the payment was due. Under the lien statute the owner's obligation to make final payment is not triggered until the contractor forwards a Final Contractor's Affidavit. Hence, the payment is not due until the Final Contractor's Affidavit has been received. This is true even if the last payment is

only "final" in the sense that it is the last one you are seeking. So even though one may consider it a "progress" payment and not a "final" payment, a contractor still needs to complete and forward a Final Contractor's affidavit.

It is important to note that under the lien statute a "contractor" is defined as a party in direct contract with the owner. So while someone may feel they are a subcontractor because of their scope, if they are in direct contract with the owner, they are considered contractor. For example an electrical contractor is often considered to be a subcontractor, however if the electrician has a direct contract with the owner, they must follow the procedure set out for a contractor, not a subcontractor, when perfecting their lien rights.

Not only is forwarding a final contractor's affidavit important for triggering interest, it also is a prerequisite to filing suit on your lien claim. The statutes require the Final Contractor's Affidavit be forwarded to the Owner at least 5 days prior to filing a lawsuit to enforce the lien. It would be prudent for any contractors working directly with the owner to forward a Final Contractor's Affidavit at the same time or soon after they record their claim of lien. This way they make sure that: (1) interest starts accruing and (2) the prerequisite to filing suit has been satisfied.

Kevin J. Taylor has been Certified by the Florida Bar as an expert in construction law. For more information view his website www.kevintaylorlaw.com.

Membership Appreciation Party

at Hugh's Culinary, Thursday, August 28.



CONSTRUCTION
FOCUS
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ROUTE TO:

Scholarship Fundraiser/ Driving Challenge

at XBK Zone on Wednesday, September 10



1st Place-Sperry Van Ness Realty



2nd Place-Central Florida Equipment



3rd Place-Lotspeich Co. of FL

