



Current Builders has completed hundreds of projects in Florida, including Marina Village in Boynton Beach.

Understanding its Clients

Whether the issue is cost or sustainability, Florida-based Current Builders says it is focused on helping its clients work through the challenges on their projects.

By ALAN DORICH

For Michael C. Taylor, there is much more to construction than the act of building. "Building is only part of the process," he declares. "There are a lot of companies that can [just] build the building.

"In order to sustain in any industry, especially construction, you have to understand your client," he continues. "If you can understand what the client's unique problems are, you can help them solve [their problems]."

Taylor is the president of Current Builders, a Pompano Beach, Fla.-based firm that specializes in providing that extra level of understanding through its services. These include construction management, design/build, vertical construction, commercial construction and tunnel-form construction. Founded in 1972, the company has completed hundreds of projects in its home state.

Taylor recalls a project where a client's 29-story building was damaged by a hurricane, and it wanted to reglaze the entire structure with a new curtain wall system to make the structure resistant to future disasters. However, the big obstacle that had to be overcome was, "It had to be done

while the building remained occupied during the installation of the new system," he remembers.

Current Builders spent three to four months with the client in the preconstruction process, resolving issues in scheduling, permitting and engineering. Additionally, "We were able to come to an agreement that an insurance company could work with," Taylor says. "Working with the client and helping resolve their problems is something unique we bring to the table."

Last year, Current Builders had its 35th anniversary. However, it has not rested on its laurels despite such longevity. Instead, the company has focused on renewing its strategic plan to improve its services.

For instance, Taylor says, Current Builders took initiatives in 2001 to help its employees grow their talents and created CB University, a program with 500 online courses. "If you're weak in Excel or Word, we have different courses [to help them improve their skills]," he says. "It's not just

Current Builders
www.currentbuilders.com
Average volume: \$140 million+
HQ: Pompano Beach, Fla.
Employees: 200
Services: Construction management and design/build
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construction-related courses but courses that help them develop their careers.”

That same year, Career Builders also developed its safety program, which is led by Director of Risk Management Phil Nanna. Through this initiative, the company became a founding member in the Construction Health and Safety Excellence (C.H.A.S.E.) program, a partnership with OSHA and the Associated General Contractors. It is also one of three construction companies in the state of Florida that has received the OSHA designated Safety and Health Achievement Recognition Program (SHARP) designation, which is one of the ultimate safety honors awarded.

The strategic plans help keep Current Builders “visionary” and abreast of new opportunities, Taylor says. He adds that Current Builders is undergoing the process again, with the aid of McGladrey & Pullen LLP, a consulting firm based in Bloomington, Minn.

“During the strategic planning sessions we are able to take a look back at our accomplishments and failures and then we are able to forge a vision for the future,” he explains. “We lay out a road map for the future of the company, that identifies areas of business opportunity and growth, [and] internal operations are reviewed so that we can identify areas of improvement to better serve the marketplace.

In addition, the company surveys its employees, developers and subcontractors in a Voice of the Customer survey to listen to the customer and find the areas where it is succeeding and where the company needs improvement.

He notes that this will enable Current Builders to “serve our clients better, because we believe success is not just measured in terms of profit.”

Strong Markets

Current Builders has recently enjoyed growth in healthcare and assisted living facilities projects, which is largely due to the aging baby boomers, Taylor says. As the population gets older, “they need facilities that will provide additional care,” he explains.

The company is now partnering on two senior living facility projects with Sunrise Senior Living, based in McLean, Va. “They’re the largest healthcare provider



for this market in the country,” Taylor says. The facilities will be located in Jacksonville and Boynton Beach, Fla. Each project contains more than 70,000 square feet of space with 80 rooms and amenities.

Sustainable Structures

Current Builders is at work on two office buildings for Liberty Property Trust, a real estate investment trust based in Malvern, Pa.

“Both of them are four-story, 100,000-square-foot concrete-tilt-wall office buildings,” Taylor says, noting that the structures are located in Boca Raton and Miramar, Fla.

The buildings’ owner is aiming for Gold and Silver LEED certification with such sustainable features as energy management control systems and high-efficiency impact insulated glass. To obtain the LEED certifications it takes a commitment from the owner, design team and contractor to implement all the requirements of the LEED design.

Current Builders began implementing green initiatives two years ago, Taylor says. Today, the company is a member of the U.S. Green Building Council (USGBC) and the Florida Green Building Coalition.

Building on Computers

In the past six months, Taylor says, Current Builders has become one of the first contractors in Florida to use building information modeling (BIM) technology. Boeing originally developed the software in the 1970s for constructing planes, he says.

With the technology, Current Builders can build 3-D models of its plans, “from the ground all the way through the finishes,” Taylor raves. “It’s totally revolutionizing how we look at the buildings. What’s happening now [is] we can literally build the building on the computer, before the first shovel is put in the ground.”

BIM technology also enables Current Builders to discover conflicts or errors that it would encounter on the job site, Taylor says. “As we identify all those conflicts, we can fix them on the computer model and by doing that, you reduce the number of problems out in the field tenfold,” he says.

The technology also allows it to reduce the number of questions that arise after construction starts. “We’re accelerating the question process,” he says. “It’s allowing us to build buildings quicker with less conflict and change orders.” ■