

# Precast Building News

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## Poma/Redi-Tilt™ Hits Million SF Mark



**2-Building 140,000 SF LTC Parkway Dock-Height Buildings In Ft. Pierce, FL**

*By Liz Daniel*

**Palm City (Stuart), FL**—With the completion of the 70,000 SF Building One of the LTC Parkway Manufacturing/Distribution Center, Poma Construction Corp. has surpassed the 1,000,000 SF milestone for construction with Redi-Tilt™, the company's patented precast concrete and steel structural wall panel system.

"This is a milestone for us," said Jason Poma, Vice President of Poma Construction Corp. "This project solidifies the company's reputation as one of the

state's premier up-and-coming shell contractors, and it proves Redi-Tilt™ is destined to become a staple of mainstream shell construction in Florida."

Poma has been building with Redi-Tilt since 2001, and it has built all types of projects using Redi-Tilt™.

"While Redi-Tilt™ is perfect for large industrial projects because of its low cost, speed of construction, and structural integrity, we have built significant retail, commercial, office, financial, flex-space, and manufacturing facilities over the years," he added.

Poma's institutional projects include charter schools in Florida and North Carolina.

Poma's precast wall panels are assembled at its manufacturing facility in Palm City (Stuart), Florida. This centrally located headquarters allows Poma Construction Corp. to service nearly the entire state efficiently and cost-effectively.

"The panels are part of a system that saves money in several areas," Poma said. "In nearly all cases, the panels sit on a thickened edge slab. Combine that with the economical design of the panel itself and rolled-on surface texture that eliminates the need for a stucco finish, and the savings are substantial."



## Current/Ongoing Projects:

- **Industrial:** LTC Parkway—140,000 SF Dock Height - Ft. Pierce, FL
- **Retail:** City Fountain Center—23,000 SF—Port St. Lucie, FL
- **Flex-Space:** 257-Acre Palm City Industrial Park—I-95 and CR 714 in Martin County, FL

## Going Green: LEED Credits For Precast

A combination of environmentally conscientious clients and concerned and aware architects, engineers, and contractors has furiously fueled the green building movement in the United States.

LEED Certification (Leadership in Energy and Environmental

Design) through standards set by the U. S. Green Building Council is becoming the construction norm throughout the country.

Precast can play a large role in LEED certification at all levels and can contribute significant LEED credits in a number of categories, according to The

National Precast/Prestressed Concrete Institute.

Up to 23 LEED points in three categories are available to precast concrete projects according to the organization. The categories are *Energy and Atmosphere, Materials and Resources, and Innovation and Design.*



## Retail Construction: Locally Driven

Even with retail sales slowed at present, a market still exists for the right retail projects in various locations throughout the country. In fact, when looking at the retail projects in design and ready for site plan approval, the reality is that the stage is set for a rebound in retail construction and renovation as soon as the credit markets begin to open up again.

“We’re seeing the stronger local businesses using this time to invest in their businesses and expand,” said Frank Poma,

President of Poma & Sons, a Florida developer and entrepreneur based in Martin County, FL.

“It’s these stronger local businesses that are driving local retail,” Poma added. “We’re seeing a trend that shows these businesses snapping up the best retail space in anticipation of a recovery more in the near term rather than the long term. And, they don’t want to be left in a position of having to accept a second or third-tier space available from the outset.”

Poma also sees the large-scale industrial projects on the boards that have been put on hold being rejuvenated after early November.

“The credit markets will start easing following the elections,” he said. “This will begin to drive some of the industrial projects that have been on the boards for some time and put on hold because of the crunch. This will spearhead the recovery and have a positive effect on the retail sector in a number of areas throughout the country.”



**Constructed with Redi-Tilt™ Precast Wall Panels, La-Z-Boy anchors this retail center on US 1 in Jensen Beach, FL**

## Precast Vs. Tilt-Up: The Numbers Are In

***“The numbers for a precast system like Redi-Tilt™ are just too good to consider anything else.”***

The numbers are in, and precast concrete and steel walls by Redi-Tilt™ are by far the economical choice for design professionals, developers, and contractors in Florida.

“Our shell prices for our clients can be up to a full 40 percent

less than conventional tilt-up and significantly less than block,” said Jason Poma, Florida shell contractor. “The costs of manufacturing and installing the walls are significantly less, and the system greatly reduces the overall construction schedule as well.”

Savings with Redi-Tilt™ are in the system as a whole, he noted. The thinner wall panel and the smaller footer result in significant concrete savings.

The stucco bill disappears since the panels are pre-finished with a rolled on texture.

## Redi-Tilt™ - The Banker’s Choice

Seacoast National Bank, one of Florida’s leading financial institutions, has opened another new branch at City Fountain Center on the corner of Port St. Lucie Blvd. and Westmoreland in Port St. Lucie, Florida. The bank serves as the anchor tenant of the center and was constructed by Poma Construction Corp. of Palm City, Florida.

The bank’s shell construction was built with Redi-Tilt™, Poma’s patented precast structural concrete and steel wall panel system.

“We are very pleased with the overall look of the building,” said Jason Poma, contractor and developer of City Fountain Center. “It enhances the entire center and will for years to come.”

“The shell of the adjacent retail building is also a perfect example of Redi-Tilt™’s capabilities,” according to Poma.

“Redi-Tilt™ really helped to speed the project along, and the results speak for themselves,” he added.



**Seacoast National Bank built with Redi-Tilt™ in Port St. Lucie, FL**

## Industrial Sector To Pick Up Steam

There is no doubt that a number of areas of the country are experiencing a definitive slowdown in the industrial construction sector. A period that had been shaping up to be the beginning of the resurrection of the market heading into the fall of 2008 saw the credit freeze stifle projects throughout the country.

“We were seeing a significant increase of large scale projects in design that were coming across our desks,” said Dennis Hill, Director of Corporate Development for Poma Construction Corp. “Indian River, St. Lucie and Martin Counties in our area of Florida have become a hub for this type of activity as has the Tampa-Orlando Corridor and similar areas throughout the country. However, the majority of those projects have been postponed.”

“Like many people around the country, I believe that the industry will begin to see loosened credit and capital restrictions following the elections,” Hill added. “Once the industrial sector begins to see increased activity, this will drive the other sectors and begin the market recovery.”

Hill attributes the pending increased activity to several factors including port expansion activity in places like Jacksonville, Wilmington, and distribution hub activity in other areas. Retailers are using the present economic lull to rethink, redesign, and retool their distribution methods and facilities, including the construction of new facilities designed to specifically implement these new methods and bolster the current low inventory levels. Also, the strength of foreign currencies is attracting investment in these areas throughout the country.



**LTC Parkway Distribution Center in St. Lucie County, FL; One Of Two 70,000 Dock-Height Buildings Under Construction**



## Redi-Tilt™ Licenses Still Available

Licenses to manufacture and install Redi-Tilt™ are available in a number of areas in the country, according to Jason Poma, Vice President of Poma & Sons, Inc., parent company of Redi-Tilt™.

“The response from around the

country has been very encouraging,” Poma said. “We’re working with several companies to establish them as licensed entities in the mid-west and the southeastern areas of the United States.”

Redi-Tilt™ is rapidly becoming the state of the art for construc-

tion in Florida, is now engineered for buildings up to 4-stories and 50 ft. in height.

“With over a million square feet in our area of Florida, the sky really is the limit for licensees in other areas of the country,” he added.

***“A Redi-Tilt™ license is the best way to save your clients money and increase profits.”***



**Recently Completed Flex-Space in Palm City Industrial Park at I-95 and CR 714 in Palm City**

## Warehouse Flex-Space Fills Needs

Flex-space is filling a variety of needs throughout the United States. With prices that range between traditional office space and warehouse/storage space, the market for adaptive square footage on a short or long-term basis is seeing improvement.

“Our industrial and distribution growth has stalled, but the sector is generally stable in this area,” said Frank Poma. “This makes Flex-Space like that of Palm City Industrial Park ideal all the more valuable for businesses in transition and the support businesses that service the sector.”

According to the Baltimore Business Journal, Edward A. St. John, CEO of MIE Properties, notes that “flex buildings offer straightforward business space...You rent exactly what you need. Flex-space accommodates a full range of companies—from those operating their first offices out of their home or garage to well-established business, and everything in between.

“The fads of the last three decades have come and gone, but flex properties continue to be in demand. If you’re looking to occupy anywhere from 1,500 to 60,000 SF, a flex building may provide the right fit.”

## The Latest Precast Construction News

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We're on the web at  
[www.redi-tilt.com](http://www.redi-tilt.com)

## The Poma Family Of Companies

For 35 years, Frank Poma and more recently his sons, have revolutionized the construction and development industry.



**Poma Construction Corp./Redi-Tilt™ Headquarters in Palm City, Florida**

Poma Construction Corp.'s Railing Division utilizes Poma's patented stainless steel pin system to eliminate railings as a cause for concrete damage, and serves a global marketplace with production

and custom railings and metalwork.  
([www.pomaonline.com](http://www.pomaonline.com))

Redi-Tilt™ is Poma's patented precast structural concrete and steel wall panel system that is used, manufactured, and installed by Poma Construction Corp. in projects throughout the state of Florida.  
([www.redi-tilt.com](http://www.redi-tilt.com))

Coastal Powder Coatings is the family's state-of-the-art ESP facility serving manufacturers and fabricators throughout Florida. The facility can accommodate railings and other fabrications up to 24' in length and 8' in height. A second track handles products 43' in length and 9' in height. ([www.coastalpowder.com](http://www.coastalpowder.com))