

MARCH NEWSLETTER



INDUSTRY SPOTLIGHT:

Navigating South Florida's Real Estate Shift in 2026

The Market Is Recalibrating—Here's What Property Managers Need to Know

South Florida's real estate market is transitioning toward a more balanced environment after several years of unprecedented demand, tightening inventory, and rising prices. For property managers and developers, this shift presents both challenges and opportunities.

What's Happening Right Now:

Despite national macro-economic concerns, strong local demand keeps South Florida projects well-financed and capital active, with multifamily remaining the most active sector. However, single-family inventory has risen to around 5.1-5.3 months of supply, a level often associated with market equilibrium.

Key Trends Impacting Project Management:

1. **Labor Shortage Crisis Intensifies** The construction industry needs to close a talent gap of almost 3 million project professionals to meet its growth potential, with demand for communication, collaborative leadership, and planning expertise vital to construction project success. The sector will need 499,000 new workers just to meet projected demand in 2026, up from 439,000 in 2025.

What This Means for You: Project timelines are extending, and contractor availability is becoming the #1 constraint. Early planning and securing qualified teams 6-12 months ahead is no longer optional—it's essential.

2. **Material Costs and Supply Chain Pressures** Tariffs are pushing material costs to 40-year highs, with an 88% year-over-year increase in project abandonment as developers reassess feasibility. Supply chain challenges persist due to increased demand for construction materials, ongoing geopolitical tensions, workforce shortages, increased shipping costs, and natural disasters.

What This Means for You: Budget contingencies of 15-20% are becoming standard. Diversifying suppliers and implementing modular construction approaches can help mitigate delays.

3. **Technology Adoption Accelerates** AI-driven construction project management software is no longer a future concept in 2026—it is a practical necessity that can solve several common construction management challenges by analyzing historical project data, current budgets, schedules, and field activity to highlight potential cost overruns before they turn into serious problems.

What This Means for You: Contractors who embrace digital tools for workforce planning, budget tracking, and risk management are delivering projects 20-30% faster than those relying on spreadsheets.

4. **Recertification Deadline Pressure** As we covered in our recent article, the 2026 recertification wave is creating unprecedented demand for engineering services and construction project management. Properties built in 2000-2001 are now hitting their 25-year mark, and many owners are just realizing the 90-day compliance clock has started ticking.

TDPM's Take: The smart money isn't waiting for problems to surface. Proactive property managers are conducting pre-inspection audits now, identifying potential issues before they become classified as structural deficiencies during official inspections. This approach saves both time and money.

WELCOME



EXCITING NEWS: GROWING THE TDPM FAMILY!

We have some thrilling news to share with you this month!

We can't wait to introduce you to our newest addition!

Over the past year, your trust and support have allowed us to take on increasingly complex and rewarding projects across South Florida and Nashville. From multi-million dollar concrete restorations to comprehensive building recertifications, we've successfully managed projects that demand not just expertise, but genuine partnership and commitment.

As we continue to grow, we recognize the need to bring on someone who shares our core values:

- Excellence in every detail
- Your vision as our starting point
- Proactive communication that keeps you informed
- Problem-solving that anticipates challenges before they arise

Stay tuned for our April newsletter, where we'll formally introduce our new TDPM Family.

We're incredibly excited about this next chapter and grateful that you're part of our journey. Thank you for trusting us with your vision—we're committed to bringing it all together, better than ever.



TIPS FROM TERI: MARCH PROJECT MANAGEMENT WISDOM

5 Critical Mistakes Property Managers Make (And How to Avoid Them)

After overseeing \$280+ million in construction projects, here are the top mistakes I see—and how to avoid them:

1. Waiting Until the Last Minute to Address Building Issues

The Mistake: Only addressing issues when they become emergencies or compliance deadlines loom.

Teri's Tip: Create a 10-year capital improvement plan NOW. Schedule quarterly walkthroughs with a qualified engineer to identify minor issues before they become major problems.

2. Hiring Based on Price Alone

The Mistake: Accepting the lowest bid without thoroughly vetting the contractor.

Teri's Tip: The lowest bidder often becomes the most expensive. Request references, verify licensing and insurance independently, and review their methodology. You're hiring a partner, not just a price tag.

3. Poor Documentation Throughout Projects

The Mistake: Relying on verbal agreements and failing to maintain detailed records.

Teri's Tip: Document everything—photograph existing conditions, keep all contracts and correspondence in one folder, require progress reports with photos, and confirm all phone conversations via email. When disputes arise, documentation is gold.

4. Failing to Communicate with Residents/Tenants

The Mistake: Starting construction without adequately informing residents about timelines and expectations.

Teri's Tip: Overcommunicate. Send notification letters 2-3 weeks ahead, post notices in common areas, create a project FAQ, send weekly updates, and provide a direct contact line. Informed residents = fewer complaints.

5. Not Having a Project Manager for Large-Scale Work

The Mistake: Assuming the contractor will manage everything.

Teri's Tip: For projects over \$100,000, a dedicated project manager is essential. We speak the contractor's language, catch problems early, manage timelines, and protect your interests when disputes arise.

BONUS TIP:
Always Hold a Pre-Construction Meeting

Your vision deserves expert management. Let's bring it all together.