

## Governor addresses RIBA board



*Gov. Gina Raimondo, right center, addresses the Rhode Island Builders Association's Board of Directors on May 3<sup>rd</sup>. At the same table, from left, are RIBA Executive Director John Marcantonio, President Roland J. Fiore, Vice President David A. Caldwell Jr. and Secretary Timothy A. Stasiunas. The governor also listened to residential construction industry concerns. Story on page 6.*

*Bring a potential member and your appetite*

## June 9: Pella Windows & Doors to sponsor free Networking BBQ

**WHEN:** Thursday, June 9<sup>th</sup>, 4 to 7 p.m.

**WHERE:** Rhode Island Builders Association headquarters, 450 Veterans Memorial Pky #301, East Providence 02914.

**COST:** FREE for members and non-members.

**DEADLINE TO REGISTER:** June 3<sup>rd</sup>

**FOR INFORMATION AND TO REGISTER:** Contact Elizabeth Carpenter at [ecarpenter@ribuilders.org](mailto:ecarpenter@ribuilders.org) or (401) 438-7400.

**SPONSOR:** PELLA WINDOWS

It's the Rhode Island Builders Association's third annual Networking Barbecue! Members, bring your non-member colleagues and stop by RIBA headquarters on June 9<sup>th</sup> for a free barbecue with all the trimmings, and a chance to network with your fellow contractors, see the RIBA offices, meet the staff, and find out about the many benefits of membership. There will be beer, wine and plenty of food.

Also meet the folks from Pella Windows & Doors, a RIBA member and the generous sponsor of this event.

*see BBQ...page 25*

### FEATURED PRODUCTS AND SERVICES FOR JUNE

*Center Section*

#### Supreme Court strikes down

#### E.G. impact fees

Rhode Island's high court has reversed a Superior Court ruling that upheld the impact fees charged by the former East Greenwich Fire District.

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#### RIBA Clambake slated for August 5

The Rhode Island Builders Association's 2016 Clambake will take place at Francis farm.

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#### Woonsocket CTE students set the pace

In the first in our series of profiles on Rhode Island's career and technical education (CTE) programs, we visit the Woonsocket Area Career and Technical Center, where success is the standard.

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#### Recent laws that benefit housing in Rhode Island

Be aware of recent state laws that benefit housing production in our state.

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# Supreme Court strikes down E. Greenwich fire district impact fees

By Paul F. Eno *Editor*

Overturning a 2014 Kent County Superior Court ruling, the Rhode Island Supreme Court has invalidated the fire district development impact fees imposed by the East Greenwich Fire District from 2002 through 2013, the year the fire district was absorbed by the Town of East Greenwich.

The Court declined to interpret a broad provision of the fire district's ordinance as allowing for the imposition and collection of development impact fees. The Court further held that the resolution imposing the impact fees violated the Rhode Island Development Impact Fee Act (RIDIFA) and its "strict mandate that the impact fees be imposed through an ordinance."

The fire district imposed the fees by resolution of its own Board of Fire Commissioners. The justices added that the

fire district "had not followed the Town of East Greenwich's regulations regarding the procedures for adopting a new ordinance." The Court also pointed out that there was no evidence a public hearing was held by the fire district.

Accordingly, the Supreme Court on April 26<sup>th</sup> sent the case back to the Superior Court with instructions to enter judgment in favor of the plaintiffs. The plaintiffs include 5750 Post Road Medical Offices LLC, Link Commercial Properties LLC, Amalfi Homes LLC and Coastway Community Bank.

Supreme Court Chief Justice Paul A. Suttell wrote the decision for himself and three other justices on the five-member court. Justice Francis X. Flaherty did not participate.

In oral arguments before the Supreme Court on February 25<sup>th</sup>, Joelle C. Rocha

of the Law Offices of Kelly & Mancini, a member of the Rhode Island Builders Association and its Professional Women in Building Council, pointed out that the Town of East Greenwich had failed to return the unused portion of impact fees, collected by the fire district, to those who had paid them, in accordance with the RIDIFA statute.

The money went to the town's general fund instead, she stated, adding that some of the impact fees were enormous.

"One developer had to pay a \$75,000 impact fee for a commercial building," Ms. Rocha told the court. She also mentioned that, after reviewing the fire district's documents, another entity, not a plaintiff to the lawsuit, paid an impact fee in excess of \$500,000.

Watch for more news on this issue. 



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## LOOKING AHEAD!

**June - English as a Second Language in Construction** - If you have Spanish-speaking employees, this course can increase their English vocabulary, help them understand the terms of codes and regulations, and complement their professional training. Group 1 will meet Mondays and Wednesdays 6-9 p.m., Group 2 will meet Saturdays 8:30 a.m.-12:30 p.m., Dr. Jorge Alvarez High School, Room 115, 375 Adelaide Ave., Providence 02907. Contact Latino Outreach Coordinator Betty Bernal, bbernal@ribuilders.org, or call (401) 438-7400.

**June 8<sup>th</sup>, 17<sup>th</sup>, 20<sup>th</sup>, 30<sup>th</sup>: 5-Hour CRLB Pre-Registration Course** - RIBA headquarters, East Providence, 8 a.m. to 1 p.m. This course is required by the Rhode Island Contractors' Registration and Licensing Board for new contractors before they register. This course is not required if you have been registered within the previous 10 years. Cost: \$250. You must pre-register for this class. No admittance without pre-registration and payment. To register, contact Sheila McCarthy, smccarthy@ribuilders.org, or call (401) 438-7400. *Details on page 18.*

**June 7<sup>th</sup>: Professional Women in Building Council Annual Meeting and Installation of Officers** - 6 p.m., Roma Restaurant, 310 Atwells Ave., Providence. For information and to register, contact Tracey Boyajian at tboyajian@abcleads.com. *Information on page 9.*

**June 9<sup>th</sup>: Third Annual Networking Barbecue** - 4-7 p.m. at RIBA headquarters. **Sponsored by Pella Windows & Doors.** FREE for members and non-members thanks to Pella, but registration is required. For information and to register, contact Elizabeth Carpenter at (401) 438-7400 or ecarpenter@ribuilders.org. *Details on page 1.*

**June 11<sup>th</sup> and 18<sup>th</sup>: OSHA 10-Hour Course in Spanish** - 8 a.m. to 2:30 p.m. each day at RIBA headquarters. For your Spanish-speaking employees. Course is FREE. For more information and to register, contact Betty Bernal, bbernal@ribuilders.org, or call (401) 438-7400, cell: 401-837-7437. *This course will be taught in Spanish. Details on page 18.*


**June 14<sup>th</sup>: 4-Hour Lead-Safe Refresher Class** - RIBA headquarters, East Providence, 7:30 a.m. to 12 p.m. FREE for members and their employees, with a \$40 materials/registration fee. \$75 for non-members, with a \$40 materials/registration fee. You must pre-register for this class. No admittance without pre-registration and payment. To register, contact Sheila McCarthy, smccarthy@ribuilders.org, or call (401) 438-7400. *Details on page 19.*

**June 16<sup>th</sup>: RIBA Breakfast, New Member Orientation, Open House and Networking Event** - RIBA headquarters, East Providence, between 8 and 10 a.m. Participants may stay longer if they wish. This FREE event is held on the third Thursday of each month for new and current members who want to learn more about their member benefits and to meet the RIBA team. RSVPs are requested. To RSVP or if you or your company would like to sponsor a breakfast, please contact Cheryl Boyd at (401) 438-7400 or cboyd@ribuilders.org. *Information on Page 8.*

**June 29<sup>th</sup>: Hydraulic Forklift Pre-Licensing Class** - RIBA headquarters, East Providence, 7:30 a.m. to 3 p.m. FREE for members and their employees, with a \$40 materials/registration fee. \$110 for non-members, with a \$40 materials/registration fee. You must pre-register for this class. No admittance without pre-registration and payment. To register, contact Sheila McCarthy, smccarthy@ribuilders.org, or call (401) 438-7400. *Details on page 19.*

**July 8<sup>th</sup>, 11<sup>th</sup>, 18<sup>th</sup>, 26<sup>th</sup>: 5-Hour CRLB Pre-Registration Course** - RIBA headquarters, East Providence, 8 a.m. to 1 p.m. This course is required by the Rhode Island Contractors' Registration and Licensing Board for new contractors before they register. This course is not required if you have been registered within the previous 10 years. Cost: \$250. You must pre-register for this class. No admittance without pre-registration and payment. To register, contact Sheila McCarthy, smccarthy@ribuilders.org, or call (401) 438-7400.

**July 13<sup>th</sup>: 4-Hour Lead-Safe Refresher Class** - RIBA headquarters, East Providence, 7:30 a.m. to 12 p.m. FREE for members and their employees, with a \$40 materials/registration fee. \$75 for non-members, with a \$40 materials/registration fee. You must pre-register for this class. No admittance without pre-registration and payment. To register, contact Sheila McCarthy, smccarthy@ribuilders.org, or call (401) 438-7400. *Details on page 19.*

 **July 19<sup>th</sup>: Fall Protection for Residential Roofers** - RIBA headquarters, East Providence, 7:30 to 9:30 a.m. FREE for members and their employees, with a \$25 materials/registration fee. \$50 for non-members, with a \$25 materials/registration fee. *This class counts for two credits toward your state-mandated continuing education requirement.* No admittance without pre-registration and payment. To register, contact Sheila McCarthy, smccarthy@ribuilders.org, or call (401) 438-7400. *Details on page 19.*

**July 27<sup>th</sup>: 8 Hour Lead-Safe Remodeler/Renovator Course** - 7:30 a.m. to 4 p.m., RIBA Headquarters, East Providence. Course is FREE for members with a \$40 materials/registration fee, \$110 for non-members with a \$40 materials/registration fee. This course is required to obtain or renew a Lead Safe Remodeler/Renovator License, which is necessary for work in all pre-1978 buildings in Rhode Island. To register, contact Sheila McCarthy, smccarthy@ribuilders.org, or call (401) 438-7400. *Details on page 19.*

**August 5<sup>th</sup>: 66<sup>th</sup> Annual RIBA Clambake** - Noon to dusk at Francis Farm, Rehoboth, Mass. Watch for more information. To become a sponsor, contact Elizabeth Carpenter at (401) 438-7400 or ecarpenter@ribuilders.org. Premier Sponsors will have exhibit space at the Clambake. *Details on page 7.*

**September 12<sup>th</sup>: 26<sup>th</sup> Annual RIBA Golf Classic** - Warwick Country Club. Mass. Watch for more information. To become a sponsor, contact Elizabeth Carpenter at (401) 438-7400 or ecarpenter@ribuilders.org. Premier Sponsors will have exhibit space at the event.

**More information, registration and payment for most RIBA events is available at [RIBUILDERS.org](http://RIBUILDERS.org).**

 Indicates a RIBA-sponsored event.

 Designates a course eligible for Rhode Island state-mandated continuing education credits. Contact RIBA for confirmation.

**S** Class will be taught in Spanish.

# President's Message



## RIBA: A trade association of many facets, many strengths

While members often think that the Rhode Island Builders Association is all about advocacy and legislative issues, many are surprised to learn that advocacy is just a part of what the association does.

In fact, if one were to actually break RIBA into parts, the largest would be our education and information programs. Every month the staff at RIBA and *The Rhode Island Builder* search for the information you need – regulatory and code changes, legal issues, permitting updates, new products, course offerings, industry statistics and trends.

In short, RIBA gets the material you rely on to make you an

informed professional. When you couple that with our educational offerings and the value associated with FREE education for your employees, it's soon very clear that a large part of what RIBA does is geared at delivering quality and reliable services.

So whether it's advocacy, education, information, workforce development or networking, you have it all at the Rhode Island Builders Association.

To take advantage of it, I recommend that you get more involved or, at the very least, reach out to your member relations specialist, Elise Geddes, by calling the office at (401) 438-7400.

An advertisement for Riverhead Building Supply. It features a large image of a two-story house with a complex roofline covered in GAF Timberline HD shingles. In the foreground, a man in a red Riverhead shirt is smiling. To the right, there is a GAF logo and text: "TIMBERLINE HD", "Value and Performance in a Genuine Wood-Shake Look.", and the Riverhead Building Supply logo with the tagline "Build Smarter. Build Better." and contact information "rbscorp.com • 1-800-874-9500".

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For more information on scheduled RIBA classes,  
see pages 18-19 and the calendar on page 4.

If there is a class you would like to see offered, contact Sheila McCarthy at  
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# Raimondo hears industry concerns

*Governor: Workforce development, cost of construction are top issues*

By Paul F. Eno Editor

E-permitting, developing a skilled workforce and a willingness to work with the residential construction industry to lower the cost of construction in Rhode Island were top themes as Gov. Gina Raimondo met with the Rhode Island Builders Association's Board of Directors on May 3<sup>rd</sup>.

In her initial address at RIBA headquarters, the governor stressed her determination to improve the state's economy.

"Since I've been governor I've been very focused on getting economic activity going. It's only been a year but I see lots of progress. The Rebuild Rhode Island Tax Credit, and some deals over the past two months to bring \$200 million in new development, are just getting going," the governor stated.

"We're working very hard with your industry on developing workforce skills, and that includes career and technical education. That's a top priority, and we appreciate the work you're doing on that," referring to the Residential Construction Workforce Partnership, funded by grants from Real Jobs Rhode Island.

"In addition, before my term is finished, I want to get e-permitting into every city and town in Rhode Island."

The governor noted that information she is receiving from businesses indicates better service at state departments, including the Dept. of Transportation, the Dept. of Labor and Training and the Dept. of Environmental Management (DEM).

"I'm hearing that things are being done faster. And this is making it easier and cheaper to do business in Rhode Island. I want government moving at the speed of



**Gov. Gina Raimondo with RIBA Past President Robert J. Baldwin, left, and Local Director John Bentz after the governor addressed the Rhode Island Builders Association's Board of Directors on May 3<sup>rd</sup>.**

business," she said.

Gov. Raimondo also commented on the Building Code Commission's work on statewide guidelines for permit fees.

The governor then took comments and questions from members of the board.

RIBA Executive Director John Marcantonio cited the recent report from Housing-Works RI at Roger Williams University (See the May *Rhode Island Builder Report*), which pointed out the need for 30,000 new housing units within the next 10 years.

"To meet this goal, we must bring down the cost of construction in Rhode Island," Mr. Marcantonio said, at the same time thanking Gov. Raimondo for her support in other areas, particularly regulatory reform and her own accessibility.

She emphasized her support for affordable housing.

"I've proposed to the General Assembly several hundred million dollars in bonds for, among other things, workforce housing.... We have to reduce regulations and untangle things. I need your help to figure that out."

Legislative Committee Co-Chairman and past RIBA President Robert J. Baldwin also discussed the cost of construction.

"Lowering the cost will be a multi-year task, and thank you for signing the bills that are helping us do that," Mr. Baldwin said.

Other board members noted a "big change in attitude" and a "new responsiveness" at state departments, including DEM and the Coastal Resources Management Council (CRMC). One board member described DEM and Director Janet Coit as "fantastic to work with."

Gov. Raimondo also mentioned her moves to improve the business climate.

"Business taxes are too high in Rhode Island, and they make us uncompetitive. I'm working to pick away at this because we can't do it all at once," she said. "Last year we eliminated the commercial sales tax on energy consumption, and every business got a break. This year I have before the legislature a big tax cut for unemployment insurance. Every business person I talk with says these taxes are too high."

see BOARD...page 25

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# 66th Annual Clambake: August 5

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**WHEN:** Friday, August 5<sup>th</sup>, noon to 8 p.m.

**WHERE:** Francis Farm, 27 Francis Farm Rd., Rehoboth, MA 02769

**COST:** \$35 per person for the first 300 paid reservations, \$70 per person after that

**DEADLINE TO REGISTER:** July 29th

**FOR INFORMATION, FOR SPONSORSHIPS AND TO REGISTER:** Contact Elizabeth Carpenter at [ecarpenter@ribuilders.org](mailto:ecarpenter@ribuilders.org), or call (401) 438-7400.

It's time to start getting excited about the fun that's coming, and the sponsorships that are available, for the Rhode Island Builders Association's 66<sup>th</sup> Annual Clambake, our biggest social event of the year, a RIBA tradition since 1950.

Over 400 people are expected to attend.

Thanks to our many generous sponsors, ticket prices have been kept low at the RIBA Clambakes over the last few years. And the

more sponsors who sign on this year, the lower the prices can be and the more people will be able to enjoy a fabulous day of fun, contests, events, prizes, food and drink. We're keeping the price at last year's rate: a nominal \$35. Each ticket includes two free beers.

Make 2016 the year your company makes the RIBA Clambake your annual outing, as so many companies do! Watch your mail for more information.

As always, great food will be featured throughout the day. There will be clamcakes and chowder, hot dogs, and little necks on the half shell. The traditional clambake will include steamers, barbecued chicken, brown bread, fish and all the fixings, followed by ice cream. Steak and lobster will be available for an extra charge. Soda, beer and assorted drinks will be on hand all day.

Enjoy volleyball, horseshoes, basketball, the football toss, insulation toss, the RIBA-invented sport of plywood throwing, and more! And, at the end of the day, enjoy awards and door prizes.

Once again, consider making this great event your company's annual outing, and please consider a sponsorship!



**The Rhode Island Builders Association's  
66th Annual Clambake, August 5, Francis Farm, Rehoboth, Mass.**

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**Premier:** Includes five complimentary tickets, a sign at every event station, a banner at dinner, mention in The Rhode Island Builder Report, and a vendor/exhibit table at clambake.

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**Patron:** Includes a banner at dinner and mention in The Rhode Island Builder Report.

**Friend:** Includes mention in The Rhode Island Builder Report.

**Contact Elizabeth Carpenter at the RIBA office,  
[ecarpenter@ribuilders.org](mailto:ecarpenter@ribuilders.org) or at (401) 438-7400.**



# RIBA adopts new logo

Observant readers of this magazine will notice that a series of new RIBA-themed logos has appeared over the past few months. This includes a new logo for the Rhode Island Builders Association itself.

Designed by the graphic artists at Paradigm Media Consultants, the logo was approved by the RIBA Board of Directors at its March meeting.

"The logo was updated and changed to refresh the look of RIBA and to align the logo for the digital age," said Executive Director John Marcantonio.

"It also gets RIBA back to an acronym-based logo but also one with meaning."

The four building blocks represent construction, the "BA" on the bottom represents that the association is a foundation industry in Rhode Island, and the house in the center represents that "housing is the heart of who we are - what we represent," he added.

The logo will be phased in over the next year as part of a transition to the new branding, according to Mr. Marcantonio.

The word "logo" comes from the Greek word "logos," meaning just that: word.

-Paul Eno



## RI BUILDERS ASSOCIATION

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## Free Networking Breakfast at RIBA on June 16

The free monthly Breakfast, New Member Orientation, Open House and Networking Event will take place on Thursday, June 16<sup>th</sup>, 8 to 10 a.m., at Rhode Island Builders Association headquarters, 450 Veterans Memorial Pky #301, East Providence 02914.

Members and non-members are invited. The hot buffet includes eggs, bacon, home fries, fruit, coffee and more.

For information and to RSVP, contact Cheryl Boyd at (401) 438-7400 or [cboyd@ribuilders.org](mailto:cboyd@ribuilders.org). Sponsors are entitled to a display table at the event.



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# PWB News

## Annual Meeting coming in June

By Tracey Boyajian PWB President

Our next event will be our Annual Meeting and Installation of Officers, to be held June 7<sup>th</sup> at the Roma Restaurant, 310 Atwells Ave., Providence, beginning at 6 p.m. Cost is \$25 per person, and there will be light fare, *hors d'oeuvres* and a cash bar. Mail payments to RIBA, 450 Veterans Memorial Pkwy., #301, East Providence, RI 02914. RSVP to Tracey Boyajian at [tboyajian@abcleads.com](mailto:tboyajian@abcleads.com) (advance reservations are required).

Meanwhile it was a productive evening on April 26<sup>th</sup> as the Professional Women in Building Council (PWB) hosted a Networking & Recruitment Event at Rhode Island Builders Association headquarters. There was a great turnout and we garnered one new RIBA member and five new PWB members. Many thanks to everyone supporting our endeavor to educate others on the wonderful benefits of joining our group.

Speaking of RIBA, our trade association has a very impressive membership – hundreds of member companies representing thousands of people in the residential construction industry. Every member company should send their women employees our way.

PWB is not a “monthly luncheon” group meant only for social-



**Members and guests of the Rhode Island Builders Association's Professional Women in Building Council gather for their Networking and Recruitment Event at RIBA headquarters on April 26<sup>th</sup>. Visits by members of the male persuasion are always welcome!**

izing. We are part of the National Association of Home Builders (NAHB) Professional Women in Building Council. This represents over 1,000 women in the industry across the United States.

We are owners, contractors, marketing experts, architects, designers, sales personnel and brokers. We truly work in the residential construction industry.

You would be doing your women employees – and yourself – a great benefit by introducing them to our group, and I encourage you (challenge you) to do so. PWB is currently designing a small line of shirts and hats for purchase. This will make great gifts for your employees when they join. Stay tuned for details.



## Get to know our members in 60 seconds or less...!

**How long have you been a RIBA/PWB Member?**

Approximately four years

**What benefits do you find from being a member?**

Networking and classes

**Do you volunteer for any RIBA/PWB events or committees?**

Yes, I am the current vice president of the PWB.

Additionally, I work closely with the legislative team at RIBA each year in drafting some of the items on their agenda, which are submitted.

I have also represented RIBA in several legal matters, including a class action that was settled recently with respect to the overcharging of fees for building permits.

**What drew you into your career?**

I took several undergraduate law classes, which I really enjoyed.

**What sets your company apart from the others?**

Kelly & Mancini is a full-service law firm. We have the

ability, knowledge and wherewithal to represent developers, builders and contractors from start to finish, covering all their legal needs, whether by representing clients before municipal and state boards, in litigation or doing transactional work.

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**How do you spend your free time?**

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**Native Rhode Islander?**

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**Red Sox or Yankees?**

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**Joelle C. Rocha**  
Attorney at  
**Kelly & Mancini PC**



Profile: Woonsocket Area Career and Technical Center

## CTE success leads to expansion plans

First in a Series

By Paul F. Eno Editor

"Unless they see it for themselves, most people have no idea the talent and dedication of these students."

That's the word from Charles Myers, instructor in the Construction Technology Program at the Woonsocket Area Career and Technical Center (WACTC), a vital addition to Woonsocket High School that opened in the late 1970s. Mr. Myers, Instructor Keith Thibeault and many WACTC students are already familiar faces to many in the Rhode Island Builders Association because of their involvement in the 2016 Rhode Island Home Show, where all of southeastern New England saw the "talent and dedication of these students."

Supervised by their instructors and professional contractors, students joined nearly 300 other students from around the state to assemble components of the Ultimate Solar Treehouse and other Home Show attractions. They also acted as guides during the March 31<sup>st</sup>-April 3<sup>rd</sup> event at the Rhode Island Convention Center.

"Our students put in a great deal of work at the Home Show, much of it on their own time," Mr. Myers pointed out. "They had a great experience there, interacting with contractors and the public, acting as a team with other students, and having a true jobsite experience."

Located at 400 Aylsworth Avenue in Woonsocket, WACTC serves students from Burrillville, Cumberland, North Smithfield and Woonsocket. Along with the Home Show, construction technology students are active in SkillsUSA competitions and any other activity school instructors and administrators can find to enhance their on-the-job knowledge.

On a recent visit to WACTC, *The Rhode Island Builder* found Mr. Myers working with students on a picnic-table prototype that had the potential to become a substantial summer project to benefit the community.

"The student experience is very hands-on here," explained Mr. Myers, who has taught at WACTC for 18 years. "And we teach not only the skills they need on the jobsite but how to interact with people: They learn how to shake hands and say, 'Yes, sir.'"

The Construction Technology Program has 50-60 students at any one time, according to Mr. Myers.

One of them is construction student Jacob Larriviere of Woonsocket, who spent many hours on the Ultimate Solar Treehouse project before and during the Home Show.

"The Treehouse project and the Home Show were great experiences for me," said Jacob, who plans on a career in construction. "It was very valuable and enjoyable because it was a real jobsite experience."

Jacob noted that he has relatives in the industry and that he talks up the WACTC program every chance he gets.

"I'm excited about it. I always wear my WACTC shirt!"

Another student who worked at the Home Show was Andrew Baillargeon, who plans on a career as an electrician.

"The Home Show was a tremendous experience," Andrew said. "Working with career and tech students from all over the state, then meeting the public and contractors, was amazing. I especially enjoyed it because I knew the Treehouse was going to the kids at the Boys and Girls Club of Providence after the Home Show."

The instructors in the WACTC Construction Technology Program, and even top administrators, started in the trades and worked their way into teaching so they could help guarantee a skilled future workforce. These include Mr. Myers; Mr. Thibeault, himself a WACTC graduate; Teaching Assistant James Tripodi, right up to WACTC Director/Assistant Principal William Webb.

"As for me, I was a cabinet maker," Mr. Myers recalled. "I enjoyed the work, but people told me I had a way with young people and should consider teaching."

So Mr. Myers combined his love of the trades with his talent for working with young people. Of course, not every student starts with the right attitude.

"We had one young man who had a very difficult home life. In the classroom he was sometimes uncontrollable," Mr. Myers remembered.

At a meeting with the faculty, at which the boy's parents were conspicuously absent, Mr. Myers made it clear to the student that they were giving him a last chance, "throwing him a life preserver."

see WACTC...next page



Jacob Larriviere



Andrew Baillargeon



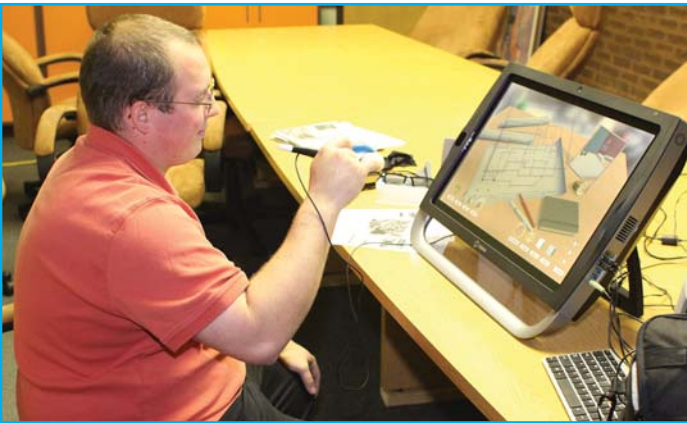
With this article, our magazine begins a monthly series that will profile each of Rhode Island's career and technical schools. To learn how to partner with CTE schools, please call RIBA at (401) 438-7400. These schools need construction industry partners!

-Executive Director John Marcantonio





Chris Smith, left, and Jacob Larriviere work with Mr. Myers on a new design for a picnic table, which could turn into a major summer project for the students.



## **WACTC...***from previous page*

“He made the right choice because he saw that we cared about him. He became a success here. He graduated and, today, he’s an engineer and works in Boston,” said Mr. Myers. “Experiences like that make all the hard work worth it!”

Mr. Webb, director at WACTC since 2014, refers to Mr. Myers as “our model.” In fact, the well known instructor, active in RIBA, was one of only 15 teachers in America nominated for the Thank America’s Teachers Dream Big Teacher Challenge, sponsored by Farmers Insurance, in 2015.

“Charlie is the best example of what we want our instructors to be, and a real role model for our students,” said Mr. Webb, whose pride in WACTC is clear for all to see. He also emphasized that WACTC holds students to the highest academic standards in mathematics, science and English, not just trade knowledge.

“We have a rigorous curriculum. Students, teachers and school leaders are all accountable for advancing student achievement, closing achievement gaps and improving student performance over time,” Mr. Webb said.

“Many of our students go on to college, and many go right into jobs in the trades. Either way, they’re well prepared.”

Some students have entered ivy league institutions such as Harvard and Brown Universities after graduating from WACTC, he added.

Students at the Woonsocket Career and Technical Center are always doing something interesting, thanks to instructors like Charles Myers, who leads a class in the school’s construction workshop.



Shane Muller, media intern facilitator at the school, demonstrates a zSpace workstation. Once 10 of these stations are installed, students will be able to work two at a time, virtually designing and building structures in 3-D, before they tackle them in the workshop or in the field.

In April, WACTC became the first high school career and technical education (CTE) program in the nation to have seniors become certified lead-abatement contractors by taking and passing the 8-Hour Lead Safe Remodeler/Renovator Course. Mr. Myers took eight WACTC seniors and one from the William M. Davies Jr. Career and Technical High School through the course in February.

“We hope to offer the course again next February and include more students from other CTE programs,” Mr. Myers told *The Rhode Island Builder*.

What else lies ahead for WACTC?

Mr. Webb answered the question in one word: “Expansion.”

“We have the best program, and we’re going to make it bigger and better.”

As an example, he demonstrated zSpace, a virtual-reality learning station where students can work with blueprints, framing, floors and every other aspect of construction, all in 3-D.

“We will soon have 10 of these zSpace stations in operation,” Mr. Webb explained. “Anyone under the age of 23 today is a visual learner. Two students at a time can use these stations and, when they go back to the work area for the hands-on job, they’ll already have a visual experience of the job.”

In addition to construction technology, WACTC offers programs in automotive technology, biotechnology, child studies and human services, culinary arts and baking, digital media, e-learning, graphic design, printing and visual arts, health careers, hospitality and tourism, along with information technology and even video game design.

Potential students and contractors alike are invited to find out more about the Woonsocket Area Career and Technical Center. Contact the school at (401) 767-4600.

# Jobs Bank is off and running, many are signing on

By Paul F. Eno *Editor*

The new online Jobs Bank at RCWPJobs.com is now going strong, with many phone calls, and job-seekers already being matched with employers.

That's the news from Cheryl Boyd, the Rhode Island Builders Association's director of membership and education.

"From day one we've been encouraging employers to sign up for a free account at RCWPJobs.com whether they have job openings or not, and they're flocking to the site," Ms. Boyd said.

The "RCWP" in the website address stands for the Residential Construction Workforce Partnership, a consortium of industry organizations and career and technical education (CTE) programs operating under a Real Jobs Rhode Island grant to help the industry solve its own labor shortage.

"With the Jobs Bank off to such a great start, it's important now to get the word out," Ms. Boyd said. "We need everyone talking about it, encouraging all employers, along with CTE students and

other potential job seekers, to sign up for the free account, then post their job openings and résumés."

Employers are very anxious to fill positions, she added. "So those with résumés to post, don't wait!"

In addition, a free e-mail Jobs Bank newsletter was about to become available as of this writing. Sign up for this at RCWPJobs.com.

For more information about the Jobs Bank or the RCWP, visit the site or contact Ms. Boyd at (401) 438-7400 or cboyd@ribuilders.org.

## First in a series

## What to ask a potential employee

This month: Joseph C. Cracco

Modern Yankee Builders

As the Residential Construction Workforce Partnership grows its online Jobs Bank (RCWPJobs.com), *The Rhode Island Builder* will present suggestions from members of the Rhode Island Builders Association about what you should ask potential employees.

Joseph C. Cracco of Modern Yankee Builders was clear.

"What I look for in a potential employee is attitude," Mr. Cracco said.

"Can they work without complaining? I'm being a little tongue-in-cheek here, but that's what you really want to know. With the right attitude, anything can be taught."

However, there are plenty of questions a potential employer can't ask, Mr. Cracco pointed out.

"You can't ask if they have any disabilities. You also can't ask if they smoke or drink, if they're pregnant or plan to be, and you can't even ask their age or whether they're married. I'm not sure you can ask if they've been arrested. Ask anyone who works in a human resources department."

If you're an employer in the residential construction industry and would like to share your insights on interviewing potential employees, please contact the editor at (401) 527-5345 or at builder@newriverpress.com.



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# June 2016

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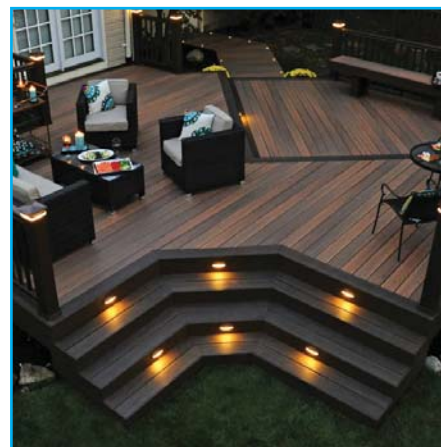
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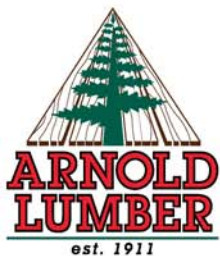
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## Member Profile: Lorena Voyer of Davitt Design Build Inc.

# Life can take the strangest turns!

By Paul F. Eno *Editor*

"Sometimes what you're looking for comes when you're not looking at all."

Thus runs an old saying, but it could have been spoken by Lorena Voyer.

"I graduated from what was then Bryant College with a degree in accounting. That was my background. I never expected to end up in the residential construction industry!" Lorena says.

Perhaps life took so many interesting turns for this almost-lifelong Rhode Islander because she didn't go to college right after high school. Though Lorena has been in the accounting field for over 20 years, her first job was with the Providence law firm of Decof & Decof.

"I was there on and off for eight years, then relocated to New York because my husband had a job transfer."

Once the family was back in Rhode Island, Lorena went to work for E&D Construction and owners Del and Marilyn Desmarais, whom many longtime members of the Rhode Island Builders Association remember with fondness.

"I was with E&D for a few years, then Decof contacted me to come back," Lorena recalls.

When her third child was born, this winding career path led Lorena to her own doorstep.

"So I could stay home and provide childcare, I spent 10 years self-employed, offering bookkeeping services and part-time controller services to small businesses."

Lorena's home-based business was Bookkeeping Matters. Among her clients were several small law firms and none other than Matt Davitt of Davitt Design Build, a prominent RIBA member based in West Kingston.

As Davitt Design Build grew, so did the company's need for a full-time controller.



Lorena Voyer

"Matt asked me to take on the job, and it was a great decision for me," she states.

Then, about a year ago, Lorena was promoted to general manager. This gave her responsibility not only for the overall financials but for human resources and even marketing. Today, Lorena runs an ever-growing, high-end design/build firm that handles residential work, mostly in the coastal areas of Rhode Island, Massachusetts and Connecticut.

"There are lots of good builders out there, but we pride ourselves on one-stop shopping. We take people from the very beginning of design, working with the architect and homeowner as a team, through any planning, zoning and permitting processes, through building."

Davitt has expansion plans, according to Lorena.

"We are expanding into the Boston area, and all the way to Greenwich,

Connecticut," she reports.

"Business is good. And insurance restoration has taken off for us in the last few years. Now high-end insurance companies such as Chubb will call us in as experts on their behalf to do restoration estimates. That's because we build the types of high-end homes they insure. Many insurance adjusters have no idea what it costs to replace things like specialty tiles from Italy. Our expertise is exactly those types of homes. We'll also go in and restore the homes."

Davitt has 20 employees, 10 in the office and 10 in the field.

Through Davitt, Lorena first came into contact with RIBA and its Professional Women in Building Council (PWB).

"Matt has been active in RIBA for many years and serves on the Board of Directors. When I joined the Davitt team full-time, Matt would ask me to attend RIBA meetings and events with him, and I found it interesting and useful."

Then along came Cynthia Valente Smith of Washington Trust Co., who invited Lorena to attend a PWB monthly meeting.

"Now I'm an active member!"

As a company, Davitt takes full advantage of RIBA's educational opportunities and the free tuition offered to members and their employees. This is especially true for OSHA-10 classes and mold awareness seminars.

A busy lady indeed, Lorena also volunteers at Judy's Kindness Kitchen in Providence and at St. Jude Parish in Lincoln, the town where she lives with her family.

"You never know where life will take you," she says.



### ***Davitt Design Build Inc.***

***General Manager: Lorena Voyer***

***RIBA member since: 1997***

***Focus: Custom homes and restorations***

***Serves: Southern New England***

***Founded: 1995***

***Based: West Kingston, Rhode Island***

## 5 Hour Pre-Registration Course

June 8<sup>th</sup>, June 17<sup>th</sup>

June 20<sup>th</sup>, June 30<sup>th</sup>

**New contractors only**

**WHEN:** All dates, 8 a.m. to 1 p.m.

**WHERE:** Rhode Island Builders Association headquarters, 450 Veterans Memorial Pky #301, East Providence 02914

**COST:** \$250

**DEADLINE TO REGISTER:** One week before class

**FOR INFORMATION AND TO REGISTER:** Contact Sheila McCarthy at smccarthy@ribuilders.org, or call (401) 438-7400.

The Contractors' Registration and Licensing Board (CRLB) now requires five hours of education for anyone who plans to register as a new contractor in Rhode Island. The course includes: Introduction to Construction Contracts, Introduction to Construction Codes and Standards, Introduction to Construction Regulations and Regulating Agencies, Introduction to Construc-

tion Business Principles and Practices, and Workplace Health and Safety. Pre-registration is required for admittance.

This course is not required if you have been registered within the previous 10 years.



## OSHA-10 Course (Spanish)

June 11<sup>th</sup>-18<sup>th</sup>

**For your Spanish-speaking employees**

**WHEN:** Saturdays, January 13<sup>th</sup> and 14<sup>th</sup>, 8 a.m. to 2:30 p.m. each day.

**WHERE:** Rhode Island Builders Association headquarters, 450 Veterans Memorial Pky #301, East Providence 02914

**COST:** FREE

**DEADLINE TO REGISTER:** One week before class

**FOR INFORMATION AND TO REGISTER:** Contact Betty Bernal at bbernal@ribuilders.org, or call (401) 438-7400.

Be sure that your Spanish-speaking employees are safe and OSHA-compliant on the jobsite with this important OSHA 10-Hour Course, taught in Spanish.

The training is in compliance with the Dept. of Labor & Training's municipal jobsite rules. It is intended for safety directors, foremen and field employees, and it will train them in OSHA standards. It also highlights major safety concerns so that jobsite accidents can be reduced.

Everyone completing the course will receive a copy of the OSHA Standard 29 CFR Part 1926 and an OSHA-10 certification card.

Courses for Spanish speakers are free thanks to a grant from the Office of the Attorney General to the Rhode Island Builders Association.





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## To Our Members

*If any supplier or contractor member is hosting an event for contractors or subcontractors, please be aware that RIBA Membership and Education Director Cheryl Boyd, Membership Services Coordinator Elise Geddes or another member of the RIBA team would love to attend to represent the industry and provide information on RIBA membership and benefits, and to present a Jobs Bank Live Registration Event.*

**Contact Cheryl or Elise  
at (401) 438-7400 • cboyd@ribuilders.org  
egeddes@ribuilders.org**



## Lead licensing refresher

June 14<sup>th</sup>, July 13<sup>th</sup>

**WHEN:** 7:30 a.m. to 12 p.m. both days

**WHERE:** Rhode Island Builders Association headquarters, 450 Veterans Memorial Pky #301, East Providence 02914

**COST:** FREE for members and their employees, with a \$40 materials/registration fee. A \$75 charge for non-members and a \$40 materials/registration fee.

**DEADLINE TO REGISTER:** One week before class.

**FOR INFORMATION AND TO REGISTER:** Contact Sheila McCarthy at smccarthy@ribuilders.org, or call (401) 438-7400.

This is a four-hour RRP refresher class with Scott Asprey of Risk & Safety Management, for contractors who have their lead renovator/remodeler certification and whose certificate is up for renewal.

The class will review lead-hazard controls and update attendees on any changes to state or federal regulations. You must pre-register for this class. No admittance without pre-registration and payment.



## Fall Protection for Residential Roofers

July 19<sup>th</sup>

This course eligible for 2 hours of continuing-education credits

**WHEN:** 7:30 to 9:30 a.m.

**WHERE:** Rhode Island Builders Association headquarters, 450 Veterans Memorial Pky #301, East Providence 02914

**COST:** FREE for members and their employees, with a \$25 materials/registration fee. \$50 for non-members, with a \$25 materials/registration fee.

**DEADLINE TO REGISTER:** One week before class

**FOR INFORMATION AND TO REGISTER:** Contact Sheila McCarthy at smccarthy@ribuilders.org, or call (401) 438-7400.

Falls are the number-one cause of injuries and fatalities on construction sites, and OSHA is aggressively enforcing its fall-protection requirements. This class, Fall Protection for Residential Roofers, will help you increase jobsite safety and compliance.

Learn about safety harnesses along with scaffolding and ladders, and much more.

This class provides two credits toward your state-required continuing education credits if taken with 24 months of your next registration date. No admittance without pre-registration and payment.



## Forklift Class

June 29<sup>th</sup>

**WHEN:** Wednesday, June 29<sup>th</sup>, 7:30 a.m. to 3 p.m.

**WHERE:** Rhode Island Builders Association headquarters, 450 Veterans Memorial Pky #301, East Providence 02914

**COST:** FREE for members and their employees, with a \$40 materials/registration fee. A \$110 charge for non-members and a \$40 materials/registration fee.

**DEADLINE TO REGISTER:** One week before class.

**FOR INFORMATION AND TO REGISTER:** Contact Sheila McCarthy at smccarthy@ribuilders.org, or call (401) 438-7400.

This all-day class will prepare potential hydraulic forklift operators for the state test for the forklift operators license from the Dept. of Labor and Training.

The class covers:

- The mechanics of the forklift
- Daily inspections
- Fuel/electric storage
- ANSI and OSHA standards
- Safe practices
- Proper care and maintenance

You must pre-register for this class. No admittance without pre-registration and payment.



## Initial 8 Hour Lead-Safe Remodeler Course

July 27<sup>th</sup>

**WHEN:** Wednesday, July 27<sup>th</sup>, 7:30 a.m. to 4 p.m.

**WHERE:** Rhode Island Builders Association headquarters, 450 Veterans Memorial Pky #301, East Providence 02914

**COST:** FREE for members and their employees, with \$40 materials/registration fee. \$110 for non-members, with \$40 materials/registration fee. Lunch is included.

**DEADLINE TO REGISTER:** One week before class

**FOR INFORMATION AND TO REGISTER:** Contact Sheila McCarthy at smccarthy@ribuilders.org, or call (401) 438-7400.

The Rhode Island Builders Association will present the 8 Hour Lead-Safe Remodeler/Renovator Course in July. This course is required to obtain a Lead Safe Remodeler/Renovator Certificate, which is necessary for work in all pre-1978 buildings.



# Learn the laws that can help you and that you might not know about



**Steven Carlino**

As we reach the middle of the 2016 General Assembly session, our Legislative Committee continues to work on issues of concern to the residential construction industry, especially matters related to the high cost of construction in our state.

Don't forget, though: The Rhode Island Builders Association has been working hard on these issues for years. Many laws have passed that benefit housing but which contractors might not know about. Even municipal building officials might not know about them or might not be familiar with how they affect permitting.

That's why this issue of *The Rhode Island Builder* contains a guide to the most important laws passed within the last few years that affect your everyday business. See page 21.

## *How do we triple new housing output?*

In the meantime, we have received many comments on the article in the May issue: "R.I. must triple production to meet housing needs by 2025." This article covered the *Projecting Future Housing Needs Report* from HousingWorks RI at Roger Williams University, which states that 3,400 new dwelling units per year will be needed in Rhode Island over the next 10 years.

That's because the number of households in the state is projected to increase by 12 to 13 percent (an increase of 47,441 to 52,853) while at the same time household size is projected to decline.

see **LEGISLATION...page 23**



**Robert J. Baldwin**

## RIBA's Legislative Committee

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# New laws that can help builders and developers

By Paul F. Eno *Editor*

When you start the permitting process for a new home or development, or even if you just own property, there are some recently enacted laws that can make your life much easier. But you can't be certain that local building officials, tax officials or boards will know about these laws or, if they do, that they'll remember them when you apply.

So you have to know about them yourself. Here are some of the most important.

## Local taxes

If you own a newly constructed residential property that hasn't yet been sold, you should be aware of the "spec and rehab" law, enacted in 2015.

This law exempts from local taxes new, speculative residential properties that have not been sold or occupied, and are on the market for sale. The exemption lasts for two years, and the law will apply until the end of 2021.

The law also applies to foreclosed/rehabilitated properties. The improvement is not taxed until the property is sold or occupied.

## Permits live on

Another law enacted in 2015 extended "tolling" or the expiration dates for development and environmental permits for a year.

## Sewer tie-ins

In you need municipal tie-ins, be aware that another 2015 law authorizes connection to existing sewer lines from facilities across city and town lines under certain circumstances.

## Zoning choices

Inclusionary zoning – the local requirement that a certain percentage of units in a development have to be officially "affordable" -- has been a hot topic for years in the residential construction industry. Legislation enacted in 2014 allows municipal inclusionary zoning ordinances to provide that affordable housing be built on-site, off-site or that the developer pay a fee-in-lieu to the municipality. The cost difference of these affordable units must be given to the developer as a subsidy by the town.

## Fee relief

Thanks to 2014 legislation, municipal building officials can no longer assess a fee for the first re-inspection of work that failed the initial inspection.

## Install solar

Two laws related to installation of solar-energy systems became law in 2014. Among their provisions: Any registered contractor who obtains a Renewable Energy Certificate may install photovoltaic shingle systems.

## Slope doesn't count

Because of legislation enacted in 2013, the slope of a lot cannot be deducted from its buildable-area calculation. It also puts slope back into the equation in calculating local zoning density.

## Stay in the know

Also established by 2013 legislation was the requirement for every municipality to have an e-mail notice system to inform property owners about any changes to local subdivision regulations or zoning ordinances.

Some communities still have not fully established this, and many lump the notices with other e-mails about public events and local activities. Contact the city or town clerk in any municipality, ask that notices be sent to your e-mail address, and you should be better informed about important matters that might affect your business and your property.

## Coming soon

The process to draft rules and regulations for several recently-enacted measures is still in process, notably for statewide standards for buffers and setbacks when it comes to the regulation of freshwater wetlands. Once these are promulgated, local wetlands regulations will no longer apply.

Also in process is the final form for statewide standards regarding municipal fees and permitting processes.

For details on any of these laws, and to find out how you can help RIBA's legislative advocacy, contact RIBA Executive Director John Marcantonio at (401) 438-7400 or [jmarcantonio@ribuilders.org](mailto:jmarcantonio@ribuilders.org).




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## LEGISLATION...from page 20

That level of new housing production would not have been a problem in the 1980s, when we built up to 6,000 units per year at times. But since 2008, building permit figures indicate new housing production of 1,000 units or less per year in Rhode Island.

So you can see why our legislative advocacy for a lower cost of construction

is so important. It isn't just so that it will cost us less to build homes, but so that it will cost less for the people who need them most to buy them.

A lower cost of construction is the key to affordable housing, and we can lower the cost of construction in many ways. A crucial factor is easing off on unnecessary and overly restrictive regulations that drive up costs, and allowing higher densities where

appropriate. Cutting-edge technologies, along with Smart Growth and low-impact development strategies make higher densities not only possible but desirable.

To learn more about RIBA's legislative advocacy program and how you can help your industry, your business and yourself, contact Executive Director John Marcantonio at (401) 438-7400 or [jmarcantonio@ribuilders.org](mailto:jmarcantonio@ribuilders.org).

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# Sherri Carello

## of the Governor's Workforce Board

*Sherri Carello has been coordinator of employment and training programs for the Governor's Workforce Board since February 2010. Previously she was program manager for the Northern Rhode Island Area Health Education Center, from November 2006 – July 2009. From December 2002 to September 2006, Ms. Carello served at the John F. Deering Middle School in West Warwick. She is a graduate of Rhode Island College and Johnston High School.*

### **THE BUILDER: What is the Governor's Workforce Board?**

**CARELLO:** The Governor's Workforce Board (GWB) is the primary policy-making body on any workforce development that goes on in Rhode Island. We have statutory responsibility and authority to make plans, coordinate funds, evaluate workforce-development activities across state agencies or for any community-based organizations.

### **THE BUILDER: Is the GWB new with Gov. Gina Raimondo or did it exist previously?**

**CARELLO:** It was established by executive order (of Gov. Donald Carcieri) on September 22, 2005, to integrate the functions of the State Workforce Investment Board (SWIB) and Human Resource Investment Council (HRIC). The GWB was formally established by the legislature in June 2014 as the primary policy-making body on workforce development.

The GWB has 21 members representing business, labor, education, community and government. They establish policy and plans, and they allocate state Job Development Funds (JDF). GWB members also serve as the SWIB to oversee federal Workforce Investment Act Title I-B funds.

### **THE BUILDER: The GWB offers internship reimbursements for businesses, including contractors. What programs are available?**

**CARELLO:** We don't distinguish between businesses; more between target populations. So we have the Work Immersion Program (WIP), which provides 50 percent wage reimbursement to any legally registered business in Rhode Island, up to \$4,000, which translates to half reimbursement for up to \$20 an hour over a period of up to 400 hours. In most cases there's a 25 percent bonus if they hire that intern as a permanent employee.



### **THE BUILDER: How does the Work Immersion Program operate?**

**CARELLO:** Suppose a business wants to take on a college student as an intern. The student could start an internship period up to 400 hours. The college or university would certify that the student is actively enrolled, and the student fills out a portion of an application. The employer fills out the rest, then sends it to us with their W-9.

We take about two weeks to go over the application and approve it, just to make sure that the student is in an appropriate academic program for, in your case, construction. It's all about students having a meaningful learning experience, having hands-on experience in the field they're studying for.

If the application is approved, we provide a contract stating the amount of the reimbursement to be provided and the dates of the internship. At the end of the internship, the employer provides us with proof of wages paid, and the state sends a check in 30-45 days.

### **THE BUILDER: What's the profile of a typical participant in the WIP?**

**CARELLO:** There are actually three sides to the Work Immersion Program. On one are college students and recent college graduates, on the second are unemployed adults, and on the third are career and technical education (CTE) students in their junior or senior year of high school.

On the unemployed-adult side of the WIP, we still have the 50 percent wage reimbursement for the first 400 hours, and an additional 25 percent reimbursement if the intern is hired permanently by the employer.

The only caveat is that any intern on this adult side of the WIP must have received some kind of pre-employment service within the previous three months. In other words, they must come to the WIP through some community-based organization that offers skills training, such as the netWORKri Career Centers. Or they've done a résumé workshop, a work-readiness program or an interview-skills workshop to show that they're job-ready in the field they want to work in.

### **THE BUILDER: So someone can't just come into your office and announce that they want to make a career change.**

see *INTERVIEW...next page...*



## **INTERVIEW...from previous page**

**CARELLO:** No, an individual has to come in from a pre-employment service of some kind. In fact, individuals don't come through GWB at all. We deal only with the employers. The individuals would go to the pre-employment services like

## **BOARD...from page 6**

She thanked board members for their positive comments about state departments.

"All my department directors have to answer for their timelines on things like permitting and returning phone calls. I'm trying to make everything more efficient and to establish that culture in the cabinet. You don't want to be the one who comes in and reports that you're behind schedule and not returning phone calls!"

One board member asked the governor if something can be done to expand that new culture to the municipal level.

A board member also mentioned the need for consistency in permitting and code interpretation among municipalities, a long-running issue with RIBA members.

"This entire state has a population smaller than many cities. If we can minimize 39 different ways of doing things, that's a good thing."

The governor responded: "That's what we're trying to do."


She asked for other comments and was told about the strong anti-growth sentiment in certain municipalities.

"The last affordable-housing development I did took five years for approval," one director commented. "How do we overcome massive anti-growth sentiment? They don't want children."

## ***In other matters...***

Mr. Marcantonio updated the board on a number of issues, including a follow-up on the Ultimate Solar Treehouse displayed at the Home Show. The structure has been donated to the Boys and Girls Club of Providence and will shortly be reassembled there, then dedicated in a ceremony involving many dignitaries.

Mr. Marcantonio noted the cooperation and coordination of all suppliers on the Treehouse and other Home Show projects.

Mr. Baldwin reviewed the progress of RIBA's advocacy efforts as the 2016 session of the General Assembly continues. 

netWORKri, where they would potentially learn about the WIP. And the employer comes to us if they want to participate in the WIP with this employee.

**THE BUILDER:** So in the WIP the employer is partially reimbursed for wages whether the intern is hired permanently or not.


**CARELLO:** That's right. There's no obligation to hire the intern after the internship period is complete. But if the employer does hire the intern and retain him or her for at least 12 weeks, they will receive that additional 25 percent bonus. So that's effectively a 75 percent wage reimbursement for the internship period.

The only thing that's different for the CTE students of high-school age is that the employer doesn't get the additional 25 percent bonus. That's because the student will go back to school and graduate. The student may still be trying to decide: "Is this what I want to do?"

**THE BUILDER:** What ultimate message would you want to leave with contractors?

**CARELLO:** What I find when I deal with contractors, or businesses in the construction industry generally, is that they might have had a bad experience with the state. So they think the GWB program is difficult or that it will be difficult to get their money.

I'd say go to the GWB website ([www.GWB.ri.gov](http://www.GWB.ri.gov)), click on the "Internships" link and read the information. Then, if you have questions, call me directly at (401) 462-8856. I talk with businesses all the time, and we have tried to make the process as simple as possible and as easy as it can be.

We don't want to put any unnecessary burden on employers. The process is as business-friendly as we can make it. 

## **BBQ...from page 1**

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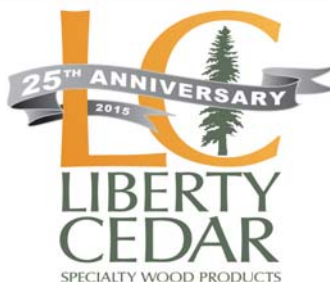
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