

FEATURED PRODUCTS AND SERVICES FOR JUNE

Center Section

Networking BBQ set for June 15, members, non- members invited

The Rhode Island Builders Association's 4th Annual Networking Barbecue, generously sponsored by Douglas Lumber, Kitchens and Home Center, takes place June 15th. Members and non-members are invited.

Page 7

RIBA Baseball Outing: June 19

The Baseball Outing is back! Join us at McCoy Stadium for a BBQ, then watch the Pawsox play the Lehigh Valley Iron Pigs! Tickets are \$30 each.

Page 4

Special guest attends board meeting

A special guest visited the RIBA Board in May.

Page 6

Anti-child sentiment raises housing costs

In the next installment of our "Barriers to Building" series, we find out how communities are ill-advised to adopt anti-family policies.

Page 2



Construction Technology students from the Providence Career and Technical Academy prepare to continue work on a storage building on the school property. At far right is instructor Ronald Carreiro. At left is instructor David Blakeley. *Story on pages 19 and 20.*

Landmark land-use case in South Kingstown

Court: Zoning trumps comp. plan

By Paul F. Eno *Editor*

When there's a conflict between a community's zoning ordinance and its comprehensive plan, the zoning ordinance prevails.

That was the basis of a landmark decision by the Washington County Superior Court, handed down March 30th, which allows construction of a residential-care and assisted-living facility on the site of the former Larchwood Inn in South Kingstown.

The court decision reversed a 2015 ruling by the South Kingstown Planning Board that the facility, even though it would comply with the zoning ordi-



Roland Fiore
Plaintiff

nance, would violate more recent requirements of the town's comprehensive plan because it failed to preserve the site's historical characteristics.

Superior Court Associate Justice Bennett R. Gallo disagreed.

"While the statutory scheme contemplates a municipality amending its zoning ordinance to conform to its comprehensive plan, prior to any such amendments, the zoning ordinance controls

see ZONING CASE ...page 28

Barriers to Building, Part 6

Anti-child planning policies raise prices, keep families out, harm demographics

By Paul F. Eno Editor

In March, 2015, this magazine asked Cumberland Town Solicitor Thomas E. Heffner if his municipality viewed families with children as a liability.

“Yes, absolutely,” Mr. Heffner replied. “Most of the development proposals... provide expert testimony or reports that say this type of program will only produce X number of children. Education is a major expense, and we’re not the only town looking at development this way.”

Mr. Heffner’s response sums up a barrier to building that is every bit as serious as excessive regulations or unreasonable land-use policies: Anti-child attitudes that stifle growth by making housing scarcer and too



Nathan E. Kelly
President, American Planning Association
Rhode Island Chapter

pricey for many families. The same policies make the family-home market unattractive to the builders who should be creating the supply to meet the demand.

To add insult to injury, the impact of families on a given community is often exaggerated, according to Nathan E. Kelly of the Providence-based Horsely Witten Group, president of the American Planning Association’s Rhode Island Chapter.

“The impact of school children on fiscal budgets is important, of that there’s no doubt. But the degree to which new development proposals contribute to or increase that impact is often exaggerated

or misrepresented,” said Mr. Kelly.

“Most commonly, local representatives will divide the school budget by the number of enrolled students and reveal, as an example, that the town pays approximately \$11,000 per student. They then look at a proposed subdivision and predict 20 new students, or an increase of \$220,000 to municipal expenditures just related to school services,” he added.

This logic is flawed, according to Mr. Kelly.

“As you pointed out in previous articles in this series, enrollment is generally down in the suburbs, though not everywhere. There are many suburban and rural school systems in Rhode Island with plenty of room. Additional students wouldn’t require more bricks and mortar, and would actually increase the efficiencies of administrative and teacher costs.”

This echoes a 2015 study, which found that keeping children out of a community to save on public-school costs not only doesn’t work, it backfires in the economic long run. The study, *The Economic Impact of School-Age Population Loss on Rhode Island’s Economy*, was conducted by the Center for Global and Regional Economic Studies at Bryant University.

“Spending among households with school-age children has a significant impact on economic activity, and it generates significant tax revenues for cities and towns in Rhode Island,” said Bryant University economist Edinaldo Tebaldi, who

see **BARRIERS ...page 28**

The Rhode Island Builder

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Vice President..... Timothy A. Stasiunas
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DEADLINES FOR THE JULY ISSUE

All copy, ads and photos must be to us by

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LOOKING AHEAD!

 **June 5th and 19th: State-Mandated Continuing Education for Contractors - 5 Credit Hours - Topic is OSHA Safety Review.** *Details on page 21.*

 **May 5th: State-Mandated Continuing Education for Contractors - 5 Credit Hours - Topic is Weather-Resistant Barriers.** *Details on page 21.*

June 13th: Developer/Subcontractor Meet & Greet with Rhode Island Housing - 5 p.m. at the Providence Marriott Downtown, 1 Orms St., Providence. This is a free networking event to connect affordable-housing developers and subcontractors with Rhode Island Housing and with each other. *Watch for more details.*

June 15th: Fourth Annual Networking Barbecue, Sponsored by Douglas Lumber, Kitchens, Home Center - 4-7 p.m. at RIBA headquarters. FREE for members and non-members, thanks to Douglas Lumber, but registration is required. For information and to register, contact Elise Geddes at (401) 438-7400 or egeddesribuilders.org. *Details on page 7.*

June 15th: RIBA Monthly Board of Directors Meeting - 4 p.m. in conjunction with the Fourth Annual Networking Barbecue, RIBA headquarters, East Providence. RIBA members are invited to attend for informational purposes. For more information, contact Elizabeth Carpenter, ecarpenter@ribuilders.org, or call (401) 438-7400.

June 19th: RIBA Baseball Outing - 5 p.m. Join your RIBA colleagues at McCoy Stadium as the Pawtucket Red Sox take on the Lehigh Valley Iron Pigs! Barbecue from 5 to 7 p.m., game at 7:05. \$30 per ticket. For details and to register, contact Robin Barlow, rbarlow@ribuilders.org, or call (401) 438-7400.

June 22nd: 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 Certification, which is necessary for work in all pre-1978 buildings in Rhode Island. No admittance without pre-registration and payment. To register, contact Sheila McCarthy, smccarthy@ribuilders.org, or call (401) 438-7400. *Details on page 22.*

June 22nd: RIBA's Professional Women in Building Council Meets - East Greenwich Yacht Club. Topic TBD. Contact Lorena Voyer for more information: Ivoyer@davittdesignbuild.com.

 **July 11th and 27th: State-Mandated Continuing Education for Contractors - 5 Credit Hours - Topic is OSHA Safety Review.** *Details on page 21.*

August 11th: 66th 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.

October 16th: 27th Annual RIBA Golf Classic - Wannamoisett Country Club, East Providence. 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.

 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.



David A. Caldwell Jr.

President's Message

How Rhode Island can return to prosperity

One of my professors in business school once told our class that if you taught a monkey how to graph supply-and-demand curves, you would have trained an economist. The implication is that the most basic market mechanism is so simple that it's virtually impossible to mess up.

Currently, much is being made of the state of Rhode Island's residential real estate market. Prices are rising quite rapidly, multiple-offer situations are common, bidding wars are frequent, and the Rhode Island Association of Realtors® is publicly on the record, across multiple media outlets, proclaiming a significant shortage of inventory.

Rhode Island Housing has promulgated sound economic data that Rhode Island requires 3,500 units of housing per year just to maintain the status quo. Yet, Rhode Island has just crept up to 1,000 annual unit building permits.

Still, Rhode Island's housing policy remains broken. The market is unable to produce the housing that is desperately needed for our state to grow.

While the lack of construction is clearly an impact to our industry, the true consequences fall on our entire state and economy. The cruel reality of our distorted development policies remains both a source of great inequity and an anchor forced to be borne

by an economy still struggling to recover from the depths of the Great Recession.

The root cause of the crisis remains the inherent tension between municipal and state governments. While state leaders desperately seek growth, the municipalities perceive that growth results in costs borne by municipalities, while the gains accrue to the state. The result is insufficient development, lack of supply and, now, rapidly increasing prices. We are, in effect, inflating the next housing bubble right now. The solution, adding more supply at prices that the market demands, is not allowed to function.

The issue of housing transcends the concerns of just the Rhode Island Builders Association. Our advocacy in support of reasonable and sustainable housing policies is not simply a matter of making sure our members have work. We are also a voice for the middle class and working families who have historically formed the backbone of our state's economy. These are the people of our state who are truly not represented when important housing decisions are made, but they are the ones who quietly suffer the consequences. But it is the state itself that fails to thrive as a result.

The good news is that Rhode Island is exceptionally well situated to correct this problem, and the future is potentially very bright for our state. All that remains is the political will, and leadership, to make it happen. If the State of Rhode Island can get to the point where we are issuing 5,000 new building permits per year, we will have returned to growth and prosperity.



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From the Board of Directors

Home Show success reported, special guest welcomed

By Paul F. Eno *Editor*

A special guest appeared at the Rhode Island Builders Association's Board of Directors meeting on May 2nd.

Carlos Ferman, a construction technology student at the Providence Career and Technical Academy (PCTA), attended the meeting to learn more about RIBA, to meet business owners, and to find out about issues facing the industry.

Carlos, a junior at PCTA, is being mentored by and is doing an internship with Louis Cotoia of Arnold Lumber Co., RIBA's manager of school to industry relations with the Education and Workforce Development Committee.

"As we spread awareness about the benefits of working in our industry, and increase the number of students entering career and technical education (CTE) programs, we will look for students like Carlos to help us promote industry careers," Mr. Cotoia said.

"By inviting them to be part of RIBA activities, they will get exposure they have never been part of in the past."

In other matters...

Executive Director John Marcantonio reported on a very successful 2017 Home Show, with the Garden and Flower Show component, and presented a review of the association's legislative advocacy progress so far in the 2017 General Assembly session.

Mr. Marcantonio also noted that Past President Steven Gianlorenzo is heading a new Events Committee, which is planning the Annual Clambake in August and the Annual Golf Outing in October, along with some new and revived events.

RIBA members are invited to serve on the Events Committee. Contact RIBA at (401) 438-7400.

see **BOARD ...page 29**



Above, Carlos Ferman of the Providence Career and Technical Center observes the Rhode Island Builders Association's Board of Directors meeting on May 2nd. With him is RIBA staffer Cheryl Boyd. Below, RIBA Secretary Timothy A. Stasiunas, at right, receives an NAHB Spike Award, presented by Ms. Boyd and President David A. Caldwell Jr.



Free Networking Barbecue slated for June 15

WHEN: Thursday, June 15th, 4 to 7 p.m.

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

COST: FREE for members and non-members

DEADLINE TO REGISTER: June 8th

FOR INFORMATION & TO REGISTER: Contact Elise Geddes, (401) 438-7400 or egeddes@ribuilders.org.

SPONSOR: Douglas Lumber, Kitchens & Home Center

It's the Rhode Island Builders Association's Fourth Annual Networking Barbecue, made possible by the generosity of Douglas Lumber, Kitchens & Home Center!

Members: Bring your non-member colleagues and stop by RIBA headquarters on June 15th 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.

Enjoy hamburgers, hot dogs, barbeque chicken and more, along with cold beer and soda, all while socializing with your colleagues.



Members and guests enjoy the free Third Annual Networking Barbecue at RIBA headquarters in 2016.

During the event, Douglas Lumber will display building materials from Andersen Corp. and Tamko Building Products. Tamko will have decking, railing systems and roofing. Andersen, of course, will display window products. Representatives will be on hand to talk about what's new with their products, and will answer any installation questions.



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Nearly 70 turn out for April 26 fundraiser

The more members who participate in advocacy efforts, the better, participants told.

By Paul F. Eno *Editor*

Nearly 70 people turned out in East Greenwich on April 26th for the Rhode Island Builders Association's first Build-Pac fundraising event of 2017.

"RIBA is a very active organization, and your Legislative Committee is just as active," Joseph W. Walsh, RIBA's government relations advocate, told attendees. "The reason for a PAC (political action committee) is to be supportive and to show respect. There are 113 legislators, and we as a group attend most of their fundraisers.

Our presence is noted."

The Build-Pac is bipartisan and has the goal of supporting pro-housing candidates at the federal and state levels through the voluntary contributions of members. There is also a national Build-Pac, operated by the National Association of Home Builders (NAHB).

"RIBA has been well respected for many years in the political arena," said Mr. Walsh, a former Warwick mayor who attended the event with two other members of his advocacy team, Gayle Wolf and William G. Walsh.

"We are active this year on many bills in the General Assembly," Mr. Walsh continued. "But we need the support of every RIBA member."

He urged members to build relationships

with their own lawmakers so that an understanding of residential construction issues can be developed.

"When you have a dialogue with your senator and representative, let us know how we can help, and what information you need. The more members active in our legislative advocacy, the better."

The event took place at the Eleven Forty Nine restaurant.

Among those attending were past RIBA President Stephen E. Hopkins (1990-1992).

RIBA's Legislative Committee is co-chaired by Past President Roland J. Fiore and Steven Carlino. For more information about Build-Pac and RIBA's legislative advocacy program, contact Executive Director John Marcantonio at (401) 438-7400 or jmarcantonio@ribuilders.org.



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◀ **The Rhode Island Builders Association's first Build-Pac event of the year took place on April 26th at the Eleven Forty Nine restaurant in East Greenwich. Enjoying the evening are Legislative Committee Co-Chairman Roland Fiore, left, and Guido Sarcione of Baystate Financial Services.**



▶ **From left are Jason Daponte of Sansiveri, Kimball & Co., RIBA Chief Government Affairs Advocate Joseph W. Walsh, and Jose Marciano of JM Painting.**



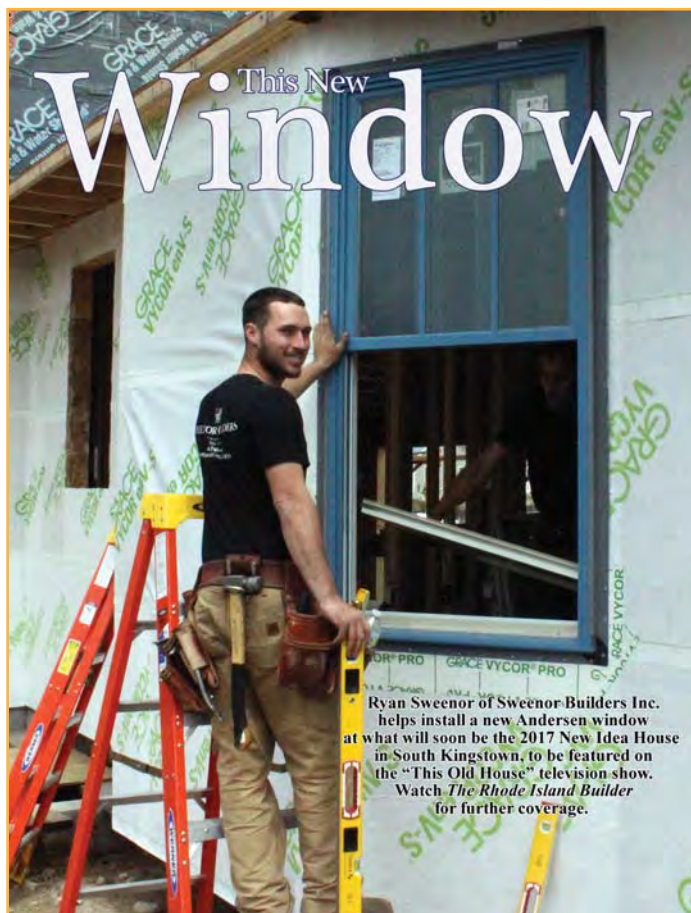
▶ **The Finnegan Family from Coventry Lumber turned out en masse: Ryan, Sean, Kerri and William.**



▶ **Eric Wishart of Civil Cadd Services Inc., Julietta Georgakis of the Office of Regulatory Reform, and Doug Sabetti of Newport Solar.**

▶ **Government Affairs Advocate William Walsh, and RIBA Legislative Committee members Robert J. Baldwin and John Bentz.**





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Member Profile: Jack Bentz of Property Advisory Group

From electrician to housing, CTE advocate

By Paul F. Eno *Editor*

Jack Bentz is as quiet and gentlemanly a chap as you'll ever meet. But that doesn't mean he's not sharp, tenacious and determined in business – or with causes he believes are important for Rhode Island and America.

You'd never know it today, but Jack, a Providence native, started out as an electrician. Today he's president of Providence-based Property Advisory Group Inc. (PAG), and he is a familiar face to every major politician in city and state government. He's also a prominent advocate for affordable housing, and for career and technical education (CTE).

In fact, PAG is a major developer of affordable housing, not only in Rhode Island but as far west as Phoenix, Arizona, and as far south as Delaware.

"We do a little bit of everything," Jack tells us. For PAG and its sister companies, Cathedral Development Group Inc. and Cathedral Construction Management LLC, that includes acquisitions, construction of affordable and conventional housing, and property management.

Jack and business associates Robert Gaudreau and Gretchen Maurer have been working together for nearly 40 years.

"We've developed a number of sites over the years, and we have close to 3,000 units in-house and owned through other entities. Our work is 95 percent residential," Jack explains.

"Me, I started out in the Air Force, worked for Electric Boat and several electrical contractors, and I became a master electrician. Bob Gaudreau asked me to come to work for him because was doing syndications of property and putting people in different deals. But he needed help with the buildings."

Jack, who had attended Roger Williams College to study finance and accounting, had mechanical ability and an electrician's license, and he knew the building trades. So it was a perfect match.

"We got together in 1978, and over the years we found a great need for affordable housing. We're doing our part: Affordable



Jack Bentz, center, visits Worcester Technical High School in February 2014 with then-Rhode Island Commissioner of Education Deborah Gist and fellow CTE advocate Robert J. Baldwin, past RIBA president.

housing is sorely needed, and there's not enough of it," Jack declares.

PAG and its sisters might be a far-flung operation, but it's really a family business – with two families. Jack's son, Jonathan, and Bob's son, Rob, both work in the business.

As if PAG and his other business and civic activities don't keep him busy enough, Jack is the current president of the National Leased Housing Association, a Washington-based advocacy group representing the affordable multifamily housing industry. He's also a past president of both the Institute of Real Estate Management (IREM) in Rhode Island and the Rhode Island Apartment Association. Jack also served as treasurer of the Rhode Island Health and Educational Building

Corp. (RIHEBC) which, during his tenure, issued over \$500 million in municipal bonds for non-profit healthcare and educational institutions, including the Providence Career and Technical Academy.

PAG joined RIBA in 1993, and Jack has been on Board of Directors for many years. He takes good advantage of the many member benefits, especially the tuition-free classes for members and their employees.

"We send our people to quite a few of the classes, especially the lead classes, OSHA, and business classes," says Jack.

"Members get discounts on many products, and some of the savings can be quite significant. I used my Hertz discount just this past week!"

When we say Jack is an active RIBA member, we're not kidding.

"I also attend the International Builders Show and our own Home Show, and they're both great. And I can't say enough about RIBA's legislative advocacy and the support it gives to CTE and the students," Jack states. "In RIBA, you really know you're part of something that's helping the community and training kids."

Why is Jack so dedicated to supporting CTE?

"Having been a member of the trades and after getting involved with RIBA, it became apparent that people were aging out and nobody was replacing them. We have to get the young people on board."

Jack and past RIBA President Bob Baldwin have been working on these issues for over 20 years. Jack's advice to students: Study a trade whether you're going to college or not.

"Study carpentry, plumbing, CAD, HVAC, electrical... If you don't go to college, you'll be able to make a decent living and become part of middle America. If you do go to college, you can get a good-paying job to help pay for it, and you won't have a mountain of debt when you come out.

Visit PAG at <http://propertyadvisorygroup.com>.



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Andersen Excellence Dealers boost CTE

United Builders Supply sees need to attract young people to careers in the industry

By Paul F. Eno *Editor*

"As a lumberyard, it's very important to us to bring young people into the industry."

That's the philosophy at United Builders Supply (UBS), as summed up by Robert Wilcox, vice president for sales at the popular Rhode Island/Connecticut supplier.

In addition, UBS is an Andersen Excellence Dealer, one of six participating in active support for Rhode Island career and technical education (CTE) in 2017 at the behest of Andersen Corp.

"I've been with UBS for 33 years," said Mr. Wilcox. "I've seen people in the industry who got older, then tried to pass the torch to qualified younger people. That seems to get harder and harder to do."

UBS is a longtime member of the Rhode Island Builders Association, which has worked to support CTE for more than 20 years. So when RIBA and its industry partners unveiled the Residential Construction Workforce Partnership (RCWP), and when Andersen announced its support for CTE,

UBS wanted to help.

"Andersen's Don Hamel was instrumental in getting us involved. It seemed like a great thing to do," said Mr. Wilcox, himself a graduate of Chariho Regional High School, which has its own CTE program.

"It was great to see the CTE students from my *alma mater* involved in hands-on, school-to-work programs like the RIBA Home Show this year and last."

Initially this year, UBS helped students by donating transportation of exhibit components to and from the Home Show, held March 30th-April 2nd at the Rhode Island Convention Center, Providence. UBS trucks transported Chariho's section of the Designers Show House, and also landscaping elements from The Farmer's Daughter in South Kingstown, which were arranged at the Home Show by horticultural students from several schools.

Encouraged by these interactions with enthusiastic students, Mr. Wilcox is reassured about the industry's future.

"One of my contractor customers told

me recently that he wants to pass the torch, but he isn't confident that there's anyone out there to pass it to. I assured him that there are," he said.


"We just need to get them the education and tools they need, then attract them to the industry."

Mr. Hamel, Andersen's territory sales manager, echoed that goal.

"The intent is to invest in our future workforce, whether it's in the construction trades or in the retail lumber and building materials industry. Many young students don't know about the opportunities in the industry," Mr. Hamel said.

Overall, he cited an aging workforce as an alarm bell.

"A major issue facing our trade professionals is the lack of a skilled workforce, as well as an aging current workforce. The future of our industry relies on a workforce with the appropriate skill sets to add value to our businesses and to the construction trades in Rhode Island," said Mr. Hamel.

Related stories on pages 19, 20, 24. 



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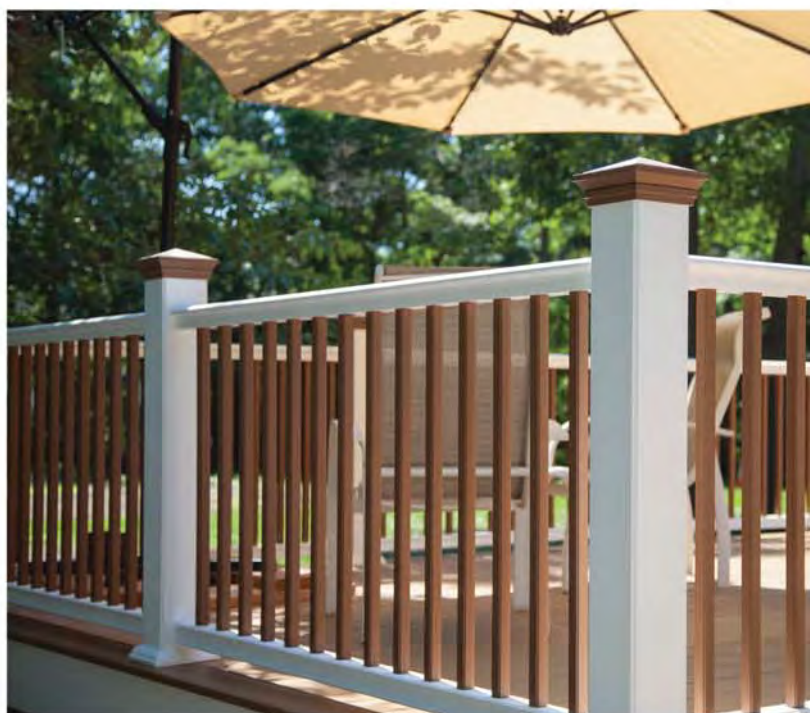
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Providence Career and Technical Academy:

Hearts in, hands on for the construction trades

By Paul F. Eno *Editor*

After graduating from the University of Rhode Island, Ronald Carreiro was a contractor who built movie sets, but he always believed that he was born to teach. And he fulfilled his dream in the Providence school system and its career and technical education (CTE) program. That was 16 years ago.

When the 296,000 square-foot, \$52 million Providence Career and Technical Academy (PCTA) opened in 2009, Mr. Carreiro found a true home in the Construction Technology Program, which began a year later. And when he's in the classroom or the shop, it's all business.

"We're interested in moving any student who wants a job in the construction industry into a job, and a number of them want to do that. Some plan to go to college, then get into the industry later. One of our grads is studying civil engineering at URI," Mr. Carreiro explained during a PCTA visit by *The Rhode Island Builder* on April 28th.

We were in PCTA's spacious and well-equipped construction shop, with students busy all around us.

"We do quite a few shop projects," Mr. Carreiro noted. "But right now, our main project is building a storage facility just outside this building."

This turned out to be an ambitious, two-story, 36' x 16' structure, adjacent to the PCTA sports fields. Eventually, it will have a cantilevered deck for observation of events by the media, plenty of space for storing sports equipment, an overhead door, and even an area for food concessions, which has already been framed in.

In the runup to the Rhode Island Builders Association's 2017 Home Show, work on the storage building was suspended so students could build their component of the Designer Show House. At the show, they also helped assemble the Solar Greenhouse.

"I saw these students before and at the



PCTA Construction Technology Instructor Ronald Carreiro, left, confers with student Dillon Brown. Dillon "is here every day, on time, ready to go," Mr. Carreiro says.

Home Show, and they were enthusiastic!" reported Mr. Carreiro's colleague, Instructor David Blakeley, also a former contractor, who previously taught at Bristol-Plymouth Regional Technical School in Massachusetts, and is now in his first year at PCTA.

"The challenge is getting them to stay in the field," Mr. Blakeley stated.

PCTA, located on Fricker Street in the capital city, offers 13 different vocational paths. The Construction Technology Program has 54 students and operates on a "weekabout" schedule: one week in the classroom and one week in hands-on, school-to-work projects.

"It's actually more work than a normal high school, but the weekabout schedule gives us flexibility to undertake projects like the Home Show," Mr. Carreiro said.

"This is a comprehensive high school as well as a career and technical education (CTE) program. They don't come in

here and do 'birdhouse 101.' They study construction math up to trigonometry. Here they get an understanding of construction, and it's real," he added.

PCTA has an Advisory Committee that includes people from the construction trades, including RIBA's CTE liaison and Education and Workforce Development Committee member Louis Cotoia.

When we visited, the students were in the midst of Partnership for Assessment of Readiness for College and Careers (PARCC) testing, a Common Core requirement. The tough schedule, however, hasn't slowed down those PCTA students. Under the leadership of Principal Wobberson Torchon, graduation rates have jumped by 22 percent over the last six years, to 89 percent.

PCTA students are active not only with RIBA and the Residential Construction Workforce Partnership but with SkillsUSA. This year, students Carlos Ferman (silver

see PCTA ...page 29



Students are always busy at the Providence Career and Technical Academy. Here, Dillon Brown, left, and Carlos Ferman work off the specs for a hands-on shop project.



Ready to head out to work on a two-story storage facility students are building on the PCTA campus is Christian Gomez, who plans to earn a business degree at college, then pursue a career in construction and have his own business. Classmate Michael Vargas plans to become an architect. Silikari Vigirmana wants to be a music producer, but realizes that the skills he learns at PCTA will be useful no matter what he does.

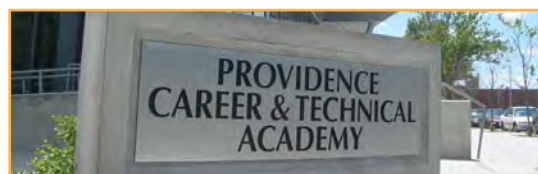
Students start with the basics. Here, two freshmen are building a simple cabinet with shelves.



Meanwhile, juniors and seniors are about to resume work on a 36' by 16', two-story storage building by the PCTA sports fields.



PCTA students also participated in RhodeWorks Construction Career Days at the RIDOT Midstate Maintenance Facility in East Greenwich on April 26th and 27th. Also there in support of career and technical education were RIBA Education and Workforce Development Committee member Louis Cotoia and RIBA staffer Cheryl Boyd. With Ms. Boyd here are PCTA students Christian Lopez, left, and Wesley Martinez.



Continuing Education for Contractors

Courses headlined in **RED** on the Education Pages qualify for state-mandated continuing education requirements for contractors. All contractors in Rhode Island must take five credit hours of continuing education within 24 months of their next renewal date.

Five Credit Hours: OSHA Safety Review

June 5th, June 19th, July 11th, July 27th

WHEN: Monday, June 5th and 19th, 8 a.m. to 1:30 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 \$15 materials/registration fee. A \$150 charge for non-members and a \$15 materials/registration fee.

DEADLINE TO REGISTER: One week before class. No admittance without pre-registration and payment.

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

Join instructor Scott Asprey for an "OSHA Safety Review" to improve your knowledge and compliance, and avoid accidents and costly fines.

Subjects will include a review of jobsite safety rules, fall protection, ladders and scaffolding, and confined spaces. You must pre-register for this course. There will be no admittance without pre-registration. Payment is due upon registration. Participants must provide proof of employment with a member company for the class to be free. Lunch is included.



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8 Hour Lead-Safe Remodeler Course

June 22nd

WHEN: Thursday, June 22nd, 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. No admittance without pre-registration and payment.

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

This course is required to obtain or renew a Lead Safe Remodelers/Renovator certification, necessary for work in all pre-1978 buildings. This course covers the EPA's Renovation, Repair and Painting (RRP) requirements in Rhode Island and Massachusetts.

A written exam is given at the end of the course. A passing grade allows attendees to apply for licensing through the Rhode Island Dept. of Health and the EPA. Pre-registration and a photo are required for your certificate. This must be a head shot only. E-mail it to smccarthy@ribuilders.org at least five days before the class.

No admittance without pre-registration and the photo. Payment is due upon registration. Participants must provide proof of employment with a member company for the class to be free. 

RIBA reserves the right to limit the number of attendees from a single company at courses taught on-site.

For all courses, employees must provide proof of employment with a member company upon registration for class to be free of tuition charges.

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RIBA members receive many benefits by supporting Build-Pac



Steven Carlino

Our members might not realize all the good things that can come from being active in the Rhode Island Builders Association's Build-Pac, the political action committee that supports our advocacy program on the state level.

These benefits were well showcased on April 26th as nearly 70 members and guests attended 2017's first Build-Pac fundraiser, held at the Eleven Forty Nine restaurant in East Greenwich. *Story on pages 8-9.*

It was a great evening as we networked and heard the latest news from our chief government relations advocate, Joe Walsh.

Certainly, the money raised at Build-Pac events helps further RIBA's legislative advocacy for our industry. It allows RIBA to make our industry's presence, policies and positions known.

There are many additional byproducts that come with being

active in Build-Pac. One is the chance for additional networking with like-minded colleagues. Build-Pac activities allow you to refresh and renew your business networking contacts, and they build camaraderie. Sometimes you just can't get "face time" with your associates during the day because everyone is so busy, and these evening activities can make up for that.

At the same time, there's no substitute for your active involvement in RIBA's legislative advocacy. On April 26th, the point was made that RIBA is respected, and that when our members are active in our advocacy, it's noticed at the State House.

Based on our own experience on this committee, we can assure you that lawmakers want to hear from those of us in small business. They know that small business is the economic backbone of the

see LEGISLATIVE PAGE ...page 29



Roland J. Fiore

RIBA's Legislative Committee

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NAHB tackles Canadian lumber issue

National Association of Home Builders

The National Association of Home Builders (NAHB) on April 25th denounced the decision by the U.S. Dept. of Commerce to impose a 20 percent countervailing duty on Canadian lumber imports.

NAHB said that the move will harm American home buyers, consumers and businesses while failing to resolve the underlying trade dispute between the two nations.

“NAHB is deeply disappointed in this short-sighted action by the U.S. Dept. of Commerce that will ultimately do nothing to resolve issues causing the U.S.-Canadian lumber trade dispute, but will negatively harm American consumers and housing affordability,” said NAHB Chairman Granger MacDonald, a home builder and developer from Kerrville, Texas.

95% of U.S. lumber imports are from Canada

Thirty-three percent of the lumber used in the U.S. last year was imported, with over 95 percent of those imports from Canada.

“This means that imports are essential for the construction of affordable new homes, and to make improvements on existing homes,” said Mr. MacDonald.

The trade agreement that has governed Canadian imports of softwood lumber since 2006 effectively expired at the end of 2016.

Uncertainty surrounding a new trade pact is the primary catalyst for the 22 percent spike in the Random Lengths Composite Price Index for lumber since the beginning of the year, an NAHB statement pointed out.

“It takes about 15,000 board feet (of lumber) to build a typical single-family home, and the lumber price increase in the first quarter of this year has added almost \$3,600 to the price of a new home,” Mr. MacDonald added.

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24/June 2017

Workforce Development Issue

Why don't many young Americans want to do construction work?

By Paul F. Eno *Editor*

Why don't many young Americans want to do construction work?

That's a question that concerns the Residential Construction Workforce Partnership (RCWP) and the Rhode Island Builders Association as they try to support and improve career and technical education (CTE) in Rhode Island, and to bring employers and skilled employees together.

While, in the words of Louis Cotoia, a key member of RIBA's Education and Workforce Development Committee, “jaws hit the floor when I tell students how much money they can make in the trades,” cash might not be the main issue.

“Labor capacity risk may be mostly a case of missing motivators: mastery, autonomy and purpose ... not a matter of money,” says Tyler Cowen, author, philosopher and professor of economics at George Mason University.

According to Dr. Cowen, Americans, including young people, are more self-centered and more averse to taking risks than they were in previous generations.

“If you cease being challenged, and you think your way of life is the only way, ultimately that way will become weak. It will be subject to less improvement. You will enter a kind of bubble and continually be surprised by the challenges the outside world keeps on throwing at you. But you're not very well-equipped intellectually to handle them,” he said in a March 2nd interview with National Public Radio.

An article by John McManus of the Washington-based Residential Group at Hanley Wood, posted at BUILDERONLINE.com on April 20th, relates this “complacency” to the very question of why young people might reject construction jobs.

Dr. Cowen's comments “relate to what 63 percent of our Builder 100 survey respondents among home building's top 200 companies tell us is their biggest worry right now. Labor,” Mr. McManus writes.

Mr. McManus also cites a National Association of Home Builders (NAHB) poll of young adults, ages 18 to 25, on how they feel about a career in the construction trades. Most (74 percent) said they already knew the field they want to work in. Only 3 percent were interested in the construction trades.

Of the 63 percent who said they were undecided on a career, 43 percent said they wouldn't consider working in the construction trades under any circumstances.

Most of those interested in the trades said that its two most important benefits are good pay (80 percent) and the attainment of useful skills (74 percent). Less than half cited as benefits that the work is seasonal (15 percent) or that it doesn't require a college degree (37 percent).

“The 63 percent of undecided young adults who indicated there was no or little chance they would consider a career in the trades, no matter the pay, were prodded about the reasons for their resoluteness,” Mr. McManus writes.

“The two most common reasons are wanting a less physically-demanding job (48 percent) and the belief that construction work is difficult (32 percent). They were then asked if there was any compensation level that might entice them to reconsider a career in the trades. For slightly more than 20 percent, that number is either \$75,000 or \$100,000,

see YOUNG PEOPLE...page 26

www.ribuilders.org

Erica Kreuter

Director, MassWorks

A native of Providence, Erica Kreuter is the director of the MassWorks Infrastructure Program for the Executive Office of Housing and Economic Development (EOHED). She oversees one of the largest infrastructure grant programs in Massachusetts. A graduate of Colby College in Maine, Ms. Kreuter became the project manager for MassWorks as the office was preparing to hold its first competitive grant round. In her current post, she has led two of the last five competitive grant rounds, coordinating across agencies to ensure that the \$152 million invested in municipalities supports the administration's policies and leads to immediate housing and job creation. In addition to leading MassWorks, Ms. Kreuter assists municipalities to encourage growth and development throughout the state. She is directly involved with the 43D Local Expedited Permitting Program, and serves as EOHED's lead for the Interconnection Utility Working Group with the Dept. of Public Utilities. She currently serves on boards for MassDevelopment's Brownfields Advisory Group, the Energy Facilities Siting Board and the Revere Beach Design Review Board. Before joining EOHED, Ms. Kreuter worked for the Dewey Square Group, where she worked on projects ranging from local non-profits to Fortune 500 companies.



pending plan.

THE BUILDER: Does MassWorks help fund drinking-water and sewer-system expansion as well as maintenance and upgrades?

KREUTER: We do, but it's tied to a need or demand generated by private development or a specific revitalization project in a given community.

We expect applications for a project like that to be at a point where the municipality has, through its own consultants or the developer's, already navigated any approvals from agencies that oversee drinking water and/or sewers.

That way, by the time the application gets to MassWorks, we're reviewing a final application. That's where the shovel-readiness comes in.

THE BUILDER: Along with the bonds that fund MassWorks, can there be public/private partnerships for funding a given infrastructure project?

KREUTER: We have no formal mechanism for "P-3" (public-private partnerships), but we strongly encourage municipalities to work with developers to secure additional funding, either by the developer and/or the municipality contributing to the project.

For example, we awarded a project in Wrentham, on the Rhode Island line, for a water-main replacement project in support of a \$100 million mixed-use development right along Route 1. In that case, the developer contributed toward the design engineering of the public infrastructure project, amounting to \$1 or \$2 million.

THE BUILDER: When it comes to encouraging economic growth: How much has MassWorks invested and what has been the return?

KREUTER: In the 2016 grant round, last fall, we awarded roughly \$85 million in public infrastructure grant funds. We estimate that will generate \$1 billion in private investment, and that it will unlock over 2,000 new housing units.

THE BUILDER: Please share major success stories for both redevelopment and new planned development.

KREUTER: One that's close to Rhode Island is the Renaissance Station development in Attleboro, near the railroad station and intermodal transit center. Our grant to the city was about \$4 million, and we're funding construction of the new, 1,390-foot

THE BUILDER: What is MassWorks all about, and how is it funded?

KREUTER: MassWorks is a competitive capital grants program. Municipalities and public entities can apply to MassWorks for grants that fund public infrastructure projects in support of private development or housing creation within the commonwealth.

On average, we have roughly \$75 million each year in capital funding. That's distributed through a competitive grant cycle. We have our annual solicitation in the summer, and we award the grants in the fall.

We expect projects to be shovel-ready, ready to begin construction, the following spring. In return for our investment, we look to unlock immediate private investment. So, we expect not only the public project to be shovel-ready but also the private development that was presented as accompanying it.

Our funding is through bond authorizations as passed by the legislature and signed by the governor. In the last economic development bill, we received \$500 million in bond authorizations. The administration can now assign that through the five-year capital

see *INTERVIEW* ...page 27

YOUNG PEOPLE...from page 24

but for the plurality (43 percent), there is no amount of money that could make them give the trades a second thought.”

NAHB’s Rose Quint, who conducted the poll, believes perception is part of the problem because young people don’t see a rewarding career path in the skilled trades.

Along with the other misconceptions, the NAHB poll revealed that young people don’t think of skilled construction jobs as being very lucrative. Ms. Quint notes:

“In order to more concretely understand young adults’ perception of the financial benefits of a career in the construction trades, the survey asked how much they thought people in the construction trades earn annually.

“Ten percent said they didn’t know. Of the other 90 percent, 9 percent think the figure is under \$25,000; 34 percent think it is between \$25,000 and \$50,999; another 34 percent between \$51,000 and \$75,999; 11 percent between \$76,000 and \$100,000; and only 2 percent think people in the construction trades can earn upwards of \$100,000 a year. Summarized in one number, young adults think the typical (median) salary of a person in the trades is around \$56,150 a year.”

Nevertheless, it’s not all about money, Mr. McManus emphasizes.

“Misgivings and misperceptions about what a skilled-labor career path looks like, and what it yields in terms of a gratifying livelihood, may be at the core of the challenge of attracting more young people to the field,” he writes.

He also cites *Drive* author Daniel Pink’s contention “autonomy, mastery and purpose (are) innate, fundamental motivators that people strive for and want out of their work.”

“It does seem to us, as it appears to NAHB economist Quint, that a big part of the construction labor problem is perception vs. reality. But it also may trace to what Tyler Cowen means when he talks about our complacency challenge.”

See Mr. McManus’s article at BUILDERONLINE.com. See the NAHB poll results at EYEOHousing.org



LUMBER...from page 24

NAHB believes the best way to resolve this trade impasse and avoid these negative economic repercussions is to:

- Urge the U.S. and Canada to work cooperatively to achieve a long-term, stable solution in lumber trade that provides for a consistent and fairly-priced supply of lumber.
- Increase domestic production by seeking higher targets for timber sales from publicly-owned lands and opening up additional federal forest lands for logging in an environmentally sustainable manner.
- Reduce U.S. lumber exports.

“Taking these steps to meet our nation’s lumber needs is essential because tariffs needlessly increase the volatility of the lumber markets we use, resulting in higher prices for U.S. home buyers and other consumers and businesses who use lumber,” said Mr. MacDonald.



NAHB slates Legislative Conference for June 14 in Washington



Members of the National Association of Home Builders (NAHB), representing many state and local home builders associations, from around the nation, will be on Capitol Hill on Wednesday, June 14th.

Participating members will meet with their respective congressional delegations to discuss issues of vital interest to the home building industry.

The Legislative Conference is a highlight of the NAHB Midyear Board Meeting, to take place from June 13th-17th this year, marking NAHB’s 75th anniversary.

The day will begin with registration at the Marriott Wardman Park Hotel in Washington, beginning at 6:30 a.m.

There will be a morning briefing at the hotel, headquarters for the NAHB Midyear Board Meeting, on key issues. There will be a guest speaker as well.

After a day of Capitol Hill office visits and meetings, the Legislative Conference concludes with an evening reception back at the Wardman Park.

NAHB’s Legislative Conference alternates with Bringing Housing Home™, when our builders, remodelers and trade partners meet with their members of Congress in their home legislative districts. Bringing Housing Home returns in the spring of 2018.

For details on participating, contact Michael Blake Bezruki, (202) 266-8542 or e-mail mbezruki@nabh.org.





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Jobs Bank leaps to 249 candidates, 548 employers

The online Jobs Bank at www.RCWPJobs.com shows no signs of slowing down, generating big interest from employers and job seekers alike.

Still, the trends show that there are many more jobs available than there are skilled workers to fill them.

As of May 4th, 548 employers (up from 545 in April and 537 in March) and 249 job candidates (up from 235 in April and 217 in March) had signed up for free accounts at www.RCWPJobs.com. There were 55 jobs posted (down from 59 in April and 58 in



March), indicating that some job candidates who are available are being hired. There were 61 resumes posted on the site.

The Jobs Bank is a tool created by the Residential Construction Workforce Partnership (RCWP), with the Rhode Island Builders Association as its hub.

"Members interested in hiring students don't want to miss out and should quickly post jobs and/or search the resumes for entry level candidates," said Cheryl Boyd, RIBA's director of membership and education.

Whether you're an employer or a job seeker, sign up for a free account at RCWPJobs.com. For more information, contact Ms. Boyd at (401) 438-7400 or cboyd@ribuilders.org.

INTERVIEW...from page 25

Riverfront Drive, which will unlock new development parcels that will be transit-oriented. This benefited two private residential developments that will eventually include an estimated 250 new multi-family housing units and some 20,000 square feet of commercial space.

In addition, we funded the Assembly Square MBTA Station in Somerville. That was a \$25 million investment to create a new Orange Line station, and it has resulted in a \$1 billion private, mixed-use development.

THE BUILDER: By one estimate, Rhode Island needs upwards of \$1 billion just to maintain and upgrade the drinking-water and sewer infrastructure we already have, never mind expand it. What's your advice for us?

KREUTER: We've seen tremendous success with the MassWorks program. Communities appreciate its flexibility because it can fund not only drinking-water and sewer projects, but also roadways, intermodal centers, public parking garages, and even a public wharf in Plymouth.

The flexibility of MassWorks allows it to unlock immediate private investment so that communities and developers aren't trying to cobble together funding sources for the public infrastructure that's critical to unlocking private investment on a timeline that works efficiently for all.

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BARRIERS...from page 2

co-authored the study with colleague Jongsung Kim.

The study also looked at the decline in the state's student population during the 2000s, noting that this actually costs more money per student by making school districts less efficient.

"Along with virtually non-existent population growth since 2000, Rhode Island has also seen a marked decrease in its school-age population, those under 18. This loss of population resulted in decreased economic activity statewide and contributed to a significant increase in average spending per student enrolled in K-12 public schools," Dr. Tebaldi pointed out.

Mr. Kelly's arguments against anti-family policies go beyond economics, to quality of life and threats to an engaged citizenry.

"The population is aging rapidly in Rhode Island, and family size is shrinking. Simply put, the number of school-age children is dropping as the baby boomers become grandparents," Mr. Kelly noted.

"While some residents see this as a fiscal blessing, I see this as a potential crisis in the fabric of these communities. Children and families breathe life and energy into neighborhoods, they feed



local economies, and they invest time in the community. These positive impacts have been harder to quantify, so they've been largely ignored," he added.

One warning sign of this demographic crises across Rhode Island is that the average age on volunteer boards and commissions has risen dramatically, according to Mr. Kelly.

"This isn't a problem now, but where is the next generation of engaged citizens going to come from? For that matter, who will be the next librarian, school teacher or police officer? There's a direct correlation between the ability of families of more modest means to buy a home, and the long-term vibrancy and security of a given community."

Mr. Kelly cited a problem the Rhode Island Builders Association has been warning about for years when it comes to the residential construction industry's labor shortage.

"Recent high school and college graduates are moving away because they can't find an affordable (housing) option. Local policies that foster high-cost, single-family homes or 'over-55 communities' leave few options for first-time home buyers to sink roots in a community."

These policies have been around for up to 40 years, Mr. Kelly said.

"Local leaders thought they were setting up their towns for long-term financial stability. It was a short-sighted strategy that many communities are starting to pay for now in ways that go far deeper than local budgets."

RIBA member John Bentz of Property Advisory Group agrees because he sees the affects of these policies as a developer.

"Affordable housing, especially for families, is sorely needed, and there's not enough of it," Mr. Bentz said.

"I don't care what anybody says, 'Middle America' has been forgotten. They need housing more than ever before because they can't afford it. With median income of 30, 40 or 60 percent, people with 80 to 100 percent of median income are going to wind up paying anywhere from 50 percent or more, the way rents are going up, and no subsidies are available for those people to buy houses or to bridge the gap."

And what about Cumberland, where families reportedly were unwelcome in 2015?

"Cumberland doesn't want to keep anyone out. It's a family-friendly place with great schools," Jonathan Stevens, Cumberland's director of planning and community development, told *The Rhode Island Builder* in May.

"The community has terrific resources for families. But if we're talking new development, Cumberland is highly built-out. So the real question might be: What type of residential development do we anticipate in the future?" Mr. Stevens added.

Watch *The Rhode Island Builder* for more reports as this issue continues to develop.

ZONING CASE...from page 1

any conflict in provisions.... The regulation of development...is a function of the Zoning Ordinance and not the Comprehensive Plan," Judge Gallo wrote.

"The court also noted that the language of the comprehensive plan in question was general, and not necessarily more respective than the zoning ordinance," noted William R. Landry, an attorney for the plaintiffs.

Plaintiffs in the case were Post Acute Partners Acquisitions LLC, a New York-based developer; and the property owner, 521 Main Street LLC, a local development firm owned by Roland J. Fiore, a longtime member of the Rhode Island Builders Association and immediate past president.

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BOARD...from page 6

The executive director reminded the board about the Annual Networking Barbecue on June 15th, sponsored by Douglas Lumber, Kitchens & Home Center, noting that the June board meeting would take place at that event. He also reported on the successful Build-Pac fundraiser, held on April 26th. *Related story on pages 8-9.*


RIBA State Representative Robert J. Baldwin updated directors on happenings at the National Association of Home Builders (NAHB), noting that some substantial reorganization regarding governance, membership and funding is ongoing.

Surprise Spike awards from NAHB were presented to RIBA Vice President Timothy A. Stasiunas of The Stasiunas Companies, and to Immediate Past President Roland J. Fiore to recognize their efforts to recruit new members.

RIBA members are invited to attend meetings of the Board of Directors for informational purposes. For more information and to register, contact Elizabeth Carpenter, ecarpenter@ribuilders.org, or call (401) 438-7400. 

LEGISLATIVE PAGE...from page 23

state. They're interested in what you have to say, whether it's in testimony at the State House, during a chance meeting in an office or hallway, or at one of their own fundraisers.

RIBA is always here to back you up with in-depth information on a given issue for our industry, and with advice on how to approach and talk with lawmakers. Contact Executive Director John Marcantonio at (401) 438-7400 or jmarcantonio@ribuilders.org for more information. 



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PCTA...from page 19

medal) and Christian Lopez (bronze medal) won honors in the carpentry competition.

"They come to us with an interest, and we foster that interest," Mr. Carreiro said. "There are a lot of students coming right out of 8th grade who are interested in carpentry, but we need to increase exposure to what we do here."

Providence's Delsesto Middle School is a "feeder school" for PCTA, but the need for recruitment has to start early, Mr. Carreiro believes.

"Even if the students don't enter the trades, they're learning skills that will stand by them throughout life."

Find out more about PCTA at <https://www.providenceschools.org/PCTA>. 

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