

**FEATURED
PRODUCTS AND
SERVICES FOR
DECEMBER**

Middle Section

**RIBA education,
job training move
at record pace**

The Rhode Island Builders Association's Contractor Development Program and Trade Training are preparing hundreds for jobs in the residential construction industry.

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**State's housing
crisis gets worse**

HousingWorks RI at Roger Williams University releases *2020 Housing Fact Book*, and statistics call for more housing production.

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**Latinos are latest
immigrant group
to embrace
industry careers**

In a special feature, *The Rhode Island Builder* compares the Hispanic experience with that of earlier immigrants who chose residential construction in Rhode Island as a way of life.

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**New air leakage
standard coming
in 2021**

Rhode Island will upgrade the required blower door test results next year.

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Building, remodeling boom sparked by COVID could be long-term

Get ready for more high demand from homeowners as RIBA educates contractors, trains trades.

By Paul F. Eno *Editor*

Are you keeping up?

That seems to be a top question for members of the Rhode Island Builders Association lately, as demand for residential building and remodeling soars, and materials and skilled labor remain tight.

COVID-related factors that have prompted people to work and study from home, leave cities for the wide(er)-open spaces, and even to avoid civil unrest in urban areas, all have Rhode Island's residential builders and remodelers scrambling to satisfy property owners. And many believe that this pace won't slow down anytime soon.

"We're seeing a change in how housing is perceived and the behaviors around it, and this could last for a generation," said RIBA Executive Officer John Marcantonio.

"We're talking new home construction, alteration, remodeling and we are seeing massive changes in economic behavior because of the pandemic," Mr. Marcantonio continued.

"Instead of traveling and going out to dinner, people are spending money on home alteration and repairs, and we think they will continue to do so. After all, these behaviors come from people realizing that, 'All right, my kids are going to learn from home, my job is going



John Marcantonio

Lori A. Greer

Wayne Pimental

to be work-from-home, and my elderly parents may have to live in my home, so how to I adjust" he added.

"I think these behavioral changes could cause housing to be affected for an extended period of time, perhaps even a generation. I don't think this life-changing event gets dismissed in the minds of consumers and home owners anytime soon. I think we are looking at a systemic change in how housing is perceived, how homes are built and designed, perhaps even how we live going forward."

Predicting the future

Lori A. Greer, a New York-based behavioral scientist, agreed – to a point.

"People can do a very good job of working from home, but in terms of what people are going to do long-term -- where they're going and whether they will stay permanently -- depends on many factors," Ms. Greer said.

see HOUSING...page 36

In this issue: Signs for your jobsite

The State Building Office now requires that COVID-19 safety posters be visible to employees and visitors, including signage posted at all entrances to a jobsite. If there is no actual entrance, signs may be posted on porta johns. Once the permanent structure is built, posters must be displayed at the entrances while work continues. Contractors should expect random jobsite inspections for compliance.

For copies of four required jobsite safety signs, see the pull-out centerspread of this issue.



In Rhode Island, COVID making a tough housing situation worse

Housing considered a top factor in defense against virus, but state falls short in supply, affordability.

By Paul F. Eno Editor

"Housing is healthcare."

That's how Diane Yentel, president and CEO of the National Low Income Housing Coalition, summed up the dovetail between the shortage of affordable housing and the COVID-19 pandemic.

Ms. Yentel was the keynote speaker during an October 16th online teleconference built around release of the *2020 Housing Fact Book* by HousingWorks RI (HWRI) at Roger Williams University.

With good housing considered an important defense against the virus, the prognosis for low-income families in Rhode Island



isn't good. According to the *Fact Book*:

- Some 37 percent of Rhode Island households are "cost-burdened" by housing.
- Only six of Rhode Island's 39 municipalities have met the goal of 10 percent affordable housing stock as mandated by the state's Low and Moderate Income Housing Act of 1991, enacted 29 years ago.
- Households earning the state's median household income of \$63,296 can only afford to buy a home in one Rhode Island community: Central Falls, the most densely populated city in the state.
- Households earning the state's median renter income of \$34,255 cannot afford to rent in any Rhode Island city or town.

• Eighty-one percent of Rhode Island renters with incomes below \$12,765 are cost-burdened, and 60 percent severely so.

"Overall, these new figures represent a range of increase from five to 28 percent in the rates of cost-burdened and severely cost-burdened renter households across four of the five income ranges," said Annette Bourne, director of policy research at HWRI.

"The inclusion of racial and ethnic data also exposes disparities regarding homeownership and renting. Housing cost burdens remain stubbornly high, especially across the lowest income brackets."

Builders need flexibility

Ms. Bourne called upon the state to help assure "more flexible building in our communities."

"We need to do a deeper dive and have a lot more technical assistance to look at the cost of land, the cost of building units, if we want our builders to be able to bring price points down, to build units that can rent for under \$1,000, and to build homes for under \$200,000," she added.

"We really need to crunch some numbers. From talking to our builders, such as Dave Caldwell (of Caldwell and Johnson Inc., a past president of the Rhode Island Builders Association), I know that that's just not doable for builders right now."

See the complete *2020 Housing Fact Book* at Housingworksri.org.

The Rhode Island

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DEADLINE FOR THE JANUARY ISSUE

All copy, ads and photos must be to us by

Monday, November 30

E-mail material to builder@newriverpress.com

or fax: (401) 356-0913

President's Message



Carol O'Donnell

RIBA makes us all stonger!

Several of my great predecessors in this office always made the point that we can do far more together than we ever can do alone. The Rhode Island Builders Association proves this every day.

Where can you get reliable information for your business in a year of upheaval like 2020? Get it from RIBA, through your membership! From *The Rhode Island Builder* magazine, which has been informing the industry every month for nearly 70 years, to our monthly podcasts and up-to-the-minute e-mails, find out what you need to know to prosper in the COVID-19 era.

Where can you get the education you need to keep up? Get it from RIBA, through your membership – tuition-free! The Contractor Development Program offers all the courses you need to meet your state-mandated continuing-education requirements, and many more courses to help you be better at business and to improve your know-how and skills. And it's all free of tuition charge for members and their employees.

Where can you get skilled employees to help you meet today's huge demand for building and remodeling? Get them through RIBA! Thanks to funding from Real Jobs Rhode Island, RIBA's 26-week trade-training courses are preparing more than 100 people at a time to enter the residential construction workforce in carpentry, electrical or HVAC, or are upskilling current employees. Classes are free to students and employers.

The Vocational English as a Second Language (VESL) classes are a special layer in the trade training, taking dedicated students who are already English-speakers and teaching them basic carpentry and construction terminology.

RIBA even has a dynamic Professional Women in Building Council (PWB), which brings together women from all areas of the residential construction industry for educational and networking functions.

There is much more to RIBA's member benefits. Find out about them, use them, and tell your non-member colleagues about them. They make us all stronger!



**For RIBA
membership information
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401-438-7400
or egeddes@ribuilders.org**

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Looking Ahead

December 2020

♦ **Ongoing: Vocational English as a Second Language (VESL) - Basic Carpentry** - Recruiting continues for ongoing VESL classes. For details, contact Betty Bernal at (401) 500-9146 or bbernal@ribuilders.org, or register online at [RIBuilders.org/vesl-training-program-details](https://ribuilders.org/vesl-training-program-details).

🔧 ♦ **December 2nd: Continuing Education for Contractors - 2 Credit Hours** - Topic is Advanced Framing. Taught via Zoom. *Details on page 16.*

🔧 ♦ **December 3rd: Continuing Education for Contractors - 2 Credit Hours** - Topic is Mold Awareness. Taught via Zoom. *Details on page 16.*

♦ **December 4th: RIBA Contractor Training** - Topic is Interested in Growing Your Small Business by Selling to the Federal Government? Taught via Zoom. *Details on page 29.*

♦ **December 8th: RIBA Contractor Training** - Topic is DEM Stormwater Requirements. Taught via Zoom. *Details on page 29.*

🔧 ♦ **December 9th: Continuing Education for Contractors - 2½ Credit Hours** - Topic is Building Planning. Taught via Zoom. *Details on page 27.*

🔧 ♦ **December 10th: Continuing Education for Contractors - 2 Credit Hours** - Topic is Weatherization: Insulation and Advanced Building Science. Taught via Zoom. *Details on page 27.*

🔧 ♦ **December 11th: Continuing Education for Contractors - 2½ Credit Hours** - Topic is Wall Coverings and Sheathing. Taught via Zoom. *Details on page 27.*

🔧 ♦ **December 14th: Continuing Education for Contractors - 5 Credit Hours** - Topic is Residential Estimating. Taught via Zoom. *Details on page 27.*

♦ **December 16th: RIBA Contractor Training** - Topic is the New Home Construction Process. Taught via Zoom. *Details on page 29*


More information, registration and payment for most RIBA events is available at RIBUILDERS.org.



 Designates a course eligible for Rhode Island and/or Massachusetts continuing education credits. Contact RIBA for confirmation.

 Indicates a RIBA-sponsored event.

  **December 17th: Continuing Education for Contractors - 2½ Credit Hours** - Topic is Accounting and Cash Flow. Taught via Zoom. *Details on page 28.*

  **December 18th: Continuing Education for Contractors - 2½ Credit Hours** - Topic is Energy Code. Taught via Zoom. *Details on page 28.*


  **December 22nd: Continuing Education for Contractors - 1 Credit Hour** - Topic is Construction Safety Protocols for COVID-19. Taught via Zoom. *Details on page 28.*

  **December 29th: Continuing Education for Contractors - 5 Credit Hours** - Topic is Residential Estimating. Taught in Spanish via Zoom. *Details on page 28.*

February 2021

February 9th-11th: 2021 Design & Construction Week and International Builders Show, sponsored in part by the National Association of Home Builders, will be an All-Virtual Event. Visit Buildersshow.com for information and to register.

April 2021

 **April 8th-11th: 70th Annual Rhode Island Home Show, Featuring the Rhode Island Flower & Garden Show and The Energy Expo** - Call (401) 438-7400 or e-mail homeshow@ribuilders.org. *Details on page 37 and at RIBAHomeShow.com.*

Take more RIBA classes online at RIBAEducates.com

Visit RIBAEducates.com for access to 24-7 continuing education not listed above!

Online courses include Scaffold Safety, Workplace Safety, Confined Spaces, Ladder Safety and more, each worth one credit hour of state-mandated continuing education. All RIBA courses are FREE of tuition charges for members and their employees.

Just use your code at the online checkout. NEED A CODE?

CALL RIBA AT (401) 438-7400. Non-members: \$12 per credit hour.

For information about online or on-site courses:

Contact Bob Salvas, bsalvas@ribuilders.org, or call (401) 438-7400.



RIBA thanks these companies for joining, renewing or applying for membership

New Members

Justin Calhoun
Property Care Solutions
153 Ostend Street
Johnston, RI 02919

Ron Tari
RST Enterprise Inc.
1291 Plainfield Street
Johnston, RI 02919

Craig Custer
American Sustainable Properties LLC
32 Rhode Island Avenue
Johnston, RI 02919

Renewed Members

Advance Signs Inc.
Allstate Builders Inc.
Andreozzi Associates Inc.
CallMark Restoration
Cut-Rite Concrete Cutting Corp.
DeMetrick Housewrights
Fagan Door Corp.
Greenwich Insulation
H.I.P. Const. LLC d/b/a Rebath of R.I. & Southern Mass.
Heritage Restoration Inc.
Innovative Construction Inc.
Interior Woodworking Solutions
Island Design Homes Inc.
J.P.G. Construction Co. Inc.
James Scotti Inc.
Joe Casali Engineering Inc.
KC Construction Co. Inc.
Lemoui & Sons Construction

Levine Painting Company Inc.
Natural Resource Services
One Neighborhood Builders
Pool & Patio Center Inc.
Puro Clean Disaster Restoration
R. Brien Paving Inc.
Red House Custom Building LLC
Refined Design USA LLC
Resource Options Inc.
Richard E. Olson Hydraulic Backhoe Svc.
Rockwood Joinery
S. Desmarais Plumbing & Heating
S.N.E. Equipment Corporation
TradeSource Inc.
V&M Construction Inc.
VIP Seamless Gutters Inc.
Wesson Construction Inc.

Applications/Pending Members*

Frederick Aparicio
Jeannette Blake
Elvis Custodio
Justin Jelley
Richard Martin
Michael Martino
Raymond Way

Edward Bayly
Jared Brackett
Joseph Casimiro
Manny Correia
James Frieling
Robert Guest
Elizabeth Jimenez

Tony Layous
MichaelMaloney
Andrew Naperotic
Erik Peterson
Daniel Ramos
David Servrien
Theodore Steckel

*Subject to registration with the Rhode Island Contractors' Registration and Licensing Board.
Company name will be printed once application is approved.

*For RIBA
membership information contact Elise Geddes
401-438-7400 • or egeddes@ribuilders.org*

Latinos are latest in long line of immigrants to embrace R.I. home-building careers

'No person within the said Colony, at any time hereafter, shall be any wise molested, punished, disquieted, or called in question, for any differences in opinion, in matters of religion, who does not actually disturb the peace of our said Colony' -Rhode Island's Royal Charter, 1663

By Paul F. Eno *Editor*

In 1636, Roger Williams founded Providence and, by extension, Rhode Island, as a “noble experiment”: A place where any law-abiding person would be welcome, regardless of their religion, opinion, race or place or origin. And that experiment certainly thrives to this day.

People are often surprised to find out that the earliest arrivals of Portuguese, French and Italian origin, three immigrant groups that would take to the residential construction industry like fish to water, were here almost as early as the English.

French Protestant religious leader Pierre Ayrault, a doctor, and his followers arrived in East Greenwich in 1685. Portuguese Jewish refugee Don Duarte Lopez settled in Newport in 1752, out of reach of the Spanish Inquisition.

The first Italian to arrive in Rhode Island was Guiseppe Carlo Maurani, who had been shanghaied by the British navy off Sardinia in 1760, when he was 12 years old. When his ship arrived in New London, Connecticut, two years later, the lad jumped ship and didn't stop running until he reached Barrington, Rhode Island, where he put down roots, changed his name to Joseph Charles Mauran, became a farmer and, finally, a Revolutionary War hero.

Many members of the Rhode Island Builders Association trace their roots to one of these hardy ethnic groups. More often than not, they can point to two, three or even four generations of ancestors who were home builders.

The Latinos

Latino immigration to Rhode Island began decades ago, but in the last 15 years, members of this dynamic and diverse group of Spanish-speakers, mostly from the Caribbean and Central and South America, have been making their marks in the residential construction industry. They have also been welcomed into the RIBA family.

“I came from Cartagena, Colombia, to Central Falls in 1992, when I was 8 years old,” recalls Jhonny Leyva, now president of Providence-based Heroica Construction and a member of the RIBA Board of Directors. “We started out as a painting company, mostly as a subcontractor for other painting companies. I learned a lot in

see *LATINOS...* page 34



Jhonny Leyva



Albert P. Valliere Jr., 74

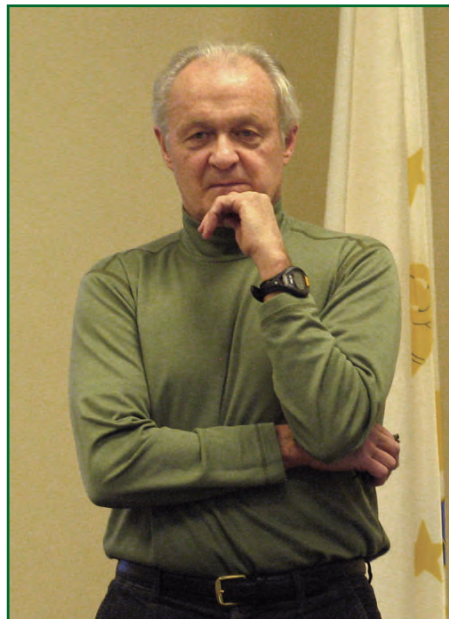
Albert P. Valliere Jr. of North Smithfield, died October 18th at HopeHealth Hultar Hospice Center, surrounded by his family. A longtime member of the Rhode Island Builders Association, Mr. Valliere was president and CEO of Nation Wide Construction, based in Woonsocket. He was 74.

Born in Woonsocket, Mr. Valliere was married to his wife, Paula Smith Valliere, for 50 years. He became head of Nation Wide Construction in 1972 at the age of 26, when his father died.

Mr. Valliere's personal motto was: "Do well by doing good." This was reflected in both his personal and company life.

Nation Wide Construction has long been a leader in workforce housing development. In fact, Mr. Valliere represented the Rhode Island Builders Association on the state Housing Resources Commission.

The company also handles commercial projects, and does a great deal of work on apartments, clinics and for social agencies.



Albert P. Valliere Jr.

Mr. Valliere was often recognized for his leadership and his contributions to the

community. In 2005, *Rhode Island Monthly* honored the company with its Design Award for the renovation of 14 historic buildings, plus construction of another, in the South Elmwood section of Providence. The previous year, what was then the Rhode Island Housing and Mortgage Finance Corp. presented its 2004 Affirmative Action Award to Nation Wide in recognition of its efforts to engage a high level of minority participation in two projects in Providence's west end.

Despite its name and fame, Nation Wide's projects rarely range outside Rhode Island and nearby Massachusetts.

"Despite the economic ups and downs over the years, we've always managed to make a pretty good living right around here," Mr. Valliere once told *The Rhode Island Builder*.

Nation Wide has belonged to RIBA for 27 years.

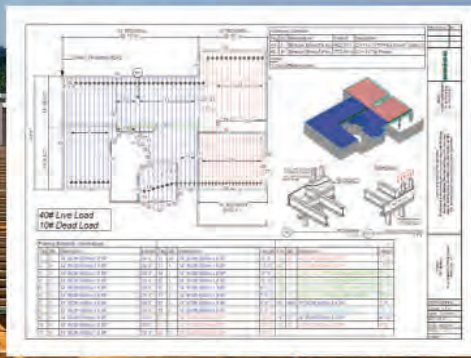
see VALLIERE...page 34

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Member Profile: Paul Noury of The Seekonk Handyman

A love of helping sparks a new life

By Paul F. Eno *Editor*

Too many sellers leave their homes with essential maintenance undone, only for the buyer to find out the hard way after moving in. That's just what happened to Paul Noury – seven times over.

"Well, I've moved my family seven times over 30 years and did all those projects myself," Paul recalls.

In 2004, Paul was sitting in the administrator's office at the VA Hospital in Iron Mountain, Michigan. In fact, *he* was the hospital administrator, complete with a master's degree in public health.

"I realized that I needed to make a change. I enjoyed helping our veterans, but the bureaucracy was stifling. I was good at what I did, and the pay was great, but there was something missing."

Paul took early retirement from the VA and decided to start his own business.

"I tried several – gift shop owner, real estate agent, teacher, but none of them seemed right. While trying these, I also continued to do what I've done most of my life – home improvement projects for my family, friends and neighbors."

He also worked at a "big box" home-improvement store.

"This let me continually work with contractors and homeowners to resolve their project concerns, to stay on top of the latest products, methods and techniques, and to fix any unfortunate mistakes they may have made along the way," says the Cumberland native.

This only increased Paul's love of working around his, and other people's, houses.

"I learned a lot from my father. He wasn't in the construction business, but he was very do-it-yourself," Paul remembers.

But it wasn't his family that encouraged him in the industry. It was his wife's.

"My sister-in-law worked for a contractor, building houses in New Hampshire. When I moved back to Rhode Island, she put a second story on her house in Attleboro, and I helped," Paul says. "Then, I helped her gut an apartment in Pawtucket owned by my mother-in-law."



Paul Noury enjoys a Networking Night at RIBA headquarters in 2019.

Wherever he lived, Paul loved helping people with their homes.

"I always offered to help. That way, I learned by making mistakes on *their* projects!" he quips.

Having the time of his life, Paul decided to make it official: He founded The Seekonk Handyman in 2016, even though he'd been one for about 30 years. The business was a success from the start.

"My handyman skills sell themselves. Once people meet me, hear about my experience, and I explain how I do things, they feel comfortable. That's why I get great reviews."

Paul says he doesn't collect a dime on the average job until the project is done and the customer is satisfied.

"If a job is worth doing, it's worth doing right," he declares.

Paul has very strong carpentry skills, but he avoids tile work. Not being licensed for the trades, he won't do electrical or HVAC. But there's plenty of other work to do in the average home.

"I fix many door frames, for examples, and people realize they don't always have to replace the door. But I can patch drywall, resurface decks, replace doors, along with crown molding and baseboards."

He'll handle countertops and cabinets, working with the customer's plumber when needed.

"I'm at a point in my career where I can pick the jobs I like and know that I will be good at," Paul comments. "If someone can do a better job than me, I'll advise the customer."

Paul works alone, and pretty much confines himself to Seekonk, where he's based, along with Barrington, East Providence and Providence's East Side. Jobs tend to be small, under \$10,000.

He joined the Rhode Island Builders Association almost immediately after going into business.

"I love RIBA!" Paul states. "At first I thought it would be expensive. But then I saw what I could save with the tuition-free classes and contractor training for members. We all need that education."

Paul is enthusiastic about RIBA's networking opportunities.

"I love the interaction with other people, being able to talk to them about how they do things, and how they run their businesses. And it helps me find good-quality contractors I can refer to my customers for jobs I don't do."

What does the future look like for The Seekonk Handyman?

"All I know is today, and I love what I do! My knowledge and skill have improved with years of experience, so today I can fix just about anything!"

Find out more at Seekonkhandyman.com.

The Seekonk Handyman

Owner: Paul Noury

RIBA member since: 2017

Focus: Light residential projects

Founded: 2016

Based: Seekonk, Massachusetts

Upgraded residential new construction air leakage standard coming in 2021

Rhode Island's current energy code not only requires that all residential new construction buildings or dwelling units be tested for their air leakage, but it also sets the following maximum air leakage rates in air changes per hour (ACH), depending on the year.

2020: 7 ACH50; **2021: 6 ACH50**; 2022: 5 ACH50

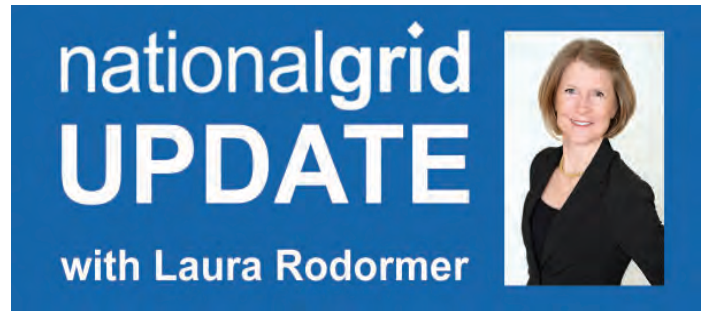
Test results must be recorded as ACH at 50 Pascals of pressure (ACH50) and reported to the local building official.

Reference - SBC-2 N1102.4.1.2 and SBC-8 R402.4.1.2

What is a blower door test?

A blower door test measures the air leakage in a building. The building or residential unit is placed in safe winter conditions and a large fan is placed in a door or window. This fan depressurizes the building or dwelling unit. A pressure gauge records the pressure and cubic feet per minute (CFM) flow rate of the fan to achieve a pressure difference of 50 Pascals (0.2 inches w.g.). The CFM is then converted to ACH50 using the volume of the house with the following calculation: $ACH50 = (CFM50 \times 60) / \text{Volume (Cubic Feet)}$.

The code states "Testing shall be conducted by an approved third



party where required by the building official." Widely accepted third party credentials include BPI, HERS and ACCA 12. Before the test is conducted, the testing professionals' qualifications should be reviewed by the building code official. Builders are not allowed to perform the test for code compliance on their own building.

Reference - SBC-2 N1102.4.1.2 and SBC-8 R402.4.1.2

Blower door testing is commonly performed by HERS Raters or individuals with BPI certification. More information is available at: NEHERS.org and BPI.org.

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Fourth in a Series

Younger RIBA members step in to lead family companies into the future

By Paul F. Eno *Editor*

The term “successful family business” applies to many members of the Rhode Island Builders Association. In this occasional series we meet “the next generation” of leaders in the residential construction industry.

Ladd Meyer Jr.

Ladd Meyer Sr. of East Providence-based Memo Construction must be the only RIBA member who went from the vaudeville theater to the construction jobsite.

His parents, George and Hilda Meyer, were

entertainers. Dorothy Lamour was his godmother. Famous actors changed his diapers, and he rubbed elbows with the likes of Frank Sinatra, Dean Martin and Jerry Lewis.

His son, Ladd Meyer Jr., might not have such an exotic background, but he’s pretty excited about working with his dad, and he looks forward to leading Memo Construction into the future.

“I started right at the beginning, working for my dad in 2003, while I was still in high school. It was pretty much throwing stuff into piles and getting it out to the dumpster,” Ladd says. “When I went to college, working for my dad was my only job. I learned as I went.”

The East Providence native earned a degree in accounting at the University of Rhode Island in 2007, right when the Great Recession started, and there were just no jobs. Nobody was hiring accountants.

Today, Ladd’s accounting know-how makes a good combination with his experience in residential and commercial construction.

“Now, I kind of run everything on the business side of things, the accounting, the payables. We do decent-sized commercial jobs, so I’ll do some of the project management. I do some of everything,” Ladd says.

“But I’ll still sweep floors, hang board, whatever needs to be done.”

Currently, Memo consists of the two Ladds, and a man who came over from another company. Most work is subcontracted. The company works mostly remodeling jobs, much of that on the commercial side, along with some property management.

What’s Ladd’s advice for his counterparts in other families who have been in residential construction for multiple generations?

“If you’re continuing in the family business and you’re not making much money, that’s probably a bad reason to continue doing it,” he comments. “For me, though, it works!”



Ladd Meyer Jr. (left) and Ladd Meyer Sr.

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CRMC welcomes new executive director



Jeffrey Willis

The Rhode Island Coastal Resources Management Council (CRMC) unanimously appointed former CRMC deputy director and longtime staffer Jeffrey Willis as the agency's new executive director in September.

Mr. Willis takes over from Grover Fugate, CRMC's first executive director, who served since 1986. Mr Fugate retired May 31st.

Mr. Willis began his tenure at the CRMC 32 years ago as a research associate and intern, working on harbor management planning and the Pawcatuck River Special Area Management Plan (SAMP). For eight years, Mr. Willis served as a marine resources specialist at CRMC, managing aquaculture program development and other regulations.

He spent another four years as an environmental planner, supervising the agency's policy and program development section. He developed the CRMC's Clean Marina Program with the Rhode Island Marine Trades Association, served as Rhode Island's state lead for the U.S. Army Corps of Engineers' Providence River and Harbor dredging project, and worked on CRMC state and federal budgets.

As deputy director beginning in 2002, Mr. Willis created the CRMC's Marine Resources Development Plan (MRDP), which aimed at steering the agency to more efficiently fulfill the roles it was appointed for in 1971, but with a more current context. As stated, the purpose of the MRDP includes properly functioning bay and lagoon systems, abundant and sustainable fishing and fisheries resources, successful coastal places, and marine-based economic development. It outlined strategies for improving the health and function of the state's marine ecosystem, in addition to growth.

Mr. Willis continued to manage the Clean Marina Program, and served as co-chair of the Northeast Regional Ocean Council, which coordinates ocean planning, coastal hazards, ocean and ecosystem health for the region's coastal programs. He also served as a member of the State Planning Council and Technical Committee, as well as on the Bays, Rivers & Watersheds Coordination Team.

A lifelong Rhode Islander, Mr. Willis graduated from the University of Rhode Island in 1990 with a degree in spatial development in the urban environment.

"We congratulate Jeff on this well-deserved appointment to executive director," said CRMC Chair Jennifer Cervenka.

"Jeff's intimate knowledge of the inner workings of the CRMC – its regulatory framework, its programs, its staff, its impacts on the state and beyond – will serve him well in this next phase of the CRMC's growth, and the Council looks forward to continuing the positive working relationship we have with him."

Watch for a complete interview with Mr. Willis in our January issue.



Stormwater Innovation Center opens in Providence

Roger Williams Park is now home to the new Providence Stormwater Innovation Center (PSIC). The methods of testing and educating on stormwater practices at PSIC were developed in partnership with the City of Providence Parks Dept., Audubon Society of Rhode Island, the Nature Conservancy, the University of Rhode Island Cooperative Extension and the University of New Hampshire Stormwater Center.

"The goal of the PSIC is to demonstrate strategies to communities throughout Rhode Island and southeastern New England for improving urban water quality and associated wildlife habitat through the use of innovative green stormwater practices," a PSIC statement said.

"When rain falls on roofs, streets and parking lots, the water cannot soak into the ground. The water picks up contaminants, trash and bacteria from streets and lawns and often flows directly into a waterbody. Stormwater is a major cause of stream and pond pollution in urban areas. When water quality of rivers and ponds is impaired, so is the quality of habitat for fish, aquatic animals

see *STORMWATER...* page 34



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RIBA Contractor Training

Though classes have temporarily moved to Zoom online conferencing, the Rhode Island Builders Association continues the Contractor Training Program, expanding its educational offerings for members and their employees! Call for details and to register, contact RIBA Professional Development Manager Bob Salvas at (401) 438-7400 or e-mail bsalvas@ribuilders.org.

Continuing Education

Courses headlined in RED on The RIBA Contractor Training Pages qualify for continuing education requirements. EVERY RESIDENTIAL CONTRACTOR registered to work in Rhode Island must take five hours of continuing education before his or her next renewal date, and must provide class certificates as evidence of completion.

2 Credit Hours:

Advanced Framing December 2nd

WHEN: Wednesday, December 2nd, 8 to 10 a.m.
WHERE: Online via Zoom
COST: FREE for members and their employees. Non-members, call for pricing options.
DEADLINE TO REGISTER: One day before class
FOR INFORMATION AND TO REGISTER: Contact Bob Salvas at bsalvas@ribuilders.org, or call (401) 438-7400.

Join instructor Mike Guertin to learn about code approved floor, wall and roof-framing details, how to reduce materials and improve energy efficiency without reducing strength.

You must pre-register for this course. Participants will receive instructions on how to log in to the Zoom session. There will be no admittance to the Zoom session without pre-registration. Participants must provide proof of employment with a member company for the class to be free.



As an added benefit to RIBA's Education Program, our instructors are happy to speak with class attendees by phone, after class, if they have additional questions or issues to discuss.

For information, contact Bob Salvas, bsalvas@ribuilders.org or call (401) 438-7400.

2 Credit Hours:

Mold Awareness Training December 3rd

WHEN: Thursday, December 3rd, 8 to 10 a.m.
WHERE: Online via Zoom
COST: FREE for members and their employees. Non-members, call for pricing options.
DEADLINE TO REGISTER: One day before class
FOR INFORMATION AND TO REGISTER: Contact Bob Salvas at bsalvas@ribuilders.org, or call (401) 438-7400.

Learn the basics of mold: how to prevent mold from growing in your construction project and how to deal with it when you find it. The instructor is Christopher Sanford.

You must pre-register for this course. Participants will receive instructions on how to log in to the Zoom session. Participants must provide proof of employment with a member company for the class to be free.



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Please do not enter if you:

- have had any of the symptoms listed below in the past three days¹
- are a close contact of a person who tested positive for COVID-19 within the past 14 days²

For the safety of our staff and guests, please **SELF SCREEN** for symptoms of COVID-19. Please do not enter if you have any of the following symptoms:¹



fever
or chills



muscle or
body aches



sore throat or
runny/stuffy nose



headache, nausea,
vomiting or diarrhea



fatigue



cough, shortness
of breath
or difficulty



sudden loss of
taste or smell

RULES TO REMEMBER



When in public, wear a cloth face covering over your nose and mouth.



Stay at least six feet (about two arms' length) from other people.

¹You may enter if symptoms experienced can be explained by known allergies or non-infectious illnesses.

²Does not apply to people who come into contact with people with symptoms of COVID-19 during the course of their daily work while wearing full and appropriate personal protective equipment (PPE).

For questions or concerns, please call the Department of Business Regulation at 401-889-5550 or visit dbr.ri.gov/questioncomplaints/

REOPENING RI

Rules to keep you safe at work

Going to work



Stay home if you're sick;
return to work only when
cleared to do so.



Undergo symptom screenings
before entering your workplace.



Wear a clean cloth or
surgical mask over your
nose and mouth.

Interacting



Keep 6 feet
distant from others
at all times.



Stay behind any
shield that is meant
to be between you
and customers.



Keep in-person
interactions to
small groups.



Avoid
communal areas.

Hygiene



Clean and disinfect
shared surfaces
before you use them.



Wash your hands
frequently with soap
and water.
If unavailable, use sanitizer
with >60% alcohol.



Avoid touching
your eyes, nose
and mouth.



Cover coughs
and sneezes
with your elbow
or with a tissue
you throw away.

Note: This is a summary. Please refer to full guidance at [ReopeningRI.com](https://reopeningri.com)

Sign #3 you can copy and use on your jobsites. See page 1.



For Everyone's Health and Safety
A Face Covering or Mask MUST Be Worn Here—At All Times.



- ✓ **Face coverings help prevent illnesses like COVID-19 from spreading to others while speaking, coughing, or sneezing.**
- ✓ **Your face covering can be a scarf, bandana, or a homemade mask.**
- ✓ **It should cover your mouth AND your nose.**

FACE COVERINGS OR MASKS SHOULD NOT BE WORN BY:

- ✗ **Anyone whose health would be harmed from wearing a face covering.**
- ✗ **Infants, babies, or children under 2 years old.**

As of April 14, 2020: Customers and employees must wear face coverings, per Rhode Island Governor Gina Raimondo's Executive Order 20-24.



For more information: **health.ri.gov/covid**

REOPENING RI

COVID-19 Control Plan: Template

A business must develop a written COVID-19 Control Plan outlining how its workplace will prevent the spread of COVID-19. A business may fill out this template to fulfill the requirement that it complete a COVID-19 Control Plan. If you have questions, please ask them by emailing: planquestions@reopeningri.com

This plan **does not** need to be submitted to a state agency for approval but must be retained on the premises of the business and must be made available to the Rhode Island Department of Health (RIDOH) in the event of an inspection or outbreak.

Covid-19 Control Plan

Name of Business:

Address:

Other corporate info, if applicable:

Owner/Manager of Business and contact info:

HR Representative and contact info:

Face masks and coverings. To ensure employees comply with face covering requirements, you have (check the boxes to certify):

- ☐ Informed employees of the requirement to wear facemasks unless an employee and/or visitor can easily, continuously, and measurably maintain at least six (6) feet of distance from other employees and/or visitors for the duration of his or her work and/or time in a building.
- ☐ Procured cloth masks (or surgical masks) for all employees.
- ☐ Distributed cloth face masks (or surgical masks) to all employees who need one at no cost and have a plan to distribute additional face masks as the need arises (i.e. in the event of loss or damage).
- ☐ Informed employees of the need to clean their facemask between uses, or to dispose of it between uses (if disposable).
- ☐ Implemented other procedures. Please describe them here (and attach extra pages if needed):

Social distancing and organizing personnel. To meet social distancing requirements, you have (check the boxes to certify):

- ☐ Implemented staff management policies to reduce the number of employees in the workplace at the same time (e.g. using telework, flexible work hours, staggered shifts, organization of work crews into "pods" or "teams" to mitigate cross-team exposure, or expanding work hours.) Please describe these policies here (and attach extra pages if needed):



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Visit www.arnoldlumber.com, follow us on social media and sign up for our Newsletter to learn more about other services, products, educational workshops and more that we offer to the building community. Our friendly and experienced staff are always happy to answer any questions you may have, so visit one of our four locations or call us today. We are here to help you!

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2½ Credit Hours:

Building Planning *December 9th*

WHEN: Wednesday, December 9th, 8 to 10:30 a.m.

WHERE: Online via Zoom

COST: FREE for members and their employees. Non-members, call for pricing options.

DEADLINE TO REGISTER: One day before class

FOR INFORMATION AND TO REGISTER: Contact Bob Salvas at bsalvas@ribuilders.org, or call (401) 438-7400.

This class will cover Chapter 3 of the Rhode Island One- and Two-Family Dwelling Code. We will be covering items such as design criteria, minimum fire separation for town houses and two-family dwellings, lighting, ventilation and flood hazard construction. Larry Desormier is the instructor.

You must pre-register for this class. There will be no admittance to the Zoom session without pre-registration. Participants will receive instructions on how to log in to the Zoom session. Participants must provide proof of employment with a member company for the class to be free.



2 Credit Hours:

Weatherization *December 10th*

WHEN: Thursday, December 10th, 8 to 10 a.m.

WHERE: Online via Zoom

COST: FREE for members and their employees. Non-members, call for pricing options.

DEADLINE TO REGISTER: One day before class

FOR INFORMATION AND TO REGISTER: Contact Bob Salvas at bsalvas@ribuilders.org, or call (401) 438-7400.

For the homes you build, how healthy and safe is the air to breathe? In this class, learn how to design and build a home for optimum health and safety.

The instructor is Jon Erickson

You must pre-register for this class.

There will be no admittance to the Zoom session without pre-registration. After registration, participants will receive instructions on how to log in to the Zoom session. Participants must provide proof of employment with a member company for the class to be free.



2½ Credit Hours:

Wall Coverings & Sheathing *December 11th*

WHEN: Friday, December 11th, 8 to 10:30 a.m.

WHERE: Online via Zoom

COST: FREE for members and their employees. Non-members, call for pricing options.

DEADLINE TO REGISTER: One day before class

FOR INFORMATION AND TO REGISTER: Contact Bob Salvas at bsalvas@ribuilders.org, or call (401) 438-7400.

Join instructor John Hoyle for this class, which covers Chapter 7 of the Rhode Island One- and Two-Family Dwelling Code with an up-close look into the codes that cover wall coverings and sheathing.

You must pre-register for this class. Participants will receive instructions on how to log in to the Zoom session. There will be no admittance to the Zoom session without pre-registration. Participants must provide proof of employment with a member company for the class to be free.



5 Credit Hours:

Residential Estimating *December 14th*

WHEN: Monday, December 14th, 8 to 1 p.m.

WHERE: Online via Zoom

COST: FREE for members and their employees. Non-members, call for pricing options.

DEADLINE TO REGISTER: One day before class

FOR INFORMATION AND TO REGISTER: Contact Bob Salvas at bsalvas@ribuilders.org, or call (401) 438-7400.

Taught by instructor Carlos Lora, this course covers basic construction math and how it is used to estimate the labor and material costs of a residential construction project. Knowledge of blueprint reading is advised.

You must pre-register for this class. There will be no admittance to the Zoom session without pre-registration. Participants will receive instructions on how to log in to the Zoom session. Participants must provide proof of employment with a member company for the class to be free.



For RIBA
membership information contact Elise Geddes
401-438-7400 • or egeddes@ribuilders.org



RIBA Contractor Training

2½ Credit Hours: *Accounting and Cash Flow* December 17th

WHEN: Thursday, December 17th, 8 to 10:30 a.m.
WHERE: Online via Zoom
COST: FREE for members and their employees. Non-members, call for pricing options.
DEADLINE TO REGISTER: One day before class
FOR INFORMATION AND TO REGISTER: Contact Bob Salvas at bsalvas@ribuilders.org, or call (401) 438-7400.

Join instructor David Lucier for this course, which will help a contractor understand the basics of accounting and how to manage cash flow.

You must pre-register for this course. Participants will receive instructions on how to log in to the Zoom session. There will be no admittance to the Zoom session without pre-registration. Participants must provide proof of employment with a member company for the class to be free. .



2½ Credit Hours: *Rhode Island Energy Code* December 18th

WHEN: Friday, December 18th, 8 to 10:30 a.m.
WHERE: Online via Zoom
COST: FREE for members and their employees. Non-members, call for pricing options.
DEADLINE TO REGISTER: One day before class
FOR INFORMATION AND TO REGISTER: Contact Bob Salvas at bsalvas@ribuilders.org, or call (401) 438-7400.

This class covers Chapter 11 of the Rhode Island One and Two Family Dwelling Code, with a detailed look into the effects of the Energy Code. John Hoyle is the instructor.

You must pre-register for this course. Participants will receive instructions on how to log in to the Zoom session. There will be no admittance to the Zoom session without pre-registration. Participants must provide proof of employment with a member company for the class to be free.



1 Credit Hour: *Construction Safety Protocols for COVID-19* December 22nd

WHEN: Tuesday, December 22nd, 9 to 10 a.m.
WHERE: Online via Zoom
COST: FREE for members and their employees. Non-members, call for pricing options.
DEADLINE TO REGISTER: One day before class
FOR INFORMATION AND TO REGISTER: Contact Bob Salvas at bsalvas@ribuilders.org, or call (401) 438-7400.

Taught by RIBA Executive Officer John Marcantonio, this class will review workers' personal responsibilities, social distancing, general jobsite and office practices. Also considered will be personal protective equipment (PPE), sanitation and cleanliness, and jobsite visitors. Workers entering occupied buildings and homes will also be discussed.

You must pre-register for this course. Participants will receive instructions on how to log in to the Zoom session. There will be no admittance to the Zoom session without pre-registration. Participants must provide proof of employment with a member company for the class to be free.



5 Credit Hours: *Residential Estimating Taught in Spanish* December 29th

WHEN: Tuesday, December 29th, 8 to 1 p.m.
WHERE: Online via Zoom
COST: FREE for members and their employees. Non-members, call for pricing options.
DEADLINE TO REGISTER: One day before class
FOR INFORMATION AND TO REGISTER: Contact Bob Salvas at bsalvas@ribuilders.org, or call (401) 438-7400.

Taught in Spanish by instructor Carlos Lora, this course covers basic construction math and how it is used to estimate the labor and material costs of a residential construction project.

Knowledge of blueprint reading is advised (or completion of a RIBA residential blueprint reading class..

You must pre-register for this class. There will be no admittance to the Zoom session without pre-registration.

After registering for the class, participants will receive instructions on how to log in to the Zoom session. Participants must provide proof of employment with a member company for the class to be free.



Interested in Growing Your Small Business by Selling to the Federal Government?

December 4th

WHEN: Friday, December 4th, 8 to 10 a.m.

WHERE: Online via Zoom

COST: FREE for members and their employees.

DEADLINE TO REGISTER: One day before first class

FOR INFORMATION AND TO REGISTER: Contact Bob Salvas at bsalvas@ribuilders.org, or call (401) 438-7400.

If the answer is yes, the Small Business Administration's (SBA's) Contracting Certifications can help!

Join instructor Lana Glovach of the SBA to learn about these certifications, which help certain small businesses increase their chances of getting that work, either as a prime or a subcontractor. Come learn from a local SBA representative about the eligibility requirements for and benefits of these certifications in the federal marketplace.

You must pre-register for this course. Participants will receive instructions on how to log in to the Zoom session. Participants must provide proof of employment with a member company for the class to be free.



The New Home Construction Process

December 16th

WHEN: Wednesday, December 16th, 8 to 10 a.m.

WHERE: Online via Zoom

COST: FREE for members and their employees. Non-members, call for pricing options.

DEADLINE TO REGISTER: One day before class

FOR INFORMATION AND TO REGISTER: Contact Bob Salvas at bsalvas@ribuilders.org, or call (401) 438-7400.

Join instructor Elise Geddes of Geddes Builders and review the steps you will need to keep in mind before you build a new home for spec or for contract.

You must pre-register for this course. Participants will receive instructions on how to log in to the Zoom session. Participants must provide proof of employment with a member company for the class to be free.





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DEM Stormwater Requirements

December 8th

WHEN: Tuesday, December 8th, 8:30 to 10:30 a.m.

WHERE: Online via Zoom

COST: FREE for members and their employees. Non-members, call for pricing options.

DEADLINE TO REGISTER: One day before class

FOR INFORMATION AND TO REGISTER: Contact Bob Salvas at bsalvas@ribuilders.org, or call (401) 438-7400.

Taught by instructor Chuck Horbert, this class will cover the applicability and implementation of stormwater requirements across several DEM permitting programs.

Successfully completing this class allows participants to receive 1 CEU (continuing education unit) CREDIT for Rhode Island Dept. of Environmental Management CLASS I, II, and IV licenses.

You must pre-register for this course. Participants will receive instructions on how to log in to the Zoom session. Participants must provide proof of employment with a member company for the class to be free.





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New VESL class begins

By Paul F. Eno *Editor*

"We have many employers who are waiting for you to finish this class. Be on time, pay attention, and you will learn what we have laid out for you."

With those words, Betty Bernal, the Rhode Island Builders Association's Latino outreach coordinator, welcomed 24 students to the latest Vocational English as a Second Language (VESL) Basic Carpentry class on November 2nd.

The 15-week, 150-hour course is funded by grants from Real Jobs Rhode Island.

Students also were greeted by RIBA Director of Workforce Programs Cheryl Boyd, instructors Julius Dover and Brian Hull of the Dorcas International Institute of Rhode Island, and Construction Manager Chen Chorrk.

Classes are taking place via live teleconference until COVID-19 restrictions on live events are eased.

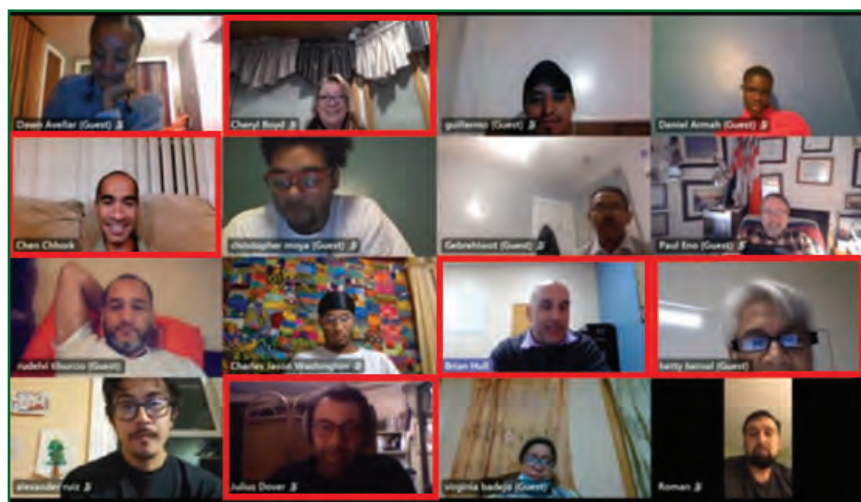
Trade Training going strong

In the meantime, VESL and RIBA's other trade training programs continue -- in carpentry, HVAC, electrical and plumbing.

"As the residential construction industry enjoys a boom, there is a severe labor shortage. But we have graduates from all these programs, and they are ready to work!" said Ms. Boyd.

Each trade course involves 200 Hours of training over 26 weeks, following the curriculum from the Home Builders Institute (HBI), the education arm of the National Association of Home Builders (NAHB).

Training includes manufacturer demonstrations, employability



Administrators and instructors welcome the newest class of Vocational English as a Second Language (VESL) students on November 2nd. Scattered among the students pictured in the live Zoom teleconference are RIBA Director of Workforce Programs Cheryl Boyd, Latino Outreach Coordinator Betty Bernal, along with instructors Brian Hull and Chen Chorrk.

-Photo by Cheryl Boyd

skills, OSHA 10 certification, Lead Safe RRP training/certification, basic first aid training, and the awarding of a tool kit upon completion of the courses.

Resumés are posted at RCWPJobs.com, and employers who haven't already done so can sign up for a free account. Potential employees may open a free account to post resumés.

"Every employer should be posting job openings on the site," Ms. Boyd added.

To learn more, contact Elise Geddes at RIBA, (401) 438-7400 or e-mail egeddes@ribuilders.org.



Construction wages top national average

National Association of Home Builders

Half of payroll workers in construction earn more than \$49,030, and the top 25 percent make at least \$68,690, according to the 2019 Bureau of Labor Statistics Occupational Employment Statistics (OES) Survey data and analysis by the National Association of Home Builders (NAHB) in November.

In comparison, the U.S. median wage is \$39,810, while the top quartile (top 25 percent) makes at least \$64,240.

Year over year, median wages in construction outpaced the national median

wages, 3.7 percent vs 3 percent. Median wages of various construction trades rose even faster.

Median wages of carpenters' helpers increased by over 7 percent. The wage gains by brick masons' and roofers' helpers averaged 6 percent and 5.6 percent, respectively.

Historically, subcontractor bids increase faster than construction wages, adding more inflationary fuel to housing prices. These findings are consistent with high labor shortages reported by NAHB that are causing builders to pay higher wages and subcontractor bids and forcing them to increase home prices.

In general, construction trades that require more years of formal education, specialized training or licensing tend to offer higher annual wages. Half of plumbers in construction earn over \$54,880, with the top quartile making over \$73,850. Wages for electricians are similarly high.

Carpenters are one of the most prevalent construction trades in the industry. The trade requires less formal education. Nevertheless, the median wages of carpenters exceed the national median. Half of carpenters working in construction earn over \$48,550, and the highest paid 25 percent earn at least \$63,310 annually.



RIBA Supplier Members



Ray Angell
L. Sweet Lumber

Marc Osborne
National Building Products

Steven Carlino Sr.
Douglas Lumber

Stephen Rendine
Douglas Lumber

Gregory Goodale
Riverhead Building Supply

Amidst the greatest demand for building and remodeling of the last decade, contractors have been faced with shortages of critical building materials. To get a thorough look at the problem, its causes and any “light at the end of the tunnel,” *The Rhode Island Builder* sent a series of questions to the Rhode Island Builders Association’s supplier members. We bring you the responses here.

The Background

In March, the United States and Canada began shutting down their economies in many respects in response to the COVID-19 pandemic. There were many unknowns, but the general opinion in the building-supply industry was that there would be a 38 to 40 percent reduction in activity for April, May and June, about one-third less activity.

For businesses crucial to the residential construction industry, mills were the first to furlough workers and reduce production because of the expected slowdown. Suppliers stopped buying.

When it came to demand, however, the opposite of what was expected to happen is what took place. Demand soared!

Using the questions we provided, some of our supplier members take the story from there.

THE BUILDER: Why has there been there a shortage of lumber?

Steven Carlino Sr. and Stephen Rendine of Douglas Lumber, Kitchens & Home Center summed it up: “Increased demand, along with an expected slowdown that never happened, coupled with logistical issues related to Covid-19.”

Greg Goodale, director of purchasing at Riverhead Building Supply, explained further.

“The majority of the U.S. housing market was experiencing high demand for building materials in the first quarter of 2020, then COVID-19 hit. This caused mills to shut down and caused many Northeast states to pull back on purchases. Once dealers started purchasing again, demand spiked in the Northeast, and the entire country was facing severe shortages and delays of lumber, panel, and other building materials. Demand far outpaced supply, and commodity and wood prices soared to historic highs,” Mr.

Goodale said.

Marc Osborne, vice president for purchasing at National Building Products, went into detail on what was behind the increased demand.

“What no-one foresaw was the result of all these people staying home and having to cancel their vacations, but still having money. Many workers had their unemployment benefits as well as the federal subsidy to add to that. So, starting in mid- to late April, there was a massive rush to the big-box building-supply stores, and independent retail lumber yards, by people who wanted to invest in their own houses. Maybe it was a new deck, a new shed, or an addition,” Mr. Osborne explained.

“Suppliers’ sales numbers were amazing. It started with pressure-treated lumber and there just wasn’t enough. There was a massive increase in demand not only for lumber, but for all kinds of construction-related materials. But while this was happening, you also had massive supply-chain disruptions because of COVID-19,” he added.

“As of October 27th, suppliers were often still six to seven weeks out on a lot of common products. Right now, however, prices have come down, and suppliers have a better handle on the supply chain. But there’s no telling when everything will get back to normal.”

THE BUILDER: What other building products have been in short supply?

In answer to the question, Ray Angell of L. Sweet Lumber pinpointed pressure-treated lumber, Douglas fir, framing and furring lumber, composite decking, roofing shingles, and ready-mix concrete.

“Anything made on an assembly line,” said Mr. Carlino and Mr. Rendine. “These include composite decking, vinyl windows, etc.”

Mr. Goodale explained further.

“Not many categories have been spared. The shortages of southern yellow pine (SYP), treated lumber and composite decking have been well documented, but the list goes on to include asphalt roofing, vinyl siding, power tools, hardware supplies, masonry pavers and walls, extended lead times on millwork (windows and

see *INTERVIEWS...next page*

INTERVIEWS...from page 31

doors); and engineered wood products,” he stated.

“Many manufacturers have announced allocation as a way to divide supply fairly to the market. The repair and remodel market is a big overall driver of this demand. Many homeowners are staying home, not traveling, not eating out, so they want to improve the areas in which they are spending time,” Mr. Goodale added.

“Outdoor areas such as patios and decks are getting upgraded. Homeowners are improving curb appeal with roofing and siding, or finishing basements or building home offices.”

Mr. Osborne provided background on disruptions in the supply chain that have been contributing to the shortages.

“We’ve seen disruptions locally with, for example, the train crew that services us twice a week with our rail cars. If one guy tests positive for COVID or is even sick, they don’t have enough people to crew the train anymore. So, we have to wait, and I know that means what I need on that particular rail car, I know I won’t get now for another week or 10 days. Then I have to go out to a local wholesaler and pay extra to buy it...if they have it,” explained Mr. Osborne.

“The whole supply chain is premised on being able to get things from point A to point B in a defined amount time, so you don’t have too much inventory on hand. Once you throw a monkey wrench into that at any point, then there are a lot of ripple effects downstream. What I mentioned with the rail service goes for trucking as well: If the trucker doesn’t pick something up, or if it’s not ready because they had to delay production, then there are a lot of effects downstream,” he added.

“One thing that comes to mind is that dyes are used to make colored composite decking products. The composite decking manufacturers already had problems manufacturing this spring. Then, all of a sudden in July, the dyes themselves became in short supply so they couldn’t do the colors anymore, and that delayed everything further.”

THE BUILDER: What has been the impact on prices?

Mr. Angell summed it up: “There have been large increases, varying widely and depending on the product.”

There was agreement on this among supplier members who responded.

“Prices have increased significantly in some instances, but that is also due to market speculation and heavy tariffs on some imported products, as well as the early shutdowns by manufacturers,” said Mr. Rendine.

Mr. Goodale mentioned the wider commodity market.

“Commodity prices hit record highs in August and September, but have corrected since then. Many other manufacturers have announced and passed price increases to the market.”

The PVC market is another wrinkle in the current building-material saga, according to Mr. Osborne.

“The PVC industry makes all kinds of trim board and decks, etc., very popular and profitable products. They were already talking about price increases next year. All of a sudden, in the last few weeks, they jammed those in – 5 to 6 percent. The reason is that PVC is made essentially out of resins that are byproducts of

oil production in Louisiana and Texas, from all those oil derricks out on the Gulf of Mexico. But because they’ve been buffeted by the whole string of hurricanes this year, production has gone way down.”

THE BUILDER: How long are contractors having to wait for deliveries?

Wait time can be twice as long as normal, or even longer, our supplier members agreed.

“It can be two to three weeks on most, months on others,” Mr. Angell said.

Mr. Goodale stated: “Lead times vary by the product, but eight-to-12-week lead times are common right now (November). Order confirmations placed today are coming back with 2021 dates.”

THE BUILDER: When do you expect normalcy to return to the market?

Opinions vary.

“Shortages on commodity lumber, particular treated, have eased,” said Mr. Rendine. “Manufactured products remain the most difficult to source, with lead times remaining excessive. I would expect by the end of the year we should see some normalcy in the market.”

Mr. Goodale believes it all depends on COVID.

“This is a tough question because I think the unknowns of COVID-19 will impact supply and demand. I suspect that production currently is still not at 100 percent because of COVID restrictions, employee attendance, and raw-material delays. Everyone is trying to gear up to handle the current market conditions, so it will get better. I expect the current activity and demand to continue well into 2021, and with that will come shortages along the way,” Mr. Goodale stated.

THE BUILDER: What do you hear from your builder and remodeler customers about what this is doing to them?

“We hear a lot of pain, a lot of anger, and a lot of frustration,” said Mr. Osborne.

“They can say, credibly, that they weren’t given enough information from suppliers, just as suppliers weren’t given enough information by the manufacturers. As a result, the builders haven’t been able to build the delays and cost increases into the price of their services,” he added.

“When you’re a builder or remodeler bidding a job, it can be weeks or even months before you get under way. So, you’ve been hit by a sledgehammer because you have contracts that are signed to, say, build a house, a garage, a shed or a deck. And all of a sudden you’re having trouble finding the material, having trouble buying it, and having trouble paying for it. If you quoted \$30,000 for the job, and now the materials cost you \$30,000, never mind the labor, you have to build it for \$30,000.”

Mr. Angell said simply: “It’s been difficult for them to hold prices on contracts, and meet project deadlines.”

Mr. Goodale added: “I’m seeing a willingness (by builders and remodelers) to try different products or brands that are available.”

see **SUPPLY...next page**

NAHB: Builder confidence at record highs

National Association of Home Builders

In a further show of strength for the housing sector, builder confidence in the market for newly-built single-family homes increased two points, to 85, in October, further surpassing the previous all-time high of 83 recorded in September, according to the latest National Association of Home Builders (NAHB)/Wells Fargo Housing Market Index (HMI) released October 19th.

These are the first two months the index has ever been above 80.

"Traffic remains high, and record-low interest rates are keeping demand strong as the concept of 'home' has taken on renewed importance for work, study and other purposes in the COVID-19 era," said NAHB Chairman Chuck Fowke, a custom home builder from Tampa, Fla.

"However, it is becoming increasingly challenging to build affordable homes, as shortages of lots, labor, lumber and other key building materials are lengthening construction times," Mr. Fowke added.

NAHB Chief Economist Robert Dietz explained:

"The housing market continues to be a bright spot for the economy, supported by increased buyer interest in the suburbs, exurbs and small towns," said Dr. Dietz. "NAHB analysis published in October showed that new, single-family home sales are outpacing starts by a historic margin. Bridging this gap will require either a gain in construction volume or reductions in available inventory, which is already at a historic low in terms of month's supply."

Derived from a monthly survey that NAHB has conducted for 35 years, the NAHB/Wells Fargo Housing Market Index gauges builder perceptions of current single-family home sales and sales expectations for the next six months as "good," "fair" or "poor." The survey also asks builders to rate traffic of prospective buyers as "high to very high," "average" or "low to very low."

Scores for each component are then used to calculate a seasonally adjusted index where any number over 50 indicates that more builders view conditions as good than poor.

All the HMI indices posted or matched their highest readings ever in October. The HMI index gauging current sales conditions rose two points to 90, the component measuring sales expectations in the next six months increased three points to 88 and the measure charting traffic of prospective buyers held steady at 74.

Looking at the three-month moving averages for regional HMI scores, the Northeast increased six points to 82, the Midwest increased three points to 75, the South rose three points to 82 and the West increased five points to 90.

HMI tables can be found at NAHB.org/hmi. More information on housing statistics is also available at NAHB.org/News-and-Economics/Housing-Economics-PLUS (formerly housingeconomics.com).

RIB

SUPPLY...from previous page

The Douglas team said that, despite the supply difficulties, they don't see demand easing anytime soon.

"Demand has not been blunted, but there is widespread concern and conversation on the higher prices and lead times. Some projects have been delayed until some normalcy returns to the market place. We expect things to get better in the near future, by our conversations with producers and wholesalers," said Mr. Carlino and Mr. Rendine.

Many thanks to the supplier members who agreed to contribute to this article. *The Rhode Island Builder* will continue to cover this issue in depth.

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STORMWATER...from page 15

and other wildlife in the ecosystem,” the statement continued.

Green stormwater infrastructure as advocated at PSIC is meant to capture rain runoff to be naturally filtered by soil and plants, according to Meg Kerr, senior director of policy at Audubon Society of Rhode Island.

“This process reduces pollution that enters a stream or pond and improves the overall health of the watershed. A wide range of green infrastructure has already

been implemented in Roger Williams Park to reduce stormwater contaminants from entering the ponds and degrading water quality,” Ms. Kerr said.

“Examples can be found all around the park, including rain gardens, bioretention systems, infiltration basins and sand filters.”

The Stormwater Innovation Center uses these structures and practices to provide hands-on training and learning opportunities for municipalities, engineers, construction companies, builders and scientists.

During the COVID pandemic, the trainings are on-line webinars that are now avail-

able for anyone to watch. Recent webinars include Green Stormwater 101 taught by Dr. Jamie Houle from the University of New Hampshire, Green Stormwater Design by Dr. Houle and Construction Oversight taught by Brian Byrnes with the City of Providence, Alisa Richardson and Heather Hamilton of the Rhode Island Dept. of Transportation, and Chris Shea of Wood Environmental. The webinars are on the website under Video Library/Training Recordings.

For more information about PSIC, visit www.stormwaterinnovation.org

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VALLIERE...from page 8

In his personal life, Mr. Valliere was a noted triathlete who once biked 200 miles in a day.

Along with his wife, Paula, he is survived by two daughters, Nicole and Vanessa Valliere; a nephew, a brother, two sisters and two grandchildren.

Memorial contributions may be made to Recycle-A-Bike, 1911 Westminster St, Providence, RI 02909, or online at Recycleabike.org/#donate.

Online condolences may be left at Holtfuneralhome.com.

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LATINOS...from page 7

the field from my father as an employee. And I helped him communicate because his English was limited.”

Mr. Leyva bought the company from his dad, Yonny Leyva, in 2009 after graduating from Bryant University with a degree in business and marketing. Having learned skills in depth at the Wm. M. Davies Career & Technical High School in Lincoln, he has transitioned Heroica from a specialty contractor to a general contractor, servicing multi-family complexes, hotels, commercial, industrial and institutional properties.

“We succeeded by pushing, pushing, pushing,” Jhonny says. “We moved into commercial and architectural painting, drywall, framing, drop ceilings, and now we’re finish contractors.”

The immigrant experience

The Italians arriving in Rhode Island from roughly 1900 to 1925 found themselves in a largely hostile environment. They were distrusted by the native-born, especially because they were Roman Catholics, “owing allegiance to a foreign prince” (the pope).

The Latinos have been up against mod-

ern prejudices, but recent arrivals have, at least, found a supportive community.

“In Central Falls, we found a community of Colombians and Hispanics already,” Mr. Leyva recalls. “That doesn’t mean it’s not hard. You’ve left your native country, you probably don’t speak much English. But every immigrant group has gone through that at some point.”

Does Mr. Leyva feel that, as with the earlier immigrant groups, his descendants will still be in the construction business 100 years from now?

“Yes, I would like to think that. I’m hoping my son, who just turned 13, gets involved in the business and, hopefully, the grandchildren I don’t have yet!” Mr. Leyva replies.

“Ideally, I’d like to see my son get into a construction-management program, such as they have at Roger Williams University. He can be successful! If the Italians, the French, the Irish and the Portuguese did it, the Hispanics can do it too!”

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Paul F. Eno is the co-author, with the late Glenn Laxton of WPRI Channel 12, of Rhode Island: A Genial History, which is used in several school districts.



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Do work as a state contractor?

Massachusetts aims for more diversity

The office of Gov. Charlie Baker announced on November 2nd a series of measures to diversify the awarding of state contracts.

The administration is filing legislation entitled, "An Act to Elevate the Supplier Diversity Office to Ensure Equal Opportunity in State Contracting."

The bill would establish the Supplier Diversity Office (SDO) as a separate state agency with tools and resources to ensure accountability and compliance with diversity goals, oversee agency diversity spending, and audit and review spending data.

Resources for RIBA members who work in Massachusetts

The Rhode Island Builder covers Massachusetts news relevant to members of the Rhode Island Builders Association who work in our neighbor to the north and east.

Here are some sources of regulatory information and forms for contractors who work in the Bay State, or who plan to. For education purposes, RIBA has expanded its education programs to include courses required for work in Massachusetts.

Bear in mind that most Massachusetts government services must be done online during the COVID-19 crisis.

Building Permits: Massachusetts has a statewide formula for building permits. Application forms may vary a little by municipality, but standard forms and information may be found at the Office of Consumer Affairs & Business Regulation (OCABR) website: Mass.gov/ocabr.

Contractor Registration and Licensing: Massachusetts has licensing for construction supervisors and registration for home improvement contractors. Find the details at Mass.gov/topics/building-trades.

Also find information about trade licensing at this site.

MassHousing: Similar to Rhode Island Housing, MassHousing is an independent, quasi-public agency that provides financing for affordable housing in Massachusetts.

Created in 1966, MassHousing raises capital by selling bonds, and lends the proceeds to low- and moderate-income homebuyers and homeowners, and to developers who build or preserve affordable and/or mixed-income rental housing. Since its inception, MassHousing has provided more than \$20 billion for affordable housing. Find out more at MassHousing.com.



The administration also announced it will implement several other actions regarding contractor diversity. These include a more active role for the SDO in engaging diverse and small businesses in public procurements, expanded reporting for spending between state contractors and their diverse business partners, the publication of minority-business-enterprise spending by race and ethnicity, the expansion of the Small Business Purchasing Program, increased bid-evaluation percentages for certain procurements in order to promote more diversity (a component of the "Massport Model"), and the translation of SDO materials into multiple languages.

"Our administration is committed to continuing to promote growth and opportunity and ensure the Commonwealth takes every opportunity to support and benefit from its diverse business community," said Gov. Baker.

Legislation filed

"An Act to Elevate the Supplier Diversity Office to Ensure Equal Opportunity in State Contracting" would establish the SDO as a separate state agency under the authority of the Executive Office for Administration and Finance. The SDO would oversee monitoring and reporting of agency diverse spending and the development of annual comprehensive diversity spending plans for agencies.

The legislation would also create a Supplier Diversity Compliance Unit within the SDO, which will systematically audit and review direct and indirect spending data to ensure compliance and accuracy.

"Going forward, the SDO annual report will separate indirect spending between state contractors and their diverse business partners by subcontracting and ancillary products and services and itemize minority-business-enterprise spending by race and ethnicity," a statement from the governor said.

The Administration will also raise the threshold for the Small Business Purchasing Program from \$150,000 for the total value of the contract to \$250,000 per year, which will help increase preference and access for minority businesses, as many are small businesses.

"The SDO will align its supplier diversity program with a component of the 'Massport Model' by expanding the percentage of bid evaluation scores dedicated to the supplier diversity plan from 10 to 25 percent, for procurements above a certain threshold. Additionally, the SDO will work with state and private sector partners to translate existing materials into foreign languages to further accommodate diverse businesses seeking to do business with the Commonwealth."



For RIBA
membership information
contact Elise Geddes
401-438-7400
or egeddes@ribuilders.org

HOUSING...from page 1

"A large group will leave cities until the smoke clears, or until their job situation normalizes. If they leave property they own to live somewhere they rent, that will more likely be temporary. But if they own a house and they sell it, move elsewhere and either rent or buy, then the most parsimonious explanation is that they're going to stay in this new area."

Ms. Greer also mentioned that the attraction of living in cities is lessening for cultural reasons.

"The attraction of cities includes going out for coffee, to concerts, to museums, to shows. But if those resources aren't available anymore, what's the reinforcement value of staying in those areas?" she added.

"Of course, now people are going to Rhode Island, and COVID cases are rising there."

Unexpected boom

COVID or not, people do seem to be hunkering down in the Ocean State.

"Since COVID came on the scene in early March, the building activity has been the busiest we've seen in years, and is continuing," declared Narragansett Building Inspector Wayne Pimental, immediate past president of the Rhode Island Building Officials Association.

"When COVID first hit, we thought the building industry would be coming to a halt. Just the opposite has happened!" Mr. Pimental said.

RIBA is prepared

Mr. Marcantonio remains confident that the housing behaviors we're seeing will remain for the foreseeable future.

"Everything from outdoor living to the home office to the accessory dwelling unit will be important parts of the housing picture going forward, and I think our industry has to be prepared for it," Mr. Marcantonio said.

Shortages of materials (see related interviews on page 31) and skilled labor won't make the job any easier, however.

"There is a shortage of contractors.

And we know there's a shortage of skill sets in the contractor base, but RIBA is dealing with that through our Contractor Development Program and our trade training programs (see pages 27-30) In fact, I think that we're well positioned as a trade association to deal with it."

Rhode Island officials need to pay attention to these trends as well, according to Mr. Marcantonio.

"Policymakers have to look at housing as a key part of our recovery, and a key variable going forward. Housing is now literally a healthcare factor," he said.

"It's clear that housing and housing quality are critical in the pandemic. Where there is sub-par housing, or lack of housing, that's where the virus spreads most easily."

For more information, contact Mr. Marcantonio at (401) 438-7400 or jmarcantonio@ribuilders.org.



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- A new exhibitor directory will be developed on RIBAHomeShow.com which will categorize exhibitors by industry and service-type. Each exhibitor will have the opportunity to provide a brief description, as well as social media handles for their directory listing and promote your show specials
- The website floor plan will transition to a new interactive floor plan that will allow users to interact with each exhibitor's booth space and learn more about the services, products and promotions that you will be offering at the show.

For those exhibitors moving forward to the RI Home Show in 2021, and who want to be a part of the exhibitor social media campaign, please contact Robert Yoffe at 781.639.5200 or email bob@yoffeexpo.com to secure your participation. Then, visit ribahomeshow.com/program to fill out the form to begin.

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