

ABS HAPPENINGS

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Beautiful Beach Front View—St. Augustine, Florida on the Atlantic Ocean

Take a walk on the coast line in St. Augustine, Florida and you might just see one of our custom homes. Mr. John Valdes shared photos with us of a house built by Affinity for his customer. You can tell by the house that Mr. Valdes construction team did a tremendous job on the site work to get the look & feel that their customer wanted.

Anyone that has worked with us knows that our product line is diverse to say the least. Mr. Valdes left much of the finish work to his crew to be done on site. He completed all cabinets, countertops, elevator, appliances, flooring, some of the porches, some of the roof, etc. on site.

While we can't take credit for the view, all the doors, windows and most of the porches on this home were designed to optimize that million dollar view. We admit, it is easier to utilize a plan that has already been designed. While custom plans are great, it is much easier to go with a stock plan. ABS will be adding some new ones to our web site soon. Check back often for those updates.

Square Feet H/C—3,560
Square Feet U/R—4,984

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John Valdes & Associates, our builder that did this Beautiful Beach house in St. Augustine has their own approach to using Modular Construction which is described on their web site. Here is an excerpt from their web site.

Hybrid system construction is a combination of the use of conventional methods and materials and/ or with the use of precast concrete panels and /or with the use of modular components together to create a home or building. Practically speaking all precast concrete panel buildings are hybrid structures as they will have a conventional component to them in the form of the concrete foundation, interior walls, floor framing and roof framing. Modular construction also has a hybrid element to it as the module components are set on a conventionally constructed concrete block stem wall or pier system. John Valdes and Associates has on occasion constructed homes that use all three construction methods together to create one finished product. It is almost impossible to visually determine the difference between the construction systems used when observing the finished product either from the exterior or the interior of the home or building.



What is it that attracted you to utilize modular construction in your business? An article on line at Modular Building Institute clearly defines some of the reasoning behind the choice to use Modular construction.

The factory-controlled process generates less waste, creates fewer site disturbances and allows for tighter construction.

- **Less Site Disturbance** On-site traffic is greatly minimized from workers, equipment and suppliers.
- **Greater Flexibility and Reuse** Modular buildings can be disassembled and the modules relocated or refurbished for new use, reducing the demand for raw materials and minimizing the amount of energy expended to create a building to meet the new need.
- **Less Material Waste** When building in a factory, waste is eliminated by recycling materials, controlling inventory and protecting building materials.
- **Improved Air Quality** Because the modular structure is substantially completed in a factory-controlled setting using dry materials, the potential for high levels of moisture being trapped in the new construction is eliminated.

Construction of modular buildings occurs simultaneously with site work, allowing projects to be completed in half the time of traditional construction.

- **Reduced Construction Schedule** Because construction of modular buildings can occur simultaneously with the site and foundation work, projects can be completed 30% to 50% sooner than traditional construction.
- **Elimination of Weather Delays** 60 - 90% of the construction is completed inside a factory, which mitigates the risk of weather delays. Buildings are occupied sooner, creating a faster return on investment.
- **Built to Code with Quality Materials** Modular buildings are built to meet or exceed the same building codes and standards as site-built structures, and the same architect-specified materials used in conventionally constructed buildings are used in modular construction projects – wood, concrete and steel.

Modular buildings are built with the same materials and to the same building codes and architectural specifications as traditional construction. Once assembled, they are virtually indistinguishable from their site-built counterparts.

- **Safer Construction** The indoor construction environment reduces the risks of accidents and related liabilities for workers.
- **Better Engineered Building & BIM** PMC relies on advanced BIM for visualization to assess the energy performance and identify the most cost-effective efficiency measures. PMC is ideal for the use of this technology where the construction process is already a collaboration of systems, materials and people—much like the software itself.
- **Limitless Design Opportunities** Modular units may be designed to fit in with external aesthetics of any existing building and modular units, once assembled, are virtually indistinguishable from their site-built counterparts.



We're all working together; that's the secret.
By Sam Walton

Affinity is growing and has two new employees. Suzanne Sellers has joined us in the Sales department as our Sales Coordinator. Suzanne moved to our area from Illinois to be near her daughter and grandchildren. She will be assisting the sales team as well as helping builders and customers with questions as they come up. Suzanne has extensive administrative experience and is a great asset for us.

Our second addition is Bill Gandy. Bill is an experienced construction company owner who also has experience in residential and commercial building estimating. His background includes twenty plus years of estimating, sales, drafting/design and plan review. Bill will be working in estimating and costing which is an area that is critical in any company. His experience will help him adapt quickly to the modular concept.

Welcome Suzanne and Bill. We are very happy that you have joined our team!

Contact Us

Give us a call for more information about our homes

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Send us your **finished** home photos! We love to see your finished projects and want to share them with all our builders. **Interior** photos are always welcome as well.

Builders see shortages of labor—Especially Sub-Contractors

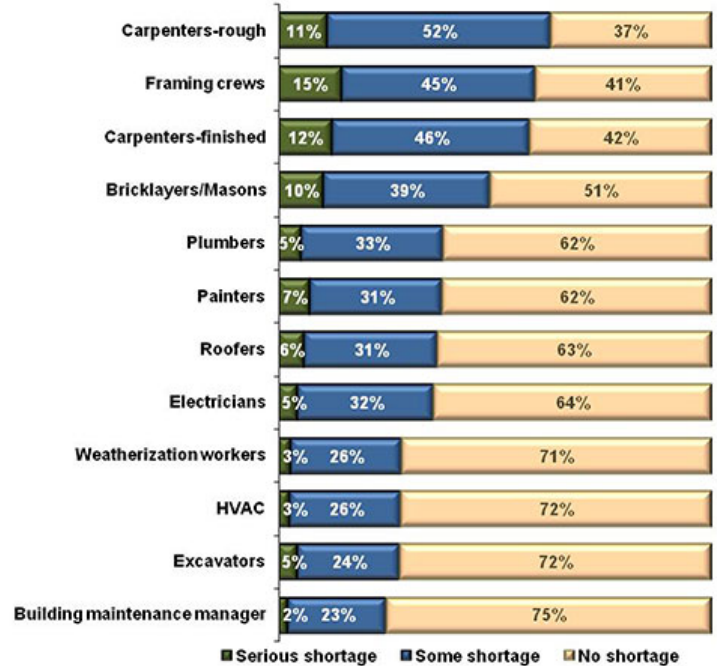
Have you noticed it is harder to get experienced labor these days? Are you having trouble finding help? Are the same subs available to you today that you used a year ago?

Recent survey data from NAHB show that shortages of labor and subcontractors have become substantially more widespread since 2013. The incidence of reported shortages is now surprisingly high relative to the current state of new home construction, which has only very partially recovered from its 2008 downturn. The shortages are also particularly acute for workers with basic skills like carpentry, who are needed in substantial numbers for the construction of any home.

In addition, the survey data show more builders reporting a shortage of subcontractors than of workers they employ directly. Partly as a result, costs of subcontractors are rising faster for builders than costs of directly-employed workers. The implication is that any reporting of construction labor statistics that ignores the effects of subcontracting is likely to understate the magnitude and impact of the shortages.

Another reason why Modular construction can be an invaluable part of your business plan!

Figure 1. Share of Builders Reporting Labor Shortages



Source: Survey for the NAHB/Wells Fargo Housing Market Index, June 2014.

