

Haynes House Renovations

June 17th, 2020

Developer: Madison Park Development Co.

Awarding Authority: DND

General Contractor: Dellbrook JKS

Construction Cost: \$20,500,000.00

Construction Period: 3/14/19 - 7/16/2020

Construction Monitor: Manuel Barbosa

Completion Percentage: 70%

New BRJP Ordinance Goals: **51% Resident** **40% People of Color** **12% Female**

Project Description:

Haynes House is located at 735 Shawmut Avenue in Roxbury. It was originally built in 1974 and financed with the MassHousing Section 13A Program. This property was developed by the predecessor to MPDC 40 years ago and is now maintained and owned by an affiliate. With this transaction, MPDC is seeking to refinance and preserve the property as an affordable rental family development, protect the existing low to moderate income residents, and invest substantially in a much-needed capital improvement plan.

Haynes House is the second property in Massachusetts to take advantage of the new Income Averaging LIHTC rules, which allow residents up to 80% of AMI to qualify for tax credits. The building fits perfectly with the new program, as all but 7 of the current residents qualify for the LIHTC credit and the resulting investment, allowing the renovation to be fully funded as planned.

Boston Employment Commission Project Review

I. Overall Numerical Compliance

Report Run Date: 06/10/2020

Includes Work Records from: 03/15/19 – 03/28/20

# Workhours	# Workers	# Contractors	% Residents	% People of Color	% Female
75,532	444	20	39%	72%	8%

II. Numerical Compliance by Major Trades

Report Run Date: 06/10/2020

Includes Work Records From: 03/15/19 – 03/28/20

Trade	# of Work hours	# of Workers	% Resident	% People of Color	% Female
Carpenters	19,959	110	18%	41%	4%
Asbestos Workers	10,390	58	42%	100%	8%
Glaziers	10,070	27	21%	57%	4%
Electrician	7,827	11	21%	98%	0%
Laborers	5,876	52	66%	97%	10%

III. Numerical Compliance by Major Contractor

Report Run Date: 06/10/2020

Includes Work Records From: 03/15/19 – 03/28/20

Contractor	# of Wrkhrs	# of Workers	% Resident	% People of Color	% Female
Tara Construction	10,625	47	26%	70%	2%
<i>Tara Construction employs Laborers and Carpenters.</i>					
NG Environmental Co.	10,390	58	42%	100%	8%
<i>NG Environmental employs Asbestos Workers.</i>					
Middlesex Glass Co.	10,070	27	21%	57%	4%
<i>Middlesex Glass Co. employs Glaziers.</i>					
Williams Electric	7,827	11	20%	98%	0%
<i>Williams Electric employs electricians</i>					
Anchor Insulation	3,960	31	16%	22%	11%
<i>Anchor Insulation employs Bricklayers and Carpenters.</i>					

Boston Employment Commission Project Review

BRJP Highlights and Concerns:

- 104 Boston residents have been reported. 104 (100%) have been successfully verified.
- The current payroll submission time is 6 days. Payrolls that are submitted on time help monitor the project in a timely manner.
- The Project is at its 70% completion mark.
- Tara Construction has worked the 2nd most hours and only providing a job force of 27% Boston residents and 4% Females. With the amount of work left Tara will be adding more Boston Residents and Females to their crew.
- Boston residency has to be a main focus moving forward along with female percentages. With the most hours that will be worked on this project, Tara Construction will be called in for corrective meeting in the next few weeks to discuss ways they can improve Boston Resident and Female numbers.
- The Haynes House Renovation has placed **35** new hires since the start of the project.
- Madison Park Development has taken great measures in “Driving the Bus” and showing us that it can be done by having the subcontractors cooperate.
- Please continue to make sure Boston Residents are verified prior to starting on site.
- Continue to encourage subcontractors deficient in any category, to take steps to make improvements by providing information about pre-apprenticeship programs and continue to send work ready tradesmen and tradeswomen information out to these subcontractors that are ready to ramp up work.

Enforcement of 7 Compliance Efforts (*Compliance Determination Rubric is attached*)

- Pre-construction meeting (failure to attend) – in compliance
- Weekly payroll submission (late submittals) – in compliance (6 days)
- Corrective Action meeting (failure to attend) – in compliance
- Boston Employment Commission Meeting (failure to attend) – in compliance
- Providing communications/confirmations – in compliance
- Jobs Bank Referral(s) – in compliance
- Boston Resident Verifications – In Compliance (100% Verified)

ATTACHMENTS:

- PROJECT STATISTICAL REPORT *by trade*
- PROJECT STATISTICAL REPORT *by contractor*
- HISTORY REPORT FOR TOP 5 CONTRACTORS
 - **Tara Construction**
 - **NG Environmental**
 - **Middlesex Glass Co.**
 - **Williams Electric**
 - **Anchor Insulation**