

Hearth at Four Corners

June 17, 2020

Developer: Hearth Inc.

Awarding Authority: Department of Neighborhood Development

General Contractor: D.F. Pray General Contractors

Construction Cost: \$ 10,202,376.00

Construction Period: 8/19 – 10/20

Completion Percentage: 40%

Construction Monitor: Robert Woodson

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

Project Description:

This project is located in scattered sites at 16 Ronald Street, Dorchester, MA 02124.

Approved four-story residential building that will contain 54 affordable senior apartments, including two studios and 52 one-bedrooms. A multipurpose room will be located on the building's first floor that will be used for resident dining and recreational activities. Recreation areas will be built on site that will be made available to the surrounding community. The project site is located in Dorchester steps to the Four Corners/Geneva commuter rail.

Boston Employment Commission Project Review

I. Overall Numerical Compliance

Report Run Date: 6/8/2020

Includes Work Records from: 08/19 – 06/20

# Workhours	# Workers	# Contractors	% Residents	% People of Color	% Female
10,326	135	18	19%	53%	4%

II. Numerical Compliance by Major Trades

Report Run Date: 6/8/2020

Includes Work Records From: 08/19 – 06/20

Trade	# of Work hours	# of Workers	% Resident	% People of Color	% Female
Carpenter	4,737	31	18%	66%	8%
Mason	1,497	14	20%	82%	0%
Laborer	1,066	22	27%	46%	0%
Plumber	837	10	0%	5%	0%
Utility Operator	657	9	36%	0%	0%

III. Numerical Compliance by Major Contractor

Report Run Date: 6/8/2020

Includes Work Records From: 08/19 – 06/20

Contractor	# of Work hours	# of Workers	% Resident	% People of Color	% Female
NE Framers	4,126	17	20%	64%	9%
<i>NE Framers employs Carpenters.</i>					
Seaside Masonry	1,485	12	20%	82%	0%
<i>Seaside Masonry employs Masons.</i>					
Genesis Utility Corp.	895	8	49%	0%	0%
<i>Genesis Utility Corp. employs Utility Operators and Laborers.</i>					
Wayne Griffin Electric	490	6	16%	31%	0%
<i>Wayne Griffin Electric employs Electricians.</i>					
HB Welding	452	6	33%	54%	0%
<i>HB Welding employs Iron Workers.</i>					

BRJP Highlights and Concerns:

- The project as a whole is not meeting the employment standards relative to Boston resident and female workforce participation.
- For the top 5 trades of work hours performed, none are meeting the employment standards relative to Boston resident and female workforce participation.
- 17 Boston residents have been reported so far. 6 of the 17 reported resident's residency remain unverified.
- The project's average payroll submission time is currently at an average of 12 days.

RECOMMENDATIONS:

- Subcontractors should be engaged, and a plan should be implemented as to how the Boston resident and female workforce percentages can improve.
- Workers residency should be verified as soon as they arrive on site. A 90% Boston Resident verification rate is the standard.
- Payroll submissions need to be submitted within 7 business days in order to accurately monitor subcontractor's workforce percentages.

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

- Pre-construction meeting (failure to attend) – in compliance
- **Weekly payroll submission (late submittals) – under review**
- 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 – under review**

ATTACHMENTS:

- PROJECT STATISTICAL REPORT *by trade*
- PROJECT STATISTICAL REPORT *by contractor*
- HISTORY REPORT FOR CONTRACTORS
 - **NE Framers**
 - **Seaside Masonry**
 - **Genesis Utility Corp.**
 - **Wayne Griffin Electric**
 - **HB Welding**