

Longwood Towers II

October 21, 2020

Developer: Wingate Companies

General Contractor: Columbia Construction

Construction Management: In Order Business

Construction Cost: \$ 37,000,000

Construction Period: 9/19 – 7/21

Construction Monitor: Robert Woodson

Completion Percentage: 25%

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

Project Description:

This project is located in Mission Hill - 95 St. Alphonsis Street, Boston, MA 02120. Approved 6-story residential development featuring 115 new apartments. Apartments at Longwood II Residences would include 40 studios, 35 1-bedrooms, 10 1-bedrooms with dens and 30 2-bedrooms. 15 apartments at Longwood II Residences would be designated affordable including 5 studios, 6 1-bedrooms, and 4 2-bedrooms. Resident amenities would include a club room, a meeting room, a fitness center, a ground-floor outdoor courtyard, and a roof deck.

130 parking spaces, including 108 below-grade and 22 at-grade, would be provided on site for residents of both Longwood II Residences and The Longwood, an adjacent 14-story, 147-unit apartment building also owned by the proponent.

Boston Employment Commission Project Review

I. Overall Numerical Compliance

Report Run Date: 10/13/20

Includes Work Records from: 08/19 – 10/20

# Workhours	# Workers	# Contractors	% Residents	% People of Color	% Female
19,481	264	13	13%	27%	3%

II. Numerical Compliance by Major Trades

Report Run Date: 10/13/20

Includes Work Records from: 08/19 – 10/20

Trade	# of Work hours	# of Workers	% Resident	% People of Color	% Female
Laborer	7,321	83	23%	33%	0%
Carpenter	5,072	35	10%	30%	8%
Equipment Operator	2,358	26	0%	0%	0%
Iron Worker	1,457	18	15%	41%	0%

III. Numerical Compliance by Major Contractor

Report Run Date: 10/13/20

Includes Work Records from: 08/19 – 10/20

Contractor	# of Work hours	# of Workers	% Resident	% People of Color	% Female
Manafort Precision	9,003	72	6%	29%	5%
<i>Manafort Precision employs Carpenters, Laborers, Masons, and Iron Workers.</i>					
W.L. French Excavating	5,207	50	22%	17%	0%
<i>W.L. French Excavating employs Equipment Operators and Laborers.</i>					
NER Construction	1,342	22	0%	14%	0%
<i>NER Construction employs Bricklayers, Mason Tenders and Laborers.</i>					
Aldon Electric	1,012	5	0%	18%	0%
<i>Aldon Electric employs Electricians.</i>					
East Coast Interiors	584	13	7%	37%	0%
<i>East Coast Interiors employs Carpenters..</i>					

BRJP Highlights and Concerns:

- The projects overall employment percentages could use improvement in all monitored categories.
- The projects overall average payroll submission time is currently at 10 days with the following subcontractors negatively impacting the payroll submission average:

Wood & Wire Fence Co. – 76 days - After reviewing, the delinquent submissions were for temporary fencing related to the enabling portion of the work and should not be counted. Hours will be removed for those weeks.

P.J. Dionne Co, Inc, - 34 days submissions were timely, however was submitting under wrong Project ID #.

- 19 Boston residents have been reported so far. Only 3 of the 19 reported resident's residency remain unverified to date. (84%)

RECOMMENDATIONS:

- Subcontractors, who are currently mobilized on site, should present a plan to maximize remaining resident and female hours. Below are the 5 subcontractors projected to perform the most hours in this current fiscal quarter.
 - East Coast Interiors
 - NER Construction
 - Aldon Electric
 - Inner City Fire
 - PJ Dionne
- Certified payrolls need to be submitted within 7 business days so subcontractor's workforce can be monitored in a real time manner.
- Workers residency should be verified as soon as they arrive on site. A 90% Boston Resident verification rate is the standard.
- Quarterly workforce projections have been requested in an attempt to identify any deficiencies in meeting the employment standards.

ATTACHMENTS:

- PROJECT STATISTICAL REPORT *by trade*
- PROJECT STATISTICAL REPORT *by contractor*
- HISTORY REPORT FOR CONTRACTORS
 - Manafort Precision
 - WL French Excavating
 - NER Construction
 - Aldon Electric
 - East Coast Interiors