

# 144 ADDISON STREET APARTMENTS

*May 19, 2021*

**Developer:** Redgate Real Estate Advisers LLC

**General Contractor:** Dellbrook/JKS

**Construction Cost:** \$63,000,000

**Construction Period:** 3/2019 – 3/2021

**Construction Monitor:** Stacey Watson

**Completion Percentage:** 53%

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

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## **Project Description:**

The proposed project includes the redevelopment of an existing surface parking lot and consists of the construction of 2 residential buildings that will include approx. 230 residential units and 169 off-street parking spaces.

# Boston Employment Commission Project Review

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## I. Overall Numerical Compliance

Report Run Date: 5/11/21

Includes Work Records from: 00/00/00 – 00/00/00

# Workhours	# Workers	# Contractors	% Residents	% People of Color	% Female
57,762	343	13	7	28	2

## II. Numerical Compliance by Major Trades

Report Run Date: 5/11/21

Includes Work Records From: 00/00/00-00/00/00

Trade	# of Work hours	# of Workers	% Resident	% People of Color	% Female
Carpenter	22,989	130	3	19	0
Concrete worker	8,981	71	0	14	0
Laborer	8,266	50	2	37	11
Equipment Operator	5,896	19	1	18	0
Plumber	2,888	23	40	47	0

## III. Numerical Compliance by Major Contractor

Report Run Date: 5/11/21

Includes Work Records From: 00/00/00-00/00/00

Contractor	# of Worker hours	# of Workers	% Resident	% People of Color	% Female
Universal Drywall	21,937	115	3	14	4
Turner Brothers	9,300	74	3	39	0
D&M Civil	8,244	18	0	13	0
Superior Plumbing	3,143	24	45	43	0
AMPS Electric	2,765	9	35	65	0

## **BRJP Highlights and Concerns**

The project is 53% complete.

- Weekly Submission Rate 7 business days.
- Boston Resident Verifications (70%).
- Workforce Request Forms (1%).
- Best Faith Efforts were submitted by 2% of contractors.

**RECOMMENDATIONS: The BRJP Office recommends that –**

**Contractors need to make stronger efforts to work with their union representatives in order to increase their “core” resident workforce and people of color.**

**Ongoing request should be made to the City’s Jobs Bank Coordinator, Janine Mc Laren.**

**Underperforming subcontractors should provide weekly documentation of their best faith efforts.**

**Communication is poor between monitor and General Contractor. Emails and telephone calls are not answered. I suggested communication between monitor and General Contractor.**

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

- Pre-construction meeting – in compliance
- **Weekly payroll submission – not in compliance**
- Corrective Action meeting – in compliance
- Boston Employment Commission Meeting – in compliance
- **Providing communications/confirmations – not in compliance**
- **Jobs Bank Referral(s) – not in compliance**
- **Boston Resident Verifications are at 70% - not in compliance**

## ATTACHMENTS:

- STATS BY SUBS/TRADES (*Salesforce Excel Spreadsheet*)
- LIST OF CONTRACTORS ON PROJECT
- BEST FAITH EFFORTS DOCUMENTATION (*Pending*)
- HISTORY REPORT FOR 5 MAJOR CONTRACTORS
  - Universal Drywall
  - Turner Brothers
  - D & M Civil
  - Superior Plumbing
  - AMPS Electric