

Newcastle Saranac Apartments

February 17, 2021

Developer: Fenway CDC and The Schochet Companies

Awarding Authority: Department of Neighborhood Development

General Contractor: Keith Construction

Construction Cost: \$17,908,573

Construction Period: 7/20 – 2/22

Construction Monitor: Robert Woodson

Completion Percentage: 50%

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

Project Description:

This project is located at 599-627 Columbus Avenue in the South End neighborhood of Boston.

The proposed development will create a duplex townhouse-style homeownership project totaling 2 units. The 2 units will be affordable homeownership opportunities available to eligible first-time homebuyers at or below 100% Area Median Income (AMI).

Boston Employment Commission Project Review

I. Overall Numerical Compliance

Report Run Date: 02/08/2021

Includes Work Records from: 07/20 – 01/21

# Workhours	# Workers	# Contractors	% Residents	% People of Color	% Female
40,197	235	19	32%	72%	7%

II. Numerical Compliance by Major Trades

Report Run Date: 02/08/2021

Includes Work Records From: 07/20 – 01/21

Trade	# of Work hours	# of Workers	% Resident	% People of Color	% Female
Mason Tender	9,419	49	5%	82%	4%
Electrician	5,688	11	58%	27%	0%
Asbestos Worker	4,769	24	11%	93%	17%
Carpenter	3,675	12	49%	68%	0%
Laborer	3,012	32	54%	75%	27%

III. Numerical Compliance by Major Contractor

Report Run Date: 02/08/2021

Includes Work Records From: 07/20 – 01/21

Contractor	# of Work hours	# of Workers	% Resident	% People of Color	% Female
Lighthouse Masonry	11,501	56	10%	83%	7%
<i>Lighthouse Masonry employs Bricklayer and Mason Tenders..</i>					
G&O Inc.	5,365	10	58%	26%	0%
<i>G&O Inc. employs Electricians.</i>					
Atlantic Bay Contracting	4,430	16	16%	100%	24%
<i>Atlantic Bay Contracting employs Laborers and Asbestos Workers..</i>					
V. Francis Mechanical	2,808	7	55%	100%	9%
<i>V. Francis Mechanical employs Pipefitters.</i>					
Kelmon Drywall	2,664	9	52%	40%	13%
<i>Kelmon Drywall employs Laborers and Plasterers</i>					

BRJP Highlights and Concerns:

- The projects overall Boston resident workforce percentages are currently not meeting the employment standards at 32%.
- Of the top 5 trades for work hours performed, only the Mason Tenders and Asbestos Workers are not meeting the employment standards for Boston residents.
- 57 Boston residents have been reported so far. 22 of the 57 reported resident's residency remain unverified (39%).
- The project's average payroll submission time is currently at 7 days.

RECOMMENDATIONS:

- Corrective Action Meetings have taken place recently, and continuous best faith effort correspondence has been submitted, which has unfortunately not resulted in increased resident workforce participation.
- 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 in real time. The timeliness of these submissions is appreciated.

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
- 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 REPORTS FOR FIVE MAJOR CONTRACTORS
 - Lighthouse Masonry
 - G & O Inc.
 - Atlantic Bay Contracting
 - V. Francis Mechanical
 - Kelmon Drywall