

UHomes at 90 Antwerp St.

April 21, 2021

Developer: Urbanica, Inc.

Awarding Authority: Department of Neighborhood Development

General Contractor: Urbanica, Inc.

Construction Cost: \$7,719,138 **Construction Period:** 02/20 – 8/21

Construction Monitor: Robert Woodson

Completion Percentage: 60%

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

Project Description:

The project is located at 90 Antwerp Street, Allston, MA 02135. Urbanica, Inc. is building 20 units of homeownership. 12 units will be affordable - 6 to households earning up to 80% of the Area Median Income (AMI) and 6 to households earning up to 100% AMI.

Boston Employment Commission Project Review

I. Overall Numerical Compliance

Report Run Date: 04/05/2021

Includes Work Records from: 03/14/2010 – 04/02/21

# Workhours	# Workers	# Contractors	% Residents	% People of Color	% Female
32,665	100	13	35%	88%	18%

II. Numerical Compliance by Major Trades

Report Run Date: 04/05/2021

Includes Work Records From: 03/14/2010 – 04/02/21

Trade	# of Work hours	# of Workers	% Resident	% People of Color	% Female
Laborer	16,327	30	23%	96%	29%
Carpenter	3,582	15	59%	84%	1%
Plumber	3,093	4	55%	100%	0%
Insulator	2,367	6	16%	100%	37%
Sprinkler Fitter	1,872	5	30%	30%	0%

III. Numerical Compliance by Major Contractor

Report Run Date: 04/05/2021

Includes Work Records From: 03/14/2010 – 04/02/21

Contractor	# of Work hours	# of Workers	% Resident	% People of Color	% Female
Turnkey Lumber, Inc.	13,093	18	12%	99%	15%
<i>Turnkey Lumber, Inc. employs Laborers.</i>					
Emma Plumbing	3,253	5	52%	100%	5%
Emma Plumbing employs Plumbers and Laborers.					
Mofford Concrete	2,542	13	63%	78%	1%
Mofford Concrete employs Carpenters.					
Mass Green Insulation	2,367	6	16%	100%	37%
Mass Green Insulation employs Insulators.					
NHK Electric	2,236	4	70%	100%	25%
NHK Electric employs Electricians and Laborers.					

BRJP Highlights and Concerns

- This project is roughly 60% complete overall, with this being the first time it has appeared before the Boston Employment Commission.
- The project is performing well relative to the employment standards. The overall Boston resident percentages are falling short at 35%, however the people of color and female workforce percentages are exceeding, respectively at 88% and 18%.
- 20 Boston residents have been reported so far. 12 of the 20 reported residents' residency remain unverified.
- The project's average payroll submission time is currently at 7 days.

RECOMMENDATIONS

- Workers' residency documentation should be submitted with initial certified payroll submission. A 90% Boston Resident verification rate is the standard. The General Contractor has been made aware, and the 30-day corrective action window has been activated.
- 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

- 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 REPORT FOR 5 MAJOR CONTRACTORS
 - Turnkey Lumber, Inc.
 - Emma Plumbing
 - Mofford Concrete
 - Mass Green Insulation
 - NHK Electric