

Residences at Fairmont Station

February 21, 2018

Developer: Traggorth Companies

General Contractor: Delphi Construction

Construction Cost: \$12,370,535

Construction Period: 08/17 – 08/18

Construction Monitor: Robert Woodson

BRJP Goals: **50% Resident** **25% People of Color** **10% Female**

Project Description:

This development is a 27 unit affordable mixed-income, transit-oriented development adjacent to the Fairmount Avenue Station on the Fairmount Indigo commuter rail stop in Hyde Park.

Boston Employment Commission Project Review

I. Overall Numerical Compliance

Report Run Date: 2/14/18

Includes Work Records from: 08/17 – 01/18

# Workhours	# Workers	# Contractors	% Residents	% People of Color	% Female
5,619	70	5	32%	46%	2%

II. Numerical Compliance by Major Trades

Report Run Date: 2/14/18

Includes Work Records From: 08/17 – 01/18

Trade	# of Work hours	# of Workers	% Resident	% People of Color	% Female
Laborer	2,990	27	50%	66%	4%
Equipment Operator	1,065	10	0%	19%	0%
Mason	906	17	29%	24%	0%
Carpenter	356	2	5%	5%	0%
Iron Worker	302	14	22%	53%	0%

III. Numerical Compliance by Major Contractor

Report Run Date: 2/14/18

Includes Work Records From: 08/17 – 01/18

Contractor	# of Work hours	# of Workers	% Resident	% People of Color	% Female
D.A. Bosworth, Inc.	2,541	21	26%	35%	0%
<i>D.A. Bosworth employs Laborers and Equipment Operators.</i>					
Diaz Construction	1,735	15	46%	67%	6%
<i>Diaz Construction employs Laborers and Carpenters.</i>					
Augiar Landscaping	906	17	29%	24%	0%
<i>Augiar Landscaping employs Masons.</i>					
MPS Products Corp.	302	14	22%	53%	0%
<i>MPS Products Corp. employs Iron Workers.</i>					
Hope Trucking Demo	135	3	33%	100%	0%
<i>Hope Trucking Demo employs Equipment Operators and Laborers.</i>					

Boston Employment Commission Project Review

BRJP ISSUES:

- The project's overall Boston Resident and Female workforce percentages currently fall below the employment standards and need improvement.
- Payroll submission time is currently at an average of 10 days, which is slightly higher than the 7 business day requirement.
- The following subcontractors have contributed to the delinquent payroll situation: Hope Trucking Demo - 18 days, Augiar Landscaping - 16 days, and MPS Products Corp. - 15 days.
- 14 Boston Residents have been reported. 9 of the reported 14 Boston Residents or 60% have had residency successfully verified. 5 currently remain unverified.

RECOMMENDATIONS:

- Non-compliant subcontractors, who are currently mobilized on site, should present a corrective action plan detailing how they plan to better meet the employment standards with the hours they have remaining on site.
- Payrolls need to be submitted within 7 business days so subcontractor's workforce can accurately 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.

ATTACHMENTS:

- PROJECT STATISTICAL REPORT *by trade*
- PROJECT STATISTICAL REPORT *by contractor*
- HISTORY REPORT FOR CONTRACTORS

GC: DELPHI CONSTRUCTION INC. -- ID: 12523

Date Range: 07/01/2009 - 02/14/2018

Carpenter

	Total Hours	Resident Hrs / %	POC Hrs / %	Female Hrs / %	Empls	Resident	POC	Female
Contractor: DIAZ CONSTRUCTION CO. IN	356.0	16.5 4.6%	16.5 4.6%	0.0 0.0%	2	1	1	0
Trade Totals	356.0	16.5 4.6%	16.5 4.6%	0.0 0.0%	2	1	1	0

Equipment Operator

Contractor: DAVID A. BOSWORTH COMPA	1,020.0	0.0 0.0%	152.0 14.9%	0.0 0.0%	9	0	1	0
Contractor: HOPE TRUCKING DEMO INC.	45.0	0.0 0.0%	45.0 100.0%	0.0 0.0%	1	0	1	0
Trade Totals	1,065.0	0.0 0.0%	197.0 18.5%	0.0 0.0%	10	0	2	0

Iron Worker

Contractor: MPS PRODUCTS CORP.	302.0	65.0 21.5%	161.0 53.3%	0.0 0.0%	14	2	7	0
Trade Totals	302.0	65.0 21.5%	161.0 53.3%	0.0 0.0%	14	2	7	0

Laborer

Contractor: DAVID A. BOSWORTH COMPA	1,521.0	649.5 42.7%	739.5 48.6%	0.0 0.0%	12	2	3	0
Contractor: DIAZ CONSTRUCTION CO. IN	1,378.5	785.5 57.0%	1,146.5 83.2%	104.0 7.5%	13	3	8	1
Contractor: HOPE TRUCKING DEMO INC.	90.0	45.0 50.0%	90.0 100.0%	0.0 0.0%	2	1	2	0
Trade Totals	2,989.5	1,480.0 49.5%	1,976.0 66.1%	104.0 3.5%	27	6	13	1

Mason

Contractor: AUGIAR LANDSCAPING, INC.	906.0	260.5 28.8%	217.0 24.0%	0.0 0.0%	17	5	4	0
Trade Totals	906.0	260.5 28.8%	217.0 24.0%	0.0 0.0%	17	5	4	0

PROJECT TOTALS	5,618.5	1,822.0 32.4%	2,567.5 45.7%	104.0 1.9%	70	14	27	1
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PROJECT STATISTICAL REPORT

RESIDENCES AT FAIRMONT STATION -- ID: 10077 Award Dept: ND3 Const Cost: \$12,370,535.00 Neigh: HYDE PARK/READYI

GC: DELPHI CONSTRUCTION INC. -- ID: 12523 Date Range: 07/01/2009 - 02/14/2018

Worked on Project

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Company	Employee ID	Start Date	Total Hours	Resident Hrs / %	POC Hrs / %	Female Hrs / %	Emps.	Res.	POC	Fem.
AUSBACK LANDSCAPING, INC.	12590	09/26/2017	Total Hours	Resident Hrs / %	POC Hrs / %	Female Hrs / %	Emps.	Res.	POC	Fem.
	6	01/09/2018	906.0	260.5 21.8%	217.0 24.0%	0.0 0.0%	17	5	4	0
		Totals:	906.0	260.5 21.8%	217.0 24.0%	0.0 0.0%	17	5	4	0
DAVID A. BOSWORTH COMP	12585	08/13/2017	Total Hours	Resident Hrs / %	POC Hrs / %	Female Hrs / %	Emps.	Res.	POC	Fem.
	9	01/28/2018	1,020.0	0.0 0.0%	152.0 14.9%	0.0 0.0%	9	0	1	0
	15		1,521.0	649.5 42.7%	739.5 48.6%	0.0 0.0%	12	2	3	0
		Totals:	2,541.0	649.5 25.6%	891.5 35.1%	0.0 0.0%	21	2	4	0
DIAZ CONSTRUCTION CO. INC	12245	09/16/2017	Total Hours	Resident Hrs / %	POC Hrs / %	Female Hrs / %	Emps.	Res.	POC	Fem.
	08	01/20/2018	356.0	16.5 4.6%	16.5 4.6%	0.0 0.0%	2	1	1	0
	16		1,378.5	785.5 57.0%	1,146.5 83.2%	104.0 7.5%	13	3	8	1
		Totals:	1,734.5	802.0 46.2%	1,163.0 67.1%	104.0 6.0%	15	4	9	1
HOPE TRUCKING DEMO INC.	9190	08/12/2017	Total Hours	Resident Hrs / %	POC Hrs / %	Female Hrs / %	Emps.	Res.	POC	Fem.
	10	08/12/2017	45.0	0.0 0.0%	45.0 100.0%	0.0 0.0%	1	0	1	0
	15		90.0	45.0 50.0%	90.0 100.0%	0.0 0.0%	2	1	2	0
		Totals:	135.0	45.0 33.3%	135.0 100.0%	0.0 0.0%	3	1	3	0
MPK RODUCTS CORP.	12451	12/08/2017	Total Hours	Resident Hrs / %	POC Hrs / %	Female Hrs / %	Emps.	Res.	POC	Fem.
	4	01/12/2018	302.0	65.0 21.5%	161.0 53.3%	0.0 0.0%	14	2	7	0
		Totals:	302.0	65.0 21.5%	161.0 53.3%	0.0 0.0%	14	2	7	0
Project Totals:			5,618.5	1,822.0 32.4%	2,567.5 45.7%	104.0 1.9%	70	14	27	1

CONTRACTOR STATISTICAL REPORT

Date Range: 07/01/2009 - 02/14/2018

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Contractor: **DAVID A. BOSWORTH COMPANY**

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Cont ID: 12583

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PROJECTS

RESIDENCES AT FAIRMONT STATION	08/13/2017	Total Hours	Resident Hrs. / %	POC Hrs / %	Female Hrs / %	Emps.	Res.	POC	Fem.
	07/28/2018								
Equipment Operator		1,020.0	0.0 0.0%	152.0 14.9%	0.0 0.0%	9	0	1	0
Latiner		1,521.0	649.5 42.7%	739.5 48.6%	0.0 0.0%	12	2	3	0
RESIDENCES AT FAIRMONT STATION	Totals:	2,541.0	649.5 25.6%	891.5 35.1%	0.0 0.0%	21	2	4	0
Contractor Totals		Total Hours	Resident Hrs / %	POC Hrs / %	Female Hrs / %	Emps.	Res.	POC	Fem.
DAVID A. BOSWORTH COMPANY	Totals:	2,541.0	649.5 25.6%	891.5 35.1%	0.0 0.0%	21	2	4	0

CONTRACTOR STATISTICAL REPORT

Contractor: **DIAZ CONSTRUCTION CO. INC.**

Cont ID: 12245

Worked on Project

Date Range: 07/01/2009 - 02/14/2018

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PROJECTS

BKJP Report #5

Project	Start Date	Total Hours	Resident Hrs / %	POC Hrs / %	Female Hrs / %	Emps.	Res.	POC	Fem.
1 GURNEY STREET 9928	08/27/2016								
	10/28/2017								
	Carpenter	285.5	0.0 0.0%	0.0 0.0%	0.0 0.0%	1	0	0	0
	Cement Finisher	334.5	0.0 0.0%	11.5 3.4%	0.0 0.0%	3	0	1	0
	Cement Laborer	1,670.0	882.5 52.8%	1,670.0 100.0%	0.0 0.0%	11	5	11	0
	Laborer	24.5	24.5 100.0%	24.5 100.0%	0.0 0.0%	1	1	1	0
Totals:		2,314.5	907.0 39.2%	1,706.0 73.7%	0.0 0.0%	16	6	13	0
75 A WORY AVE. RESIDENCE 9786	10/24/2015								
	10/22/2016								
	Carpenter	200.0	0.0 0.0%	0.0 0.0%	0.0 0.0%	2	0	0	0
	Cement Laborer	118.0	0.0 0.0%	0.0 0.0%	0.0 0.0%	2	0	0	0
	Equipment Operator	1,418.3	492.5 34.7%	492.5 34.7%	0.0 0.0%	6	1	1	0
	Laborer	1,670.3	1,034.0 61.9%	1,347.3 80.7%	0.0 0.0%	9	3	7	0
Totals:		3,406.5	1,526.5 44.8%	1,839.8 54.0%	0.0 0.0%	19	4	8	0
OLMSTED GREEN MEMO	04/29/2017								
	01/27/2018								
	Carpenter	11.0	0.0 0.0%	0.0 0.0%	0.0 0.0%	1	0	0	0
	Cement Finisher	77.5	0.0 0.0%	0.0 0.0%	0.0 0.0%	1	0	0	0
	Cement Laborer	248.5	184.5 74.2%	184.5 74.2%	46.0 18.5%	6	3	3	1
	Laborer	1,981.5	1,084.0 54.7%	1,084.0 54.7%	71.0 3.6%	7	3	3	1
Totals:		2,318.5	1,268.5 54.7%	1,268.5 54.7%	117.0 5.0%	15	6	6	2

CONTRACTOR STATISTICAL REPORT

Contractor: **DIAZ CONSTRUCTION CO. INC.**

Cont ID: 12245

Worked on Project

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PROJECTS

BRJP Report #5

Project	Start Date	End Date	Total Hours	Resident Hrs / %	POC Hrs / %	Female Hrs / %	Emps.	Res.	POC	Fem.
PARCEL 24 SOUTH 9887	07/23/2016									
	12/09/2017									
	Totals:		2,534.0	1,328.5 52.4%	1,508.5 59.5%	26.0 1.0%	18	6	11	1
RESIDENCES AT FAIRMONT STATION 1E+0	09/16/2017									
	01/20/2018									
	Totals:		1,734.5	802.0 46.2%	1,163.0 67.1%	104.0 6.0%	15	4	9	1
WALKER PARK APARTMENTS 1E+0	10/21/2017									
	01/27/2018									
	Totals:		1,075.0	561.0 52.2%	836.5 77.8%	110.0 10.2%	11	3	8	1
WALKER PARK APARTMENTS										
	Totals:		1,075.0	561.0 52.2%	836.5 77.8%	110.0 10.2%	11	3	8	1
	Con. actor Totals		Total Hours	Resident Hrs / %	POC Hrs / %	Female Hrs / %	Emps.	Res.	POC	Fem.
DIAZ CONSTRUCTION CO. INC.	Totals:	13,383.0	6,393.5 47.8%	8,322.3 62.2%	357.0 2.7%	94	29	55	5	

CONTRACTOR STATISTICAL REPORT

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Contractor: **AUGIAR LANDSCAPING, INC.**

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Cont ID: 12590

Worked on Project

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PROJECTS

RESIDENCES AT FAIRMONT STATION	09/26/2017	Total Hours	Resident Hrs / %	POC Hrs / %	Female Hrs / %	Emps.	Res.	POC	Fem.
Miscn	01/09/2018	906.0	260.5 28.8%	217.0 24.0%	0.0 0.0%	17	5	4	0
Totals:		906.0	260.5 28.8%	217.0 24.0%	0.0 0.0%	17	5	4	0
Contractor Totals		Total Hours	Resident Hrs / %	POC Hrs / %	Female Hrs / %	Emps.	Res.	POC	Fem.
AUGIAR LANDSCAPING, INC.		Totals: 906.0	260.5 28.8%	217.0 24.0%	0.0 0.0%	17	5	4	0

CONTRACTOR STATISTICAL REPORT

Contractor: **MPS PRODUCTS CORP.**

Cont ID: 12451

Worked on Project

Date Range: 07/01/2009 - 02/14/2018

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BRJP Report #5

PROJECTS	Worked on Project	Total Hours	Resident Hrs / %	POC Hrs / %	Female Hrs / %	Emps.	Res.	POC	Fem.
1 GURNEY STREET 9923	11/06/2016 11/19/2016	Total Hours 430.5	Resident Hrs / % 91.0 21.1%	POC Hrs / % 123.0 28.6%	Female Hrs / % 0.0 0.0%	Emps. 9	Res. 1	POC 2	Fem. 0
1 GURNEY STREET	Totals:	430.5	91.0 21.1%	123.0 28.6%	0.0 0.0%	9	1	2	0
BARLETT B. 1E+0	06/16/2017 01/26/2018	Total Hours 1,250.5	Resident Hrs / % 13.5 1.1%	POC Hrs / % 543.5 43.5%	Female Hrs / % 0.0 0.0%	Emps. 25	Res. 1	POC 10	Fem. 0
Iron Worker	Totals:	1,250.5	13.5 1.1%	543.5 43.5%	0.0 0.0%	25	1	10	0
BARTLETT B.	Totals:	1,250.5	13.5 1.1%	543.5 43.5%	0.0 0.0%	25	1	10	0
RESIDENCES AT FAIRMONT STATION 1E+1	12/08/2017 01/12/2018	Total Hours 302.0	Resident Hrs / % 65.0 21.5%	POC Hrs / % 161.0 53.3%	Female Hrs / % 0.0 0.0%	Emps. 14	Res. 2	POC 7	Fem. 0
Iron Worker	Totals:	302.0	65.0 21.5%	161.0 53.3%	0.0 0.0%	14	2	7	0
RESIDENCES AT FAIRMONT STATION	Totals:	302.0	65.0 21.5%	161.0 53.3%	0.0 0.0%	14	2	7	0
WALKER PARK APARTMENTS 1E+0	11/17/2017 01/26/2018	Total Hours 32.0	Resident Hrs / % 16.0 50.0%	POC Hrs / % 24.0 75.0%	Female Hrs / % 0.0 0.0%	Emps. 4	Res. 2	POC 3	Fem. 0
Iron Worker	Totals:	32.0	16.0 50.0%	24.0 75.0%	0.0 0.0%	4	2	3	0
WALKER PARK APARTMENTS	Totals:	32.0	16.0 50.0%	24.0 75.0%	0.0 0.0%	4	2	3	0
CC 1 Job Totals	Totals:	Total Hours 2,015.0	Resident Hrs / % 185.5 9.2%	POC Hrs / % 851.5 42.3%	Female Hrs / % 0.0 0.0%	Emps. 52	Res. 6	POC 22	Fem. 0
MPS PRODUCTS CORP.	Totals:	2,015.0	185.5 9.2%	851.5 42.3%	0.0 0.0%	52	6	22	0

CONTRACTOR STATISTICAL REPORT

Contractor: **HOPE TRUCKING DEMO INC.**

ContID: 9190

Worked on Project

Date Range: 07/01/2009 - 02/14/2018

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PROJECTS

BRIP Report #5

Project	Start Date	End Date	Total Hours	Resident Hrs / %	POC Hrs / %	Female Hrs / %	Emps.	Res.	POC	Fem.
36 CREIGHTON STREET 9823	05/07/2010	08/04/2010	Total Hours	Resident Hrs / %	POC Hrs / %	Female Hrs / %	Emps.	Res.	POC	Fem.
			190.0	88.0 46.3%	126.0 66.3%	0.0 0.0%	13	7	9	0
	Totals:		190.0	88.0 46.3%	126.0 66.3%	0.0 0.0%	13	7	9	0
PEARL BUILDING 9473	06/30/2013	09/29/2013	Total Hours	Resident Hrs / %	POC Hrs / %	Female Hrs / %	Emps.	Res.	POC	Fem.
			1,611.0	419.0 26.0%	1,483.0 92.1%	155.0 9.6%	17	6	16	2
	Totals:		1,611.0	419.0 26.0%	1,483.0 92.1%	155.0 9.6%	17	6	16	2
RESIDENCES AT FAIRMONT STATION 1510	08/12/2017	08/12/2017	Total Hours	Resident Hrs / %	POC Hrs / %	Female Hrs / %	Emps.	Res.	POC	Fem.
			45.0	0.0 0.0%	45.0 100.0%	0.0 0.0%	1	0	1	0
	Totals:		45.0	0.0 0.0%	45.0 100.0%	0.0 0.0%	1	0	1	0
RESIDENCES AT FAIRMONT STATION		Totals:	90.0	45.0 50.0%	90.0 100.0%	0.0 0.0%	2	1	2	0
			135.0	45.0 33.3%	135.0 100.0%	0.0 0.0%	3	1	3	0
Contractor Totals		Totals:	Total Hours	Resident Hrs / %	POC Hrs / %	Female Hrs / %	Emps.	Res.	POC	Fem.
			1,936.0	552.0 28.5%	1,744.0 90.1%	155.0 8.0%	33	14	28	2
HOPE TRUCKING DEMO INC.		Totals:	1,936.0	552.0 28.5%	1,744.0 90.1%	155.0 8.0%	33	14	28	2