

Elizabeth Stone House

September 16, 2020

Developer: Elizabeth Stone House and Women's Institute for Housing and Economic Development

Awarding Authority: Department of Neighborhood Development

General Contractor: Dellbrook JKS

Construction Cost: \$ 15,826,942

Construction Period: 4/19 – 11/20

Construction Monitor: Robert Woodson

Completion Percentage: 80%

New BRJP Ordinance Goals

51% Resident

40% People of Color

12% Female

Project Description:

This project is located at the corner of 3012 Washington Street and 13 Westminister Street Roxbury, MA 02119 and is an upcoming four-story building featuring 32 affordable residential rental units. Nine units at Westminister House will be reserved for homeless or formerly homeless families.

The building will also contain ground-floor public meeting space, classrooms, offices, conference areas, and childcare facilities. Parking will be located on site for 20 vehicles.

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Boston Employment Commission Project Review

I. Overall Numerical Compliance

Report Run Date: 09/08/2020

Includes Work Records from: 04/19 – 08/20

# Workhours	# Workers	# Contractors	% Residents	% People of Color	% Female
60,832	463	25	19%	69%	3%

II. Numerical Compliance by Major Trades

Report Run Date: 09/08/2020

Includes Work Records From: 04/19 – 08/20

Trade	# of Work hours	# of Workers	% Resident	% People of Color	% Female
Carpenter	17,587	112	0%	75%	0%
Laborer	11,810	83	33%	74%	11%
Electrician	5,334	23	39%	74%	0%
Sheetmetal Worker	3,254	24	26%	52%	8%
Plumber	3,210	7	38%	46%	0%

III. Numerical Compliance by Major Contractor

Report Run Date: 09/08/2020

Includes Work Records From: 04/19 – 08/20

Contractor	# of Work hours	# of Workers	% Resident	% People of Color	% Female
Paglia Plastering	12,960	47	10%	83%	11%
<i>Paglia Plastering employs Carpenters, Laborers, and Plasterers.</i>					
True Brother Construction	7,950	59	0%	100%	0%
<i>True Brother Construction employs Carpenters, Laborers, and Equipment Operators.</i>					
Reform Masonry	5,230	21	37%	100%	0%
<i>Reform Masonry employs Masons and Mason Tenders.</i>					
One Way Development	5,172	15	40%	76%	0%
<i>One Way Development employs Electricians.</i>					
JRF Corporation	4,770	11	55%	33%	0%
<i>JRF Corporation employs Laborers and Utility Operators</i>					

BRJP Highlights and Concerns:

- The projects overall Boston resident and female workforce percentages are currently not meeting the employment standards.
- Of the top 5 trades for work hours performed, only the Laborers (11%) and Sheet Metal Worker (8%) trades have employed females.
- 51 Boston residents have been reported so far. 22 of the 51 reported resident's residency remain unverified (43%).
- The project's average payroll submission time is currently at 7 days.
- Underperforming contractors have been placed on notice and encouraged to provide continued best faith documentation, with late reporting resulting in held payments.

The following subcontractors currently have payments on hold for non-compliance:

Boston Roofing, Bridgeline, NE Fire Systems, and Viking Controls

RECOMMENDATIONS:

- A plan should be implemented in an attempt of meeting the 51% Boston resident and 12% overall female workforce participation goals.
- 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. Dellbrook JKS should be commended on efforts to date.

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 REPORT FOR CONTRACTORS
 - Paglia Plastering
 - True Brother Construction
 - One Way Development
 - Reform Masonry
 - JRF Corporation