

Boston Employment Commission Presentation

Surus Development & Construction
Jumbo Capital Management
January 27, 2021

Cadence on Leo

A new six-story residential condominium building measuring approximately 117,626 gross square feet, including 79 units of homeownership housing (10 IDP affordable units), with on-site garage parking for 78 vehicles, 79 bicycle storage spaces, and related open space, sidewalks and site improvements located at 70 Leo M. Birmingham Parkway and 6-8 Lincoln Street.



Project Team

Owner - Jumbo Capital Management

General Contractor - Surus Development & Construction

Architect - Hendren Associates, RODE

Site/Civil - Howard Stein Hudson

MEP - Allied Consulting

Structural - RSE Associates

Compliance - The Compliance Mentor Group

Environmental - Stantec

Project Location and Rendering



Project Milestones

Demo and Site Enabling Work: September 2020

Foundations: March 2021

Structural Steel: April 2021

Wood Framing: August 2021

Elevators: September 2021

Drywall: December 2022

Finishes: February 2022

Project Completion: August 2022



Subcontractors

Trade	Subcontractor
Concrete	Form-Up Foundations
Masonry	Lighthouse
Structural Steel	Canatal/Structures Derek
Misc Metals	Superior Rail
Rough Carpentry & Windows	84 Lumber
Millwork	Masiero
Waterproofing	Optimum Building
Building Insulation	Anchor Insulation
Metal Panels	Bridgeline
Roofing	Progressive
Fireproofing	Optiline
Doors and Frame	Eaton Door & Frame
Special Doors	Frommelt Equipment
Drywall and ACT	Optiline

Trade	Subcontractor
Flooring	Paul White
Painting	RJ Forbes
Specialties	Newton BSI
Appliances	Appliances Connection
Trash Chutes	Wico Sales and Service
Casework	Metropolitan
Elevator	Schindler
Fire Protection	Platinum
Plumbing	Superior
HVAC	Division 15
Electrical	Boustris & Sons
Earth Work	Sea and Shore
Landscaping	TBD

Community Activity and Partnerships

“The Edison School cannot thank the Surus Team enough for the gift you have given to the Students and Families of the Edison K8. The creativity in providing desks to students at home is so critically needed now during COVID-19.”
- Kimberley Williams, Principal



Workforce Diversity Numbers

Week Ending December 27, 2020

SUBCONTRACTOR	Total Hours	GOAL - 51%		GOAL - 40%		GOAL - 12%		Apprentice Hours	PTD%	GOAL - 51%		GOAL - 40%		GOAL - 12%		COMMENCEMENT DATE	PAYROLL WEEK ENDING DATE	NUMBER OF WORKERS	PAYROLL SUBMISSION AVERAGE
		RESIDENT	PTD%	Hours	PTD%	Hours	PTD%			Hours	PTD%	RESIDENT	PTD%	Hours	PTD%				
Baystate Shoring <i>(Tier Sub to Sea & Shore)</i>	536	304	57%	0	0%	0	0%	152	28%	152	100%	0	0%	0	0%	11/15/2020	12/27/2020	0	7
Conneely Excavation <i>(Tier Sub to Sea & Shore)</i>	112	0	0%	0	0%	0	0%	0	0%	0	0%	0	0%	0	0%	11/22/2020	12/27/2020	1	7
New England Environmental Demolition <i>(Tier Sub to Sea & Shore)</i>	387	0	0%	0	0%	0	0%	0	0%	0	0%	0	0%	0	0%	10/18/2020	COMPLETE 11/15/2020	3	14
Sea & Shore	390	170	44%	170	44%	0	0%	96	25%	0	0%	0	0%	0	0%	11/22/2020	12/27/2020	2	7
TOTALS:	1425	474	33%	170	12%	0	0%	248	17%	152	61%	0	0%	0	0%			6	
PROJECT-TO-DATE PERCENTAGES:																			

TRADE	Total Hours	Hours	PTD%	Hours	PTD%	Hours	PTD%	Apprentice Hours	PTD%	Hours	PTD%	Hours	PTD%	Hours	PTD%
Laborers	525	170	0%	170	0%	0	0%	96	0%	0	0%	0	0%	0	0%
Operators	364	0	0%	0	0%	0	0%	0	0%	0	0%	0	0%	0	0%
Piledrivers	536	304	57%	0	0%	0	0%	152	28%	152	100%	0	0%	0	0%
TOTALS:	1425	474	33%	170	12%	0	0%	248	17%	152	61%	0	0%	0	0%
PROJECT-TO-DATE PERCENTAGES:															

Job Application Process

Walk-on Application Disposition Process:

- URL link and QR code posted on site signage (<https://www.tcmmentor.com/70-leo-m-birmingham-parkway>)
- Walk-on applications are processed (by trade craft) to appropriate project subcontractors for potential employment opportunities and response
- Applications are also forwarded to the Boston Jobs Bank Coordinator / Janine G. McLaren



Subcontractor Out-Reach Program

Collaboration with Local Vocational Schools

Virtual Workforce Development Program:

- Career Exploration
- Workforce Readiness
- Communications Skills
- Building Leadership
- Industry Networking

