

New East Boston Police Station

March 17, 2021

Developer: City of Boston

Awarding Authority: Public Facilities Department (PFD)

General Contractor: J&J Contractors

Construction Cost: \$30 Million

Construction Period: 10/19 - 12/21

Completion Percentage: 60%

Construction Monitor: Christopher L. Brown

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

Project Description:

The New East Boston Police Station is on East Eagle Street. The start of construction on the District A-7 precinct marks a \$30 million investment in East Boston's community and safety by creating a building to improve the Boston Police Department's operations in the neighborhood, and create a community space. This new police station will be the first complete new station in a decade. The design and location of the building creates a more efficient 27,000 square foot, three story station, and will be LEED Silver Certified. The new building will include a lobby, front desk and gathering space for the community that holds up to 49 people, a community service office, new fencing, a parking area, pedestrian paths, landscaping, and new site utilities.

Boston Employment Commission Project Review

I. Overall Numerical Compliance

Report Run Date: 3/8/21

Includes Work Records from: 08/19 – 02/21

# Workhours	# Workers	# Contractors	% Residents	% People of Color	% Female
39,791	333	26	29%	29%	8%

II. Numerical Compliance by Major Trades

Report Run Date: 3/8/21

Includes Work Records From: 08/19 – 02/21

Trade	# of Work hours	# of Workers	% Resident	% People of Color	% Female
Carpenter	6,552	48	33%	33%	7%
Laborer	5,802	60	49%	34%	31%
Iron Worker	4,099	46	13%	30%	20%
Mason	3,765	7	21%	21%	0%
Electrician	3,503	11	37%	37%	0%

III. Numerical Compliance by Major Contractor

Report Run Date: 3/8/21

Includes Work Records From: 08/19 – 02/21

Contractor	# of Wrkhrs	# of Workers	% Resident	% People of Color	% Female
J&J Contractors	8,428	32	36%	17%	21%
<i>Employs carpenters, laborers and operators</i>					
Empire Masonry	6,998	23	25%	36%	0%
Employs Masons and Mason tenders					
Colony Drywall	3,606	24	39%	49%	9%
Employs carpenters, laborers and tapers					
Wayne Griffin	3,439	9	38%	38%	0%
Employs electricians					
Patrick Kennedy	3,316	9	52%	12%	0%
Employs plumbers					

BRJP Highlights and Concerns:

The project is currently 60% complete.

The overall weekly submission rate is 13 days (see enforcement of 7 compliance efforts for explanation)

J&J Contractors (GC) has the most workhours thus far with 8,432 - 21% of the hours performed by women.

Empire Masonry, Wayne Griffin & PJ Kennedy hasn't had women participation.

The laborers (31%) and Ironworkers (20%) trades are greatly exceeding the women goal.

Colony Drywall has good performance and will eventually move up in the top 5 workhours performed.

J&J efforts to meet compliance includes the following:

- 1) In person job fair set up by J&J.
- 2) Virtual job fairs with outside vendors.
- 3) Shared resumes from job fairs with all the proper subs.
- 4) Contacted a few of the candidates directly.
- 5) Have had corrective action meetings with subs.
- 6) Moved some employees around to help make the BRJP goals.
- 7) Sent letters to those far from making their goals requesting responses in writing.
- 8) Sent letters to various agencies to try and get employees that fit requirements. These were mostly Boston run agencies.
- 9) Review payrolls upon receipt from subcontractors - if not meeting goals the contractor is contacted and asked for reason for non compliance.
- 10) Resent letters to those subs that did not respond the first time to see if we could get responses as to why they are not meeting goals.

Boston Employment Commission Project Review

Below are the file sub/bid contractors for the project:

Empire Masonry
Chapman Waterproofing
V&G IronWorks
Silktown Roofing
Capital Carpet
H.Carr Sons
Pavilion Floors
Bello Painting
General Air
Carlisle Engineering
Wayne J Griffin
PJ Kennedy

RECOMMENDATIONS: The BRJP Office recommends that J&J continues their efforts to meet compliance and encourage contractors to sponsor, train and maintain workers.

Enforcement of 7 Compliance Efforts:

- Pre-construction meeting (failure to attend) – in compliance
- Weekly payroll submission (late submittals) – under review (**There's been a significant amount of payrolls submitted late by contractors with 0 workouts that have not worked on the project in weeks/months. These submittals are significantly impacting the project.**)
- 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 – in compliance

ATTACHMENTS:

- PROJECT STATISTICAL REPORT *by trade*
- PROJECT STATISTICAL REPORT *by contractor*
- BEST FAITH EFFORTS DOCUMENTATION
 - J & J Contractors
 - Wayne Griffin
- HISTORY REPORTS FOR TOP 5 CONTRACTORS
 - J&J Contractors
 - Empire Masonry
 - Colony Drywall
 - Wayne Griffin
 - Patrick Kennedy