

## 125 Amory Street

*April 21, 2021*

**Developer:** 125 Amory Street LLC/The Community Builders, Inc.

**General Contractor:** Bilt-Rite Construction, Inc.

**Construction Cost:** \$35,511,000

**Construction Period:** 03/2019 - 07/2021

**Construction Monitor:** Pamela Ruffo

**Completion Percentage:** 90%

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

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### Project Description

The project is a substantial rehabilitation of the 6-story, approximately 199-unit existing residential building and related non-residential common space and the construction of an additional 12 units at the property known as the 125 Amory Street building and located at 125 Amory Street in the Jamaica Plain neighborhood in Boston, Massachusetts. The building is formerly owned and operated by Boston Housing Authority, and now under ownership and management of The Community Builders, Inc. (TCB). The building will continue to be 100% affordable rental housing for elderly and disabled individuals.

# Boston Employment Commission Project Review

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## I. Overall Numerical Compliance

Report Run Date: 04/11/21

Includes Work Records from: 03/16/19 – 04/05/21

# Workhours	# Workers	# Contractors	% Residents	% People of Color	% Female
117,350	406	26	47%	68%	6%

## II. Numerical Compliance by Major Trades

Report Run Date: 04/11/21

Includes Work Records From: 03/16/19 – 04/05/21

Trade	# of Work hours	# of Workers	% Resident	% People of Color	% Female
<b>Carpenters</b>	27,215	63	51%	42%	8%
<b>Laborers</b>	18,983	73	54%	87%	3%
<b>Asbestos</b>	15,222	27	33%	100%	14%
<b>Painters</b>	10,238	15	80%	100%	0%
<b>Pipefitters</b>	8,903	15	47%	51%	5%

## III. Numerical Compliance by Major Contractor

Report Run Date: 04/11/21

Includes Work Records From: 03/16/19 – 04/05/21

Contractor	# of Work Hours	# of Workers	% Resident	% People of Color	% Female
<b>Save-On-Wall</b>	26,347	52	55%	49%	7%
<i>Save-On-Wall employs Carpenters, Laborers &amp; Tapers</i>					
<b>Paragon Global</b>	26,179	44	41%	100%	9%
<i>Paragon Global employs Asbestos Workers &amp; Laborers</i>					
<b>American Green Building</b>	10,238	15	80%	100%	0%
<i>American Green Building employs Painters</i>					
<b>General Air Cond</b>	8,974	15	47%	51%	5%
<i>General Air Cond employs Pipefitters</i>					
<b>NER Cons Mgt</b>	8,515	41	35%	38%	1%
<i>NER Cons Mgt employs Bricklayers, Carpenters, Laborers, Mason Tenders &amp; Tapers</i>					

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## BRJP Highlights and Concerns:

- This is the 2<sup>nd</sup> Project Review for 125 Amory Street. The previous project review was 08/21/19. This is a small rehab project which was scheduled to be complete January 2020. However due to Covid 19 issues the projected completion date is July 2021.
- The comparison between the 08/21/19 BEC review & the current overall participation:  
  
The overall number of work hours increased by 106,583 hours (from 10,767 to 117,350)  
The number of workers increased by 281 workers (from 125 to 406)  
Boston Residents performance decreased by 6% (from 53% to 47%)  
People of Color performance decreased by 1% (from 69% to 68%)  
Female performance decreased by 1% (from 7% to 6%)
- Bilt-Rite Construction overall payroll submissions average is 14 days. The following subcontractors are contributing to late payroll submissions:
  - American Green Building submission average is 13 days.
  - Sydney Sheet metal submission average is 24 days.
- Bilt-Rite Construction resident verification is currently at 80%. Bilt Rite continues to work towards reaching the 90% Resident Verification goal.
- All the Top 5 Trades exceeded the POC goal: Carpenters 42%, Laborers 87%, Asbestos 100%, Painters 100%, & Pipefitters 51%. 3 out of the 5 top trades reached/exceeded the Resident goal: Carpenter 51%, Laborers 54% & Painters 80%.
- The top 2 subcontractors on the project had outstanding performance Save On Wall 1<sup>st</sup> largest subcontractor who exceeded the goals for Resident & POC: Resident 55% & POC 49%. And performed well with 7% female participation. The 2<sup>nd</sup> largest subcontractor onsite is Paragon Global, a non-union MBE business with workforce participation of Resident 41%, POC 100% & Female 9%. They employ Asbestos workers which achieved 9% female workforce participation on the project. It was a true pleasure working with these company and all the workers. They committed to reaching the workforce goals and they kept their commitment even as their scope of work decreases.
- All of the top 5 Trades have exceeded the POC workforce goal. 4 out of the 5 trades have exceeded Resident Workforce goal.

## Enforcement of 7 Compliance Efforts

- Pre-construction meeting (failure to attend) - in compliance
- Weekly payroll submission (late submittals) - not compliant
- 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 - compliant (details below)

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**RECOMMENDATIONS:** The BRJP Office recommends that Bilt Rite Construction:

- To request a corrective action meeting with American Green Building & Sydney Sheet metal to discuss creating a better system of receiving payroll submissions from each subcontractor.
- Follow up on all outstanding resident verifications.
- Continue to be pro-active in communicating with the current subcontractors that workforce goals have to be maintained throughout their scope of work on the project.

## ATTACHMENTS:

- PROJECT STATISTICAL REPORT *by contractor*
- PROJECT STATISTICAL REPORT *by trade*
- HISTORY REPORT FOR CONTRACTORS
  - Save-On-Wall
  - Paragon Global
  - American Green Building
  - General Air Cond
  - NER Cons Management
- BRJP Compliance Rubric