



# Shawmut Design and Construction

## The Community Builders, Inc.

June 16, 2021  
Boston Employment Commission Presentation

# 250 Centre Street

250 Centre Street is a 110-unit new construction, mixed-income rental housing development located in the Jackson Square section of Roxbury and Jamaica Plain. The Community Builders, Inc. (TCB) selected Shawmut Design and Construction as the General Contractor for the project.

## 110 new homes

- 110 new housing units
  - 56 Affordable
  - 20 Moderate-Income Workforce
  - 34 Market Rate
- 1,700 +/- sf of ground floor retail

## Transit Oriented

- Adjacent to MBTA Jackson Square Station
- New public plaza on Centre Street
- Adjacent to future Jackson Square Greenway



# Project Team

**The Community Builders, Inc. / 250  
Centre Street Housing LLC**  
Developer/Owner

**David Aiken** | Senior Project Manager  
**Nathan Dalke** | Senior Design and Construction  
Project Manager

**Shawmut Design and Construction** |  
General Contractor

**Micah O'Neill** | Project Executive  
**Brenden Gilmore** | Senior Project Manager  
**Shaun Manning** | Superintendent

**ICON Architecture** |  
Architect

**Nitsch Engineering** |  
Civil Engineer

**McPhail Associates** |  
Geotechnical Engineer

**DMLA** |  
Landscape Architect

# Renderings



View from Columbus looking west



View from Centre Street looking east

# Milestone Schedule

MILESTONES									
MIL-1000	CM SELECTION	0	0	01/14/21	A				A
MIL-1010	NOTICE TO PROCEED	0	0	01/29/21	A				A
MIL-1020	MOBILIZATION	0	0	07/06/21	A	496			A
MIL-1082	MOCK-UP REVIEW APPROVAL	0	0	08/10/21	A	472			A
MIL-1081	DEMARC COMPLETE/ ACTIVE PHONE LINES	0	0	11/22/21	A	218			A
MIL-1021	STRUCTURAL STEEL START	0	0	12/08/21	A	388			A
MIL-1022	PODIUM COMPLETE/ WOOD FRAMING START	0	0	01/25/22	A	356			A
MIL-1090	WINDOWS COMPLETE	0	0	06/09/22	A	6			A
MIL-1100	ROOFS COMPLETE	0	0	06/14/22	A	3			A
MIL-1110	BUILDING CONSTRUCTION WEATHERTIGHT	0	0	06/14/22	N	3			A
MIL-1200	AVB & INSULATION COMPLETE	0	0	08/05/22	A	10			A
MIL-1201	PERMANENT POWER	0	0	09/27/22	A	185			A
MIL-1060	SUBSTANTIAL COMPLETION	0	0	11/22/22	A	144			A
MIL-1050	CERTIFICATE OF OCCUPANCY RECEIVED	0	0	02/09/23	A	90			A
MIL-1070	DEMOBILIZATION	0	0	02/09/23	A	90			A
MIL-1080	FINAL COMPLETION	0	0	06/12/23	A	5			A

- Project Start Date- 7/06/2021
- Erect Building Date- 12/08/2022
- Façade Start Date- 6/14/2022
- C of O Date- 2/09/2023
- Final Landscaping Complete 6/12/2023

## Awarded Subcontractors

- Marguerite - Concrete
- Optiline – Gypcrete & Fireproofing
- Pegasus - Masonry
- Novel Iron Works, Inc. – Structural Steel & Misc. Metals
- North & South Construction – Rough Carpentry
- Bridgeline General Construction – Exterior Finish Carpentry
- HMB – Interior Finish Carpentry, Painting
- Hydra – Waterproofing & Joint Sealants
- Quality - Insulation
- A&M - Roofing
- National Lumber – Doors Frames & Hardware
- Intus - Windows
- Middlesex - Glazing
- Triple J - Drywall
- Custom Floors Design – Tile, Carpet, Resilient Flooring
- Package Concierge Inc. – Package Concierge
- Clayton LLC, DBA Bluebird Graphic Solutions - Signage
- Advantage Appliance – Equipment
- HUB Parking Technology – Parking Controls
- Bright Window Coverings, Inc. – Window Treatment
- Norfolk – Residential Casework
- Stone Art Factory - Countertops
- Dero Bikes - Furnishings
- Otis - Elevator
- Willco Sales and Service, Inc. – Trash Chutes
- Foos Fire – Fire Protection
- VMA Electric - Electric
- D&M Civil - Earthwork
- Helical Drilling – Ground Improvement
- Paragon – Landscaping

## Trades to be Awarded

- Millwork
- Special Doors
- Resinous Flooring
- Specialties
- Plumbing
- HVAC

# Workforce Diversity Efforts/Community Partners

CITY of BOSTON PAY AND APPLY PUBLIC NOTICES FEEDBACK

## BOSTON.GOV

FRIDAY, DECEMBER 6

				
<b>STREET CLEANING</b> <i>Today is the first Friday of the month and street cleaning is running on a normal schedule.</i>	<b>TOW LOT</b> <i>The tow lot is open from 7 a.m. - 11 p.m. Automated kiosks are available 24 hours a day, seven days a week for vehicle release.</i>	<b>PARKING METERS</b> <i>Parking meters are running on their normal schedules today.</i>	<b>CITY BUILDING HOURS</b> <i>All municipal buildings are open based on their normal hours.</i>	<b>TRASH AND RECYCLING</b> <i>Pickup is on a normal schedule. We also collect food and yard waste this week.</i>

**RENTING OUT YOUR HOME SHORT TERM?**  
Find out if you're required to register with the City of Boston.  
[SHORT-TERM RENTALS](#)



## BUILDING PATHWAYS



### YouthBuild Boston

Strengthening Youth. Rebuilding Communities.



**ACE MENTOR PROGRAM**  
ARCHITECTURE • CONSTRUCTION • ENGINEERING



**Local Student Learning Opportunities Classroom Site Visits**



**CITY HALL CONSTRUCTION VIRTUAL CAREER FAIR**  
December 15th, 4:00 PM

Join us to learn more about career opportunities in the union construction industry.

Register at:  
<https://constructioncareerfair.eventbrite.com>




**CITY OF BOSTON VIRTUAL CONSTRUCTION CAREER FAIR**

This Construction Career Fair will focus on employment opportunities for non-union laborers.

APRIL 22, 2021 | 4 PM - 6:30 PM  
REGISTER TODAY:




**FIRST SOURCE JOBS**

First Source Jobs Employer Advisory Council  
Friday, April 30, 10:00-11:30am

## MBE Subcontractors: (34.4%)

- Pegasus – Masonry
- Bridgeline General Construction – Exterior Finish Carpentry
- HMB – Interior Finish Carpentry, Painting
- Triple J - Drywall
- Custom Floors Design – Tile, Carpet, Resilient Flooring
- VMA Electric - Electric

## WBE Subcontractors: (10.8%)

- Novel Iron Works, Inc. – Structural Steel & Misc. Metals
- Custom Floors Design – Tile, Carpet, Resilient Flooring
- HMB –Painting
- Foos Fire – Fire Protection
- Paragon – Landscaping

## Walk on site Process

- Applications on site with stationaries to assist applicants.
- Applications will be collected daily and sent to SDC coordinator.\*The application will be saved on site for record keeping
- The application will be screened for a possible/likely fit.
- Distribution will then be sent to various employers

### Distribution:

Subcontractors Onsite and other subcontractor with SDC data base

Starlite (Shawmut's self-perform business)

Organizations such as Building Pathways and Youth Build

Shawmut Human Resources

## Example- Walk-on Application & Process



# Job Application Process

- All individuals who are interested in applying for work at the job site, are asked to complete the Applicant Deposition sheet for Walk-On Applicants.
- Applicants are then referred to subcontractors, the union and/or the BRJP Jobs Bank.
- Follow-up is conducted with all referrals/applicants. The results section of the Applicant Deposition Form is completed, and it is then forwarded to the Boston Residents Jobs Policy Office.



## OFFICE OF BOSTON RESIDENTS JOBS POLICY APPLICANT DISPOSITION FORM

DATE:	PROJECT NAME:	CONTRACTOR:
APPLICANT NAME:		<input type="checkbox"/> BOSTON RESIDENT <input type="checkbox"/> MINORITY <input type="checkbox"/> FEMALE (Please check all that apply to you.)
STREET ADDRESS:		
CITY(Neighborhood)/STATE/ZIP:		
TELEPHONE NUMBER:		
EMAIL ADDRESS: (Email will be used to provide construction related information.)		
POSITION APPLIED FOR:		
<input type="checkbox"/> NON-UNION <input type="checkbox"/> UNION NAME: _____ LOCAL: # _____ O.S.H.A. TRAINING? (SPECIFY): _____		
LIST ALL TRADES EXPERIENCED IN:		
RECRUITMENT SOURCE (PLEASE SPECIFY):		
RESULTS: (Please check all that apply.)		
<input type="checkbox"/> HIRED		
<input type="checkbox"/> NOT HIRED REASON: _____		
<input type="checkbox"/> REFERRED TO UNION: RESULT: _____		
<input type="checkbox"/> REFERRED TO SUBCONTRACTOR <input type="checkbox"/> HIRED <input type="checkbox"/> NOT HIRED		
REASON NOT HIRED: _____		

**ALL REFERRALS REQUIRE A FOLLOW-UP PHONE CALL EITHER TO THE LOCAL UNION, THE BOSTON RESIDENTS JOBS POLICY OFFICE AND/OR SUBCONTRACTOR TO WHOM THE REFERRAL WAS MADE TO:**

CONTACT PERSON: \_\_\_\_\_

FOLLOW-UP RESULTS: \_\_\_\_\_