Coppersmith Village Phase II April 18, 2018

Developer: Neighborhood of Affordable Housing

Awarding Authority: Department of Neighborhood Development

General Contractor: Tocci Building Companies

Construction Cost: \$16,064,061

Construction Period: 01/17 - 04/19

Construction Monitor: Robert Woodson

BRJP Goals:

50% Resident

25% People of Color

10% Female

Project Description:

Proposal calls for 56 rental units (37 affordable) at 99-101 Border Street, East Boston MA and 15 homeownership units (3 affordable)

I. Overall Numerical Compliance

Report Run Date: 4/10/18

Includes Work Records from: 01/17 - 03/18

#	#	#	%	% People of Color	%
Workhours	Workers	Contractors	Residents		Female
44,299	269	16	17%	67%	3%

II. Numerical Compliance by Major Trades

Report Run Date: 4/10/18

Includes Work Records From: 01/17 - 03/18

Trade	# of Work hours	# of Workers	% Resident	% People of Color	% Female
Carpenter	18,080	71	9%	94%	3%
Laborer	5,435	41	53%	67%	7%
Bricklayer	4,528	8	0%	90%	0%
Iron Worker	4,234	42	5%	7%	5%
Plumber	4,266	15	18%	7%	0%

III. Numerical Compliance by Major Contractor

Report Run Date: 4/10/18 Includes Work Records From: 01/17 – 03/1

# of Work hours	# of Workers	% Resident	% People of Color	% Female			
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7,979	16	37%	94%	1%			
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,	Work hours 11,571 S Carpenters. 7,979 Drers, Bricklayers, E 4,008 VS Carpenters and L 3,691	Work hours of Workers 11,571 41 IS Carpenters. 7,979 16 Orers, Bricklayers, Equipment Operator 4,008 20 IS Carpenters and Laborers.	Work hours of Workers Resident 11,571 41 0% 28 Carpenters. 7,979 16 37% 37 Orers, Bricklayers, Equipment Operators, and Mason Terms 4,008 20 26% 28 Carpenters and Laborers. 3,691 16 14%	Work hours of Workers Resident People of Color 11,571 41 0% 99% 28 Carpenters. 7,979 16 37% 94% Orers, Bricklayers, Equipment Operators, and Mason Tenders. 4,008 20 26% 45% 78 Carpenters and Laborers. 3,691 16 14% 100%			

BRJP ISSUES:

- The project's overall Boston Resident and Female workforce percentages currently fall well below the employment standards and need improvement.
- Payroll submission time is currently at an average of 12 days, which is slightly higher than the 7 business day requirement.
- The following subcontractors have contributed to the delinquent payroll situation:
 - Back Bay Concrete 19 days, J.S. Interior Construction 11 days, Landmark Utilities. -50 days, and New England Fire Systems 15 days.
- 38 Boston Residents have been reported. 22 of the reported 38 Boston Residents or 42% have had residency successfully verified. 16 currently remain unverified.

RECOMMENDATIONS:

- Non-compliant subcontractors, who are currently mobilized on site, should present a
 corrective action plan detailing how they plan to better meet the employment standards
 with the hours they have remaining on site.
- Payrolls need to be submitted within 7 business days so subcontractor's workforce can accurately be monitored in a real time manner.
- Workers residency should be verified as soon as they arrive on site. A 90% Boston Resident verification rate is the standard.

ATTACHMENTS:

- PROJECT STATISTICAL REPORT by trade
- PROJECT STATISTICAL REPORT by contractor
- HISTORY REPORT FOR CONTRACTORS

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Date Range: 07/01/2009 - 04/09/2018

Project Totals:	
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29,489.5 66.6%	
1,082.5 2.4	
1% 269	
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131	

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Cont ID: 12608 W

Worked on Project

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Contractor: GC FODERA

Cont ID: 12011

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	Project										BRIP Report #5	無悪
BRIDGEVIEW CENTER	11/22/2015	Total Hours	Residen	Resident Hrs / %	POO	DOC Hrs / %	Eomolo				2	
Bricklayer		2,618.5	350.5	13.4%	1 627 0	62 1%	00	0.00/	7	1 .00.	. 6) dil.
Equipment Operator		553.5	553.5	100.0%	553.5	100.0%	0.0	0.0%	<u>.</u>	۔ د	- 4	
Laborer		1,390.5	647.0	46.5%	1,383.0	99.5%	0.0	0.0%	4	. د	ພ -	0 0
Mason Tender		160.0	80.0	50.0%	160.0	100.0%	0.0	0.0%	2		y (0 0
BRIDGEVIEW CENTER	Totals:	4,722.5	1,631.0	34.5%	3,723.5	78.8%	0.0	0.0%	14	4	10	0
CHARING CROSS	06/01/2014											
9503	08/30/2015	Total Hours	Residen	Resident Hrs / %	POC	POC Hrs / %	Female Hrs / %	Hrs / %	Emps.	Res.	POC	Fem.
Bricklayer		4,825.0	259.5	5.4%	2,691.5	55.8%	0.0	0.0%	13	2	J1	0
Equipment Operator		1,213.5	1,213.5	100.0%	1,213.5	100.0%	0.0	0.0%			-2	0
Laborer		1,463.5	897.0	61.3%	971.0	66.3%	0.0	0.0%	9	2	4	0
Mason Tender		1,747.5	0.0	0.0%	1,179.5	67.5%	0.0	0.0%	ω	0		0
CHARING CROSS	Totals:	9,249.5	2,370.0	25.6%	6,055.5	65.5%	0.0	0.0%	26	5	<u> </u>	0
COPPERSMITH VILLAGE RENTAL PHAS	07/15/2017								_			
	03/31/2018	Total Hours	Resident Hrs / %	Hrs / %	POC	POC Hrs / %	Female Hrs / %	Hrs/%	Emps.	Res.	POC	Fem.
Bricklayer		4,527.5	0.0	0.0%	4,083.5	90.2%	0.0	0.0%	8	0	б	0
Equipment Operator		1,008.5	1,008.5	100.0%	1,008.5	100.0%	0.0	0.0%				0
Laborer		2,310.5	1,796.5	77.8%	2,310.5	100.0%	112.0	4.8%	5	2	ינו	→ (
Mason Tender		132.5	132.5	100.0%	132.5	100.0%	0.0	0.0%	2	2	<u>،</u>	o
COPPERSMITH VILLAGE RENTAL PHAS	Totals:	7,979.0	2,937.5	36.8%	7,535.0	94.4%	112.0	1.4%	16	Ci i	1 4	
Contractor Totals		Total Hours	Resident Hrs / %	Hrs. / %	- JUG		nomala idea / o/					
GC FODERA	Totals:	21.951.0	6 938 5	31 50%	17 21/10	79 09/	4 2 2		נווקט.	i d	7	rem.
				0 10 10		10.076	17.0	0.5%	ဝင္ပ	14	35	

Contractor: LANDMARK UTILITIE & SITE

Cont ID: 10096 Worked o

Worked on Project

Date Range: 07/01/2009 - 04/10/2018

4/10/2018 11:21:22 AM PAGE 1

BRJP Report#5

	* 1	807.0 265.0 32.8% 0.0 0.0% 0.0 0.0% 6 2	Equipment Operator 530.0 0.0 0.0% 0.0 0.0% 1 0	06/17/2012 Total Hours Resident Hrs / % POC Hrs / % Female Hrs / % Emps. Res.	COPPERSMITH VILLAGE RENTAL PHAS Totals: 4,008.0 1,033.5 25.8% 1,812.5 45.2% 149.5 3.7% 20 8	2,050.5 712.5 34.7% 932.5 45.5% 93.5 4.6% 10 5	Carpenter 1,957.5 321.0 16.4% 880.0 45.0% 56.0 2.9% 10 3	09/23/2017 Total Hours Resident Hrs / % POC Hrs / % Female Hrs / % Emps. Res.	ODDED CHARLES AND DESCRIPTION OF THE PROPERTY
Res.	2	2	0	Res.	8	ঠা	ω	Res.	
.s. POC Fem.	2 0 0	2 0 0	0 0	s. POC Fem.	8 9 2	5 4 1	3 5	es. POC Fem.	

Contractor: INNO CONTRACTOR STATISTICAL REPORT

4,069.0

578.0 14.2%

4,023.0 98.9%

16.0 0.4%

Contractor: INNOVATING CONSTRUCTION	UCTION		Date Range:	e: 07/01/2009 -	04/10/2018		4/10/2	4/10/2018 11:22:11 AM PAGE 1	22:11 AM PAGE 1
Cont ID: 12640 W	Worked on Project							BRJP Report #5	i K
ERSMITH VILLAGE RENTAL PHAS	11/06/2017								
1,70	04/02/2018	Total Hours	Resident Hrs / %	POC Hrs / %	Female Hrs / % Emps.	Emps,	Res.	POC	Fem.
Carpenter		3,675.0	504.0 13.7%	3,675.0 100.0%	0.0 0.0%	15		15	0
Laborer		16.0	16.0 100.0%		<u>~</u>	<u> </u>	<u>.</u>	ء د	۵ د
COPPERSMITH VILLAGE RENTAL PHAS	Totals:	3,691.0	520.0 14.1%	3,6	16.0 0.4%	16	2	16	<u>.</u>
ENCES AT FAIRMONT STATION	01/29/2018								
	03/12/2018	Total Hours	Resident Hrs / %	POC Hrs / %	Female Hrs / % Emps.	Emps.	Res.	POC	Fem.
Carpenter		183.0	0.0 0.0%	137.0 74.9%	0.0 0.0%	4	o l	υ L	D
Laborer		195.0	58.0 29.7%	195.0 100.0%		ה	2	5	> 0
RESIDENCES AT FAIRMONT STATION	Totals:	378.0	58.0 15.3%	332.0 87.8%		10	2	9	0
Contractor I Diais		Total Hours	Resident Hrs / %	DOC Hrs / %			,	3	1
INNOVATING CONSTRUCTION	Totals:	4,069.0	578.0 14.2%	4	160 04%	rmps.	Tes.	70C	-em.
			0.00		0.0	>	_	Ç	

Contractor: LAWTON WELDING CO, INC.

Cont ID: 9467 Worked on

PROJECTS

Worked on Project

Date Range: 07/01/2009 - 04/10/2018

4/10/2018 11:22:41 AM

PAGE 1

PROJECTS	Project							BRIP Report #5	ā #5
6856 D ARCHDALE COMMUNTY CENTE (06/29/2013 06/29/2013	Total Hours	Resident Hrs / %	POC Hrs / %	Female Hrs / %	Emps	R _{Ps}	BOO.	3
Iron Worker		31.0	0.0 0.0%	0.0 0.0%		תי	o	0 0	
6856 D ARCHDALE COMMUNTY CENTE	Totals:	31.0	0.0 0.0%	0.0	0.0	5	0	0	0
COPPERSMITH VILLAGE RENTAL PHAS	08/26/2017	Total House	Docidont Um 10/						
Morko	03/3/1/2010		Vegident ins / /6	FUC HIS / %	⊢emale Hrs / %	Emps.	Res.	POC	Fem.
Iron Worker		2,784.0	7.0 0.3%	7.0 0.3%	7.0 0.3%	26	→	→	
Laborer		223.0	192.0 86.1%	192.0 86.1%	(D)	6	4	. 4	
COPPERSMITH VILLAGE RENTAL PHAS	Totals:	3,007.0	199.0 6.6%	199.0 6.6%	123.5 4.1%	32	Cī.	С Т	Ν.
GREENWAY APARTMENTS 1	12/31/2011 03/05/2012	Total Hours	Resident Hrs / %	POC Hrs / %	Female Hrs / %	Emps	D D	DOC	n 3
Iron Worker		65.5	0.0 0.0%	0.0 0.0%	0.0 0.0%	7	D		2
GREENWAY APARTMENTS	Totals:	65.5	0.0 0.0%	0.0 0.0%		7	0	0	0
PICKLE-DITSON LOFTS 1:	11/13/2010	+>+							
Worker	0110012011			1 OC 1115 / 70	remale Hrs / %	Emps.	Res.	POC	Fem.
ON LOFTS		0.+0	0.0 0.0%	0.0 0.0%	0.0 0.0%	15	0	0	0
Gr I a	rotals:	594.8	0.0 0.0%	0.0 0.0%	0.0 0.0%	15	0	0	0
9150 09	03/10/2012 09/29/2012	Total Hours	Resident Hrs / %	POC Hrs / %	Female Hrs / %	Emps.	R _P	200	n B
Iron Worker	_	761.3	0.0 0.0%	00 00%	0.0 0.0%	יון או	> !	, .) =
Laborer		177.5	<u> </u>	3		. c		0	С
U E APARTMENTS T	Totals:	938.8		177.5 18.9%	0.0 0.0%	<u> </u>	<u> </u>	۰	0
Contractor Totals		Total House	Docidost Live (o)	2	_				(
LAWTON WELDING CO, INC. T	Totals:	46370	J	ュ	Hrs/%	Emps.	Res.	POC	Fem.
		1,007.0	070.0 0.776	3/0.5 8.7%	123.5 2.7%	75	6	6	N