### Improvements to Smith Playground July 18, 2018

**Developer: Boston Parks and Recreation Department** 

**General Contractor: Argus Construction Corporation** 

Construction Cost: \$5,385,000.00 Construction Period: 11/2017 – 11/2018

**Construction Monitor: Claudette Austin** 

BRJP Goals: 50% Resident 25% People of Color 10% Female

### **Project Description:**

This project is located at 235 Western Ave. in Allston, MA. Construction includes improvements to play area, safety surfacing, ball fields, courts, skate park elements, art installation, asphalt pathways, concrete paving, fencing, site furnishings, masonry, drainage, plumbing and water play, electrical including site and court lighting, and landscaping.

July 18, 2018 Page 1

### I. Overall Numerical Compliance

Report Run Date: 07/06/18

Includes Work Records from: 11/25/17 - 06/23/18

,,,,,			%	%	%
# Workhours	# Workers	# Contractors	Residents	People of Color	Female
2,083	17	2	6%	34%	0%

### II. Numerical Compliance by Major Trades

Report Run Date: 07/06/18

Includes Work Records from: 11/25/17 - 06/23/18

Trade	# of Work hours	# of Workers	% Resident	% People of Color	% Female
Laborer	1,285	8	10%	56%	0%
Equip. Oper.	633	3	0%	0%	0%
Electrician	124	5	0%	0%	0%
Utility Oper.	43	1	0%	0%	0%
					<u> </u>

### III. Numerical Compliance by Major Contractor

Report Run Date: 07/06/18

Includes Work Records from: 11/25/17 - 06/23/18

# of	Wrkhrs	# of Workers	% Resident	% People of Color	% Female
1	,917	11	6%	37%	0%
emplo	oys equi	pment oper	ators and lab	orers.	
	166	6	0%	0%	0%
er ele	ctricians	and utility	operators.		

### **BRJP Highlights and Concerns:**

- This project started November 2017, doing a few weeks of demolition work, before shutting down for the winter.
- BRJP addressed 0% Boston Residents and Female with Argus Construction on 1/19/18.
   On 1/22/18 Argus documented that work was done by current workforce and they have a Boston Resident and a woman joining the workforce when they start up again this spring.
- Concerns were again raised with Argus on 4/18/18 regarding Boston Resident and Female participation as a result of their April 2018 – June 2018 projection (see attachment date 4/18/18).
- See attached correspondence from Argus Construction regarding documented outreach efforts to Jobs Bank, Youth Build Boston, Madison Park Development Corp., Boston Career Link and Operation Exit.

Received 5/8/18 notice from Argus - they hired a Dorchester Resident. They also stated that no hires resulted from the resource list provided by OED/BRJP.

- Construction is now about 23% complete.
- Argus Construction (GC) performed over 90% of the total workhours reported, is exceeding the standards for people of color (37%), with only 6% Boston Residents and 0% Female.
- The overall average submission time for the weekly reports is 10 days.
- The 1 Boston Resident worker reported has been verified.

RECOMMENDATIONS: OED / BRJP Office recommends that Argus Construction -

Submit current quarter (7/1/18 - 9/30/18) projections for the subcontractors expected to work onsite.

Coordinate with BRJP Monitor to schedule preconstruction meeting with subcontractors coming on site.

And subcontractors be proactive in their efforts to improve compliance, for the duration of construction and provide support documentation to address any deficiency.

July 18, 2018 Page 3

### **ATTACHMENTS:**

- PROJECT STATISTICAL REPORT by contractor
- PROJECT STATISTICAL REPORT by trade
- LIST OF CONTRACTORS ON PROJECT
- BEST FAITH EFFORTS DOCUMENTATION
  - o 4/18/18 letter from OED/BRJP to Argus
  - o 5/1/28 documentation of GC's outreach efforts
  - o 5/24/18 outreach follow-up from Madison Park to Argus
  - o 5/8/18 notice from Argus of a new hire
- HISTORY REPORT FOR CONTRACTORS
  - o Argus Construction
  - o Island Lighting Power

July 18, 2018 Page 4

## PROJECT STATISTICAL REPORT

7/6/2018 8:36:19 AM

PAGE 1

44851 IMPROVEMENTS TO SMITH PLAYGROUND -- ID: 10120 Award Dept: PAR Const Cost: \$5,385,000.00 Neigh: ALLSTON/GC: ARGUS CONSTRUCTION. -- ID: 9862 Date Range: 01/01/2017 - 07/06/2018

Date Range: 01/01/2017 - 07/06/2018

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0	0	0	5	0.0%	0.0	0.0%	0.0	0.0%	0.0	123.5		Electrician
Fem.	РОС	Res.	Emps.	rs / %	Female Hrs / %	s / %	POC Hrs / %	Hrs / %	Resident Hrs / %	Total Hours	10770 05/12/2018	ISLAND LIGHTING POWER
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	BRIP Report #8										Worked on Project	

# 44851 IMPROVEMENTS TO SMITH PLAYGROUND -- ID: 1 PROJECT STATISTICAL REPORT BY TRADE

7/6/2018 8:37:29 AM

GC: ARGUS CONSTRUCTION. -- ID: 9862

Date Range: 01/01/2017 - 07/06/2018 PAGE 1
BRUP Report #7

Date Range: 01/01/2017 - 07/06/2018	Total Hours	Resident Hrs / %	POC Hrs / %	Female Hrs / % Empls		Resident	POC	Female
Electrician	or, or or annual							
Contractor: ISLAND LIGHTING POWER	123.5	0.0 0.0%	0.0 0.0%	0.0 0.0%	5	0	0	0
Trade Totals	123.5	0.0 0.0%	0.0 <b>0.0%</b>	0.0 0.0%	5	0	0	0
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Contractor: ISLAND LIGHTING POWER	42.8	0.0 0.0%	0.0 0.0%	0.0 0.0%		0	0	0
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PROJECT TOTALS	2,083.3	122.0 5.9%	712.5 34.2%	0.0 0.0%	17	<b>→</b>	4	0



Fect 1/17/18

Project: Improvements to Smith Park – Western Ave., Allston

Re: Subcontractor List

**Becker Arena Products** 720 Innovation Drive

Shakopee, MN 55379

Forte Landscaping

PO Box 32

Waban, MA

Vermont Recreational Surfacing & Fencing Color Coating

PO Box 147

Barnet, VT 05821

Seibold Fence Company

166A Merrimack St.

Methuen, MA 01844

Island Lighting & Power

9 Hill Street

Norfolk, MA 02056

Milanazzo Paving

1948 Bridge Street

Dracut, MA 01826

M.O.N. Landscaping

PO Box 70220

N. Dartmouth, MA 02747

American Ramp Co.

601 Mckinley

Joplin, MO 064801

**Hockey Boards** 

Phone: 800-234-5522

Playground Installation

Phone: 617-965-1188

Phone: 800-639-8071

Chain Link Fencing

Phone: 978-375-7326

Electrical

Phone: 800-287-2506

Paving

Phone: 888-728-3131

Irrigation

Phone: 508-679-3994

Skate Park & Pump Track

Phone: 877-726-7778



### Smith Playground / BRJP Update

1 message

Claudette Austin <claudette.austin@boston.gov>

Wed, Apr 18, 2018 at 10:33 AM

To: Peter Salem <peter@argusconstructioncorp.com>, Sharon Keefe <sharon@argusconstructioncorp.com>

Cc: Cathy Baker-Eclipse <cathy.baker-eclipse@boston.gov>

Good Morning Mr. Salem,

An updated project statistical report for Smith Playground is attached for your information/review.

Current overall performance are at 492 work hours, 0%R, 36%, POC, 0%F.

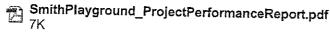
Based on current performance for Boston Residents and Females and recent projection (April 2018 - June 2018) received for Argus, the BRJP Office continue to be concerned that there will be a short fall in these categories. We recommend that Argus Construction and subcontractors coming onsite make the necessary compliance efforts to address these

Thank-you,

Claudette Austin Mayor's Office of Economic Development Office of Small Business Development Office of Boston Residents Jobs Policy 26 Court Street 7th Floor - Boston, MA 02108

Telephone # 617-635-1449

### 2 attachments





## PROJECT STATISTICAL REPORT

44851 IMPROVEMENTS TO SMITH PLAYGROUND - ID: 10120 Award Dept: PAR Const Cost: \$5,385,000.00 Neigh: ALLSTON/
GC: ARGUS CONSTRUCTION. -- ID: 9862 Date Range: 01/01/2016 - 04/18/2018 4/18/2018 8:23:12 AM PAGE 1

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### OFFICE OF BOSTON RESIDENTS JOBS POLICY EMPLOYMENT PLAN QUARTERLY WORK FORCE PROJECTION TABLE

Rec'd 4/16/18

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CONTACT. 10 120	,	PHONE N	UMBER: 76	1-275-	7407	1-10.00 101)
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7



### Re: Employmnet

1 message

Claudette Austin <claudette.austin@boston.gov>

Tue, May 1, 2018 at 7:33 AM

To: Peter Salem <peter@argusconstructioncorp.com>

Cc: Marlene Francis <marlene.francis@boston.gov>, Cathy Baker-Eclipse <cathy.baker-eclipse@boston.gov>

Good Morning Mr. Salem,

It's my understanding that John Dunham/Jobs Bank has been out of the office. In an effort to assist you I am providing the attached information which includes 4 other sources John Dunham works with.

Thank you, CA

On Mon, Apr 30, 2018 at 4:15 PM, Peter Salem <peter@argusconstructioncorp.com> wrote:

### Claudette:

I reached out to John Dunham at Jobs Bank and Greg Mumford at Youth Build Boston. Greg got back to me with only one available person who had no construction experience and John has yet to get back to me. Are there any other avenues to try and find a Boston resident with some experience. No one has inquired at the site.

Peter T. Salem



5 Shawsheen Avenue, Unit #2

Bedford, MA 01730

P:781-275-7417

Email: peter@argusconstructioncorp.com

Claudette Austin Mayor's Office of Economic Development Office of Small Business Development Office of Boston Residents Jobs Policy 26 Court Street 7th Floor - Boston, MA 02108 Telephone # 617-635-1449

Resources.pdf 36K



### Primary Resource John Dunham--Jobs Bank Coordinator 617-635-0047 john.dunham@boston.gov

### Additional Resources (Jobs Bank Cohorts) for Nonunion Contractors

YouthBuild Greg Mumford 617-445-8887 x102 gmumford@vbboston.org Pre-apprenticeship Training - Union/Nonunion (Carpenters & Labores)

Building Pathways

Andrew Diangelo

617-905-0603

andrew@buildingpathwaysboston.org

Pre-apprenticeship Training - Union (Refer to Jobs Bank for Nonunion)

Operation Exit
Jonathan Markrez
617-596-8246
jonathan.makrez@boston.gov

Pre-apprenticeship Training - Union/Nonunion

Madison Park Development Corporation Katrina Conrad 617-849-6233 kconrad@madison-park.org All Trades Union/Nonunion

Boston Career Link Gregory Burnett 617-541-1485 kbrant@bostoncareerlink.org All Trades Union/Nonunion

Benjamin Franklin Institute of Technology Emily Lectoold 617-588-1338 eleopoid@bfit.edu **Electrician/HVAC Trades** 



### **Employment**

1 message

Peter Salem <peter@argusconstructioncorp.com>

Tue, May 1, 2018 at 12:24 PM

To: "jonathan.makrez@boston.gov" <jonathan.makrez@boston.gov>

Cc: Claudette Austin <claudette.austin@boston.gov>, Cathy Baker-Eclipse <cathy.baker-eclipse@boston.gov>

### Jonathan:

I have a BPRD project in Allston called Smith Park. I am looking for a male and a female Boston Resident laborers. If you have any available could you please contact me to arrange interiviews.

Peter T. Salem



5 Shawsheen Avenue, Unit #2

Bedford, MA 01730

P:781-275-7417



### **Employment**

1 message

Peter Salem <peter@argusconstructioncorp.com>

Tue, May 1, 2018 at 12:33 PM

To: "kbrant@bostoncareerlink.org" <kbrant@bostoncareerlink.org>

Cc: Claudette Austin <claudette.austin@boston.gov>, Cathy Baker-Eclipse <cathy.baker-eclipse@boston.gov>

### Gregory:

I have a BPRD project called Smith Park in Allston, MA. I am looking for a male and a female Boston Resident laborer. Can you please contact me if you have anyone available.

Peter T. Salem



5 Shawsheen Avenue, Unit #2

Bedford, MA 01730

P:781-275-7417



### **Employment**

1 message

petersalem@aol.com <petersalem@aol.com>

Tue, May 1, 2018 at 12:27 PM

To: kconrad@madison-park.org

Cc: Claudette Austin <claudette.austin@boston.gov>, Cathy Baker-Eclipse <cathy.baker-eclipse@boston.gov>

### Katrina:

I have a project in Allston called Smith Park. I am looking for a male and a female laborer. Could you contact me if you have anyone available to interview.

Peter T. Salem



5 Shawsheen Avenue, Unit #2

Bedford, MA 01730

P:781-275-7417



### **RE:** Employment

1 message

Katrina Conrad-Gwyn < kconrad@madison-park.org>

Tue, May 1, 2018 at 2:01 PM

To: "petersalem@aol.com" <petersalem@aol.com>

Cc: Claudette Austin <claudette.austin@boston.gov>, Cathy Baker-Eclipse <cathy.baker-eclipse@boston.gov>

Good afternoon Mr. Salem:

I have several applicants that I can refer. I will package up a few applications and forward to you. Let me know if I can be of assistance with anything else.

From: petersalem@aol.com [mailto:petersalem@aol.com]

Sent: Tuesday, May 01, 2018 12:28 PM

To: Katrina Conrad-Gwyn <kconrad@madison-park.org>

Cc: 'Claudette Austin' <claudette.austin@boston.gov>; 'Cathy Baker-Eclipse' <cathy.baker-eclipse@boston.gov>

Subject: Employment

### Katrina:

I have a project in Allston called Smith Park. I am looking for a male and a female laborer. Could you contact me if you have anyone available to interview.

Peter T. Salem



5 Shawsheen Avenue, Unit #2

Bedford, MA 01730

P:781-275-7417



### **RE: Employment**

1 message

Katrina Conrad-Gwyn < kconrad@madison-park.org>

Tue, May 1, 2018 at 2:36 PM

To: "petersalem@aol.com" <petersalem@aol.com>

Cc: Claudette Austin <claudette.austin@boston.gov>, Cathy Baker-Eclipse <cathy.baker-eclipse@boston.gov>

Please see below:

		<u> </u>	
Name	Sex	OSHA-10	Relevant Experience
Delshara Jones	E	Y	Y – Laborer
Theodore Babbitt	M	Υ	Y-Laborer
Inez Withers	F	Υ	Y-Laborer
Ellis Thornton Jr	M	Υ	Y-Laborer
German Larmonie	М	Y .	Y-Laborer
Michael Taylor	M	Υ	Y-Carpentry, Welding, Laborer
William Ward	M	Y & OSHA-30	Y-HVAC, Woodwork, Laborer
Moises Teneval	M	Υ	Y-every trade

I have included copies of either their resume or intake form. Please let me know if there are any candidates that you are considering.

Many thanks



Katrina Conrad | Project Manager, Workforce Diversity

Madison Park Development Corporation

184 Dudley Street | Roxbury, MA 02119 | Direct: 617-849-6233 | Cell: 617-304-7587



### **RE: Employment**

1 message

petersalem@aol.com <petersalem@aol.com>

Tue, May 1, 2018 at 2:56 PM

To: Katrina Conrad-Gwyn < kconrad@madison-park.org>

Cc: Claudette Austin <claudette.austin@boston.gov>, Cathy Baker-Eclipse <cathy.baker-eclipse@boston.gov>

Katrina:

I would like to set up interviews with the two female laborers first. The project is about a 4 to 5 months and is prevailing wage rates.

Peter T. Salem



5 Shawsheen Avenue, Unit #2

Bedford, MA 01730

P:781-275-7417

Email: peter@argusconstructioncorp.com

From: Katrina Conrad-Gwyn < kconrad@madison-park.org>

Sent: Tuesday, May 1, 2018 2:36 PM

To: petersalem@aol.com

Cc: 'Claudette Austin' <claudette.austin@boston.gov>; 'Cathy Baker-Eclipse' <cathy.baker-eclipse@boston.gov>

Subject: RE: Employment

Importance: High

Please see below:



### **RE: Employment**

1 message

Katrina Conrad-Gwyn < kconrad@madison-park.org>

To: "petersalem@aol.com" <petersalem@aol.com>

Thu, May 24, 2018 at 10:57 AM

Cc: Claudette Austin <claudette.austin@boston.gov>, Cathy Baker-Eclipse <cathy.baker-eclipse@boston.gov>

Good morning Mr. Salem:

I wanted to reach out to you to inquire about some of the candidates that we sent over for your consideration. Were you able to arrange interviews with any of the candidates?

If interested, we are more than happy to share additional names for you to consider.

Please advise.



Katrina Conrad | Project Manager, Workforce Diversity

Madison Park Development Corporation

184 Dudley Street | Roxbury, MA 02119 | Direct: 617-849-6233 | Cell: 617-304-7587

www.madison-park.org | Follow us: Facebook | Twitter

Please consider the environment before printing this email.

From: petersalem@aol.com [mailto:petersalem@aol.com]

Sent: Tuesday, May 01, 2018 2:56 PM

To: Katrina Conrad-Gwyn <kconrad@madison-park.org>

Cc: 'Claudette Austin' <claudette.austin@boston.gov>; 'Cathy Baker-Eclipse' <cathy.baker-eclipse@boston.gov>

Subject: RE: Employment

### Katrina:



Hires

1 message

Peter Salem competer@argusconstructioncorp.com>
To: Claudette Austin <claudette.austin@boston.gov>

Tue, May 8, 2018 at 11:38 AM

### Claudette:

Just hired a Dorchester resident. His driver's license is attached. The contacts you sent me are not following through with any people.

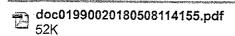
Peter T. Salem



5 Shawsheen Avenue, Unit #2

Bedford, MA 01730

P:781-275-7417



### Contractor: ARGUS CONSTRUCTION. Cont ID: 9862 Worke CONTRACTOR STATISTICAL REPORT

TROJECIS

Worked on Project

Date Range:

07/01/2009 - 07/06/2018

7/6/2018 12:58:12 PM

BRIP Report #5 PAGE 1

TOTAL CONTROL OF THE PROPERTY	•									
23476 BOSTON COMMON PATHWAY IM 07	07/11/2015									
9769	10/17/2015	Total Hours	Resident Hrs / %	s/%	POC Hrs / %	Female Hrs / %	Emps.	Res.	POC	Fem.
Equipment Operator		392.0	0.0	0.0%	0.0 0.0%	0.0 0.0%		0	0	0,
Laborer		1,923.0	254.0 13	13.2%	373.0 19.4%	0.0 0.0%	9		4	0
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44851 IMPROVEMENTS TO SMITH PLAY 11	11/25/2017	\$ <sub>2</sub> 27.								
7世40	06/23/2018	Total Hours	Resident Hrs / %	s/%	POC Hrs / %	Female Hrs / %	Emps.	Res.	POC	Fem.
Equipment Operator		632.5	0.0 (	0.0%	0.0 0.0%	0.0 0.0%	ယ	0	0	0
Laborer		1,284.5	122.0 9	9.5%	712.5 55.5%	0.0 0.0%	8		4	0
44851 IMPROVEMENTS TO SMITH PLAY T	Totals:	1,917.0	122.0 6	6.4%	712.5 37.2%	0.0 0.0%	<u> </u>		4	0
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Equipment Operator		240.0	16.0 6	6.7%	0.0 0.0%	0.0 0.0%	4	_	0	0
Laborer		396.0	136.0 34	34.3%	265.0 66.9%	0.0 0.0%	4	1	2	0
EAST BOSTON STADIUM TURF REPLAC T	Totals:	636.0	152.0 23	23.9%	265.0 41.7%	0.0 0.0%	œ	2	2	0
Configuration Totals	:	Total Hours	Resident Hrs / %	s / %	POC Hrs / %	Female Hrs / %	Emps.	Res.	POC	Fem.
ARGUS CONSTRUCTION. T	Totals:	4,868.0	528.0 10	10.8%	1,350.5 27.7%	0.0 0.0%	29	4	10	0
		inga maring								

Contractor: ISLAND LIGHTING POWER
Cont ID: 10770 Worked CONTRACTOR STATISTICAL REPORT

PROJECTS

Worked on Project

Date Range:

07/01/2009 - 07/06/2018

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BRJP Report #5

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44851 IMPROVEMENTS TO SMITH PLAY 05/12/2018	05/12/2018	g v er vig Tamag ving fa							
	06/09/2018	Total Hours	Resident Hrs / %	POC Hrs / %	Female Hrs / % Emps.	Emps.	Res.	POC	Fem.
Electrician		123.5	0.0 0.0%	0.0 0.0%	0.0 0.0%	ري ر	0	0	0
Utility Operator		42.8	0.0 0.0%	0.0 0.0%	0.0 0.0%		0	0	0
44851 IMPROVEMENTS TO SMITH PLAY	Totals:	166.3	0.0 0.0%	0.0 0.0%	0.0 0.0%	<b>o</b>	0	0	0
Contractor Totals		Total Hours	Resident Hrs / %	POC Hrs / %	Female Hrs / % Emps.	Emps.	Res.	POC	Fem.
ISLAND LIGHTING POWER	Totals:	166.3	0.0 0.0%	0.0 0.0%	0.0 0.0%	6	0	0	0