

## Adam's Branch Library Renovations

*August 19, 2020*

**Developer:** City of Boston

**Awarding Authority:** Public Facilities Department (PFD)

**General Contractor:** J&J Contractors, Inc.

**Construction Cost:** \$ 11,507,000 Million

**Construction Period:** 8/19 - 12/20

**Construction Monitor:** Christopher L. Brown

**Percent complete:** 60%

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

### **Project Description:**

The project is located at 690 Adams Street, Dorchester, MA 02122 and consists of the renovation of the existing Adams Branch Library - New amenities in the Adams Street Branch will include updated technology, expanded program space, and high-performance, sustainable systems. Enhancements over the former library will include a more accessible front door, easier access to library collections, a larger Community Room, new study and conference rooms, and a music room.

The future Adams Street Branch doubles the size of the current branch, and will also include:

- Easier access to the library collections
- A new music practice room
- A mid-size conference room in addition to the Community Room
- A teen space with seating and places to work in groups or alone
- A "tween space" for middle school-aged children
- A children's section with spaces for story time and crafts, a room for nursing mothers, and a separate washroom.

# Boston Employment Commission Project Review

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## I. Overall Numerical Compliance

Report Run Date: 8/6/20

Includes Work Records from: 8/19 to 8/20

# Workhours	# Workers	# Contractors	% Residents	% People of Color	% Female
12,714	214	16	30%	40%	13%

## II. Numerical Compliance by Major Trades

Report Run Date: 8/6/20

Includes Work Records From: 8/19 to 8/20

Trade	# of Work hours	# of Workers	% Resident	% People of Color	% Female
<b>Carpenter</b>	3,648	20	48%	63%	28%
<b>Laborer</b>	2,950	41	12%	32%	2%
<b>Ironworker</b>	1,057	12	34%	38%	0%
<b>Roofer</b>	989	18	28%	32%	7%
<b>Electrician</b>	901	7	69%	26%	49%

## III. Numerical Compliance by Major Contractor

Report Run Date: 8/6/20

Includes Work Records From: 8/19 to 8/20

Contractor	# of Wrkhrs	# of Workers	% Resident	% People of Color	% Female
<b>J &amp; J Contractor</b>	3,324	16	38%	31%	21%
Employs carpenters, operators and laborers					
<b>Colony Drywall</b>	2,009	15	37%	67%	18%
Employs carpenters, laborers and tapers					
<b>Titan Roofing</b>	1,215	22	23%	35%	6%
Employs operators, roofers and sheetmetal workers					
<b>HB Welding</b>	1,005	10	35%	35%	0%
Employs Ironworkers					
<b>L&amp;L Concrete</b>	918	5	13%	13%	0%
Employs carpenters and laborers					

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## **BRJP Highlights and Concerns:**

- The project is approx. 60% complete.
- The overall weekly submission rate is 6 days.
- There has been 26 Boston residents and 22 are verified.
- The project is meeting the POC goal of 40%.
- The project is also exceeding the female goal of 12% - and is at 13%.
- The project is below the Boston resident goal of 51% - and is at 30%.
- J&J Contractors (GC) percentages are 38% BR, 31% POC and 21% Female.
- Lynnwell Associates is exceeding the Boston resident and female goals at 69% BR and 49% Female.
- L&L Concrete is lacking in all categories at 13% Br, 13% POC and 0% F.

## **RECOMMENDATIONS:**

- **Contractors must make every effort to start the project in compliance.**
- **Contractors should continue to reach out to the union halls to fulfill BRJP hiring needs.**
- **Contractors that are not meeting the goals in one or more categories will need to provide an action plan as to their efforts.**

## **Enforcement of 7 Compliance Efforts** (*Compliance Determination Rubric is attached*)

- Pre-construction meeting (failure to attend) – in compliance
- Weekly payroll submission (late submittals) – in compliance
- 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*
- COMPLIANCE DETERMINATION RUBRIC
- HISTORY REPORT FOR TOP 5 CONTRACTORS
  - J & J Contractor
  - Colony Drywell
  - Titan Roofing
  - H B Welding
  - L&L Concrete Forms