

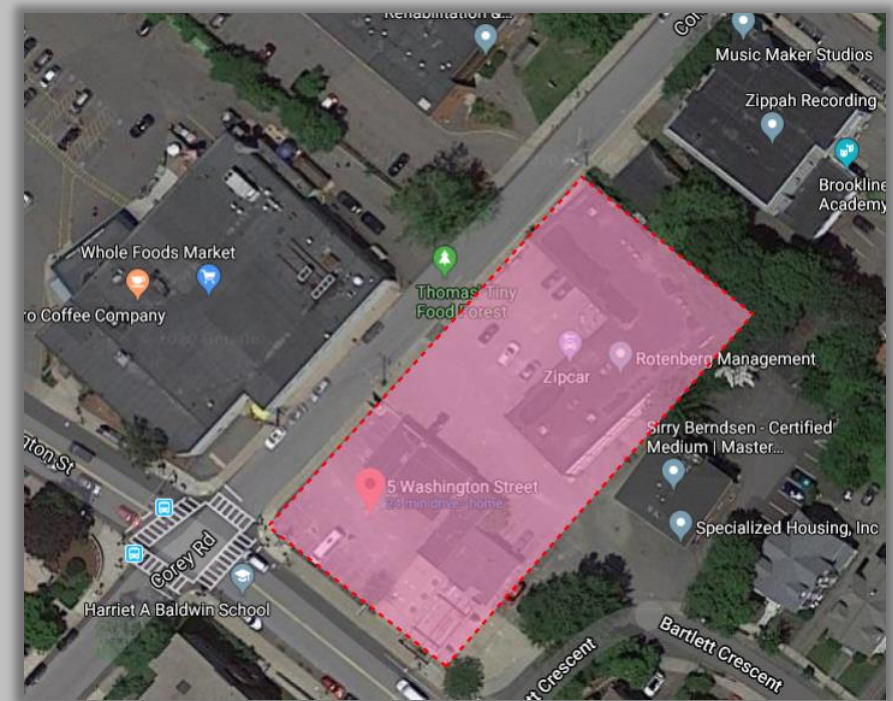
Boston Employment Commission Presentation

January 20, 2021



Location

- Project Highlights
 - Five Story Building
 - 108 Apartment Units
 - Retail at Ground Level
 - One floor subgrade parking garage
 - Exterior Courtyard, Fitness Center, Café, Pet Spa



3-5 Washington Street
Brighton, MA 02135

Washington Square Ventures

- Managing Partner: *Justin Krebs*
- Managing Partner: *Matt Faris*
- Consultant: *Kevin Daly*
- Consultant: *Joe Bearak*

Callahan Inc.

- Project Executive: *Steve Carley*
- Project Manager: *Brian Parmenter*
- Superintendent: *Herb Elliott*
- Assistant Project Manager: *Michael Sambuceti*

Design Team



Project Schedule

Washington Square
Ventures

Activity ID	Activity Name	Orig Dur	Start	Finish
5 Washington GMP Nov 2020				
Milestones				
A1000	Notice to proceed	0	26-May-20 A	
A1010	Demolition & Abatement Complete	0		06-Oct-20 A
A1020	Start Suport of Excavation	0	11-Nov-20 A	
A1090	Start Concrete Foundations	0	09-Mar-21*	
A1040	Start Framing	0	08-Jul-21*	
A1030	SOG & Post Tensioned Concrete Decks Complete	0		19-Jul-21*
A1050	Framing Complete	0		08-Oct-21*
A1060	Building Weathertight	0	18-Oct-21*	
A1070	Start Finishes	0	23-Nov-21*	
A1045	Gas Service & Meterbars Installed	0		25-Feb-22*
A1160	Envelope Complete	0		25-Feb-22*
A1035	Permanent Power	0		08-Mar-22*
A1080	Substantial Completion	0		05-Sep-22
A1180	Final Completion	0		05-Sep-22

Completion Date 9/5/22

Buyout Progress

Description of Work	Subcontractor
Toilets	CPR (Noonan)
Dumpsters	CPR (Noonan)
Pest Control	Waltham Pest Services
COVID Cleaning	Anthony Contracting *
General Labor	Unlimited Service Group *
Abatement/Demo	JR Vinagro
Sitework - On-Site	Marchese
Sitework - Off-Site	Genesis Utilities Corp.
Sitework - Off-Site (Traffic Lights)	Dagle Electrical
Fencing & Gates	ChasCo
Landscaping	Greenscapes
Survey & Layout	Feldman
Concrete Foundations	Turner Bros.
Concrete Cutting	Aaxiom *
Gypcrete	Optiline
Masonry	Anthony Scolaro
Misc Metal & Structural	Lawton Welding
Rough Framing & Tyvec	Colt Builders
Millwork	Master Millwork
Waterproofing	Architectural Caulking
Insulation	Optiline
Siding	Boston Roofing
Roofing	TCT
Doors & Hardware material	Jackson Lumber
OH Door	WillCo Sales *
Windows	Paradigm Windows
Storefront & Glazing	Kapiloff
Drywall	Optiline
Flooring, Tile	AJ Rose
Painting	Anthony Contracting *
Appliances	Percy's of Worcester
Countertops	International Stone *
Elevator	Otis Elevator
Trash Chute	WillCo Sales *
FP Sprinkler	A&E Fire Protection
Plumbing	K Regan
HVAC	All Renewable Energy
Electrical	Electrical Dynamics

*M/WBE Businesses

BRJP Requirements

- 51% Boston Residents
- 40% People of Color
- 12% Female

- Boston Planning & Development Agency
- Takara Hamilton
- Salesforce

In Order Business Development

- Diversity Consultant
- BRJP Experience
- Incorporate Proven Best Practices
- BRJP 7 Compliance Items
 - Attending pre-con meetings
 - Corrective action meetings
 - Appearing in front of BEC
 - Weekly workforce utilization reports
 - Providing communications/confirmations
 - Referrals to Boston jobs bank
 - Verifying Boston residents

Job Seekers – Walk-On Applications

- Applications sent to subs on site and Boston Jobs Bank Coordinator
- Application Tracking Log

