

## **Coppersmith Village Phase III**

***March 20, 2019***

**Developer:** NOAH/Peace Properties Inc.

**Awarding Authority:** Department of Neighborhood Development

**General Contractor:** Tocci Building Corporation

**Construction Cost:** \$ 5,100,000      **Construction Period:** 1/18 – 4/19

**Construction Monitor:** Robert Woodson

**Percentage Complete:** 93%

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

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### **Project Description:**

The project location is 78-106 Liverpool Street, East Boston MA, 02128.

The Proposal calls for 56 rental units (41 affordable) at 75 Border Street and 15 homeownership units (8 affordable) at 80 Liverpool Street.

# Boston Employment Commission Project Review

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## I. Overall Numerical Compliance

Report Run Date: 3/05/19

Includes Work Records from: 01/18 – 01/19

# Workhours	# Workers	# Contractors	% Residents	% People of Color	% Female
37,893	182	15	25%	74%	7%

## II. Numerical Compliance by Major Trades

Report Run Date: 3/05/19

Includes Work Records From: 01/18 – 01/19

Trade	# of Work hours	# of Workers	% Resident	% People of Color	% Female
Carpenter	16,600	39	29%	92%	9%
Laborer	4,701	34	41%	91%	23%
Plumber	3,833	15	15%	14%	0%
Roofer	3,464	8	0%	85%	0%
Electrician	3,234	27	28%	0%	0%

## III. Numerical Compliance by Major Contractor

Report Run Date: 3/05/19

Includes Work Records From: 01/18 – 01/19

Contractor	# of Work hours	# of Workers	% Resident	% People of Color	% Female
<b>NMTI-GC</b>	8,344	18	3%	83%	0%
<i>NMTI-GC employs Carpenters and Roofers.</i>					
<b>Excel</b>	7,452	11	58%	100%	11%
<i>Excel employs Carpenters and Laborers.</i>					
<b>J.S. Interior Construction</b>	6,318	12	27%	100%	25%
<i>J.S. Interior Construction employs Carpenters.</i>					
<b>New England Plumbing</b>	3,833	15	15%	14%	0%
<i>New England Plumbing employs Plumbers.</i>					
<b>Tocco Corporation</b>	3,234	27	28%	0%	0%
<i>Tocco Corporation employs Electricians.</i>					

## **BRJP Highlights and Concerns:**

- The project's overall Boston Resident workforce percentages could use improvement.
- The project's overall average payroll submission time is currently at 10 days with the following subcontractors negatively impacting the payroll submission average:  
  
Elegance in Granite LLC – 14 days, J.S. Interior Construction – 13 days, First Nick Painting- 11 days, NMTI-GC -11 days, and Excel - 10 days.
- 30 Boston residents have been reported so far. Only 10 of the 30 (33%) reported residents residency has been verified to date.

## **RECOMMENDATIONS:**

- Subcontractors, who are currently mobilized on site, should present a plan to maximize the remaining resident hours.
- Certified payrolls need to be submitted within 7 business days so subcontractor's workforce can 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

Date Range: 07/01/2009 - 03/05/2019

BRJP Report #7

	Total Hours	Resident Hrs / %	POC Hrs / %	Female Hrs / %	Empls	Resident	POC	Female
<b>Bricklayer</b>								
Contractor: SCOLARO & SONS MASONRY	242.1	0.0 0.0%	142.1 58.7%	0.0 0.0%	6	0	4	0
Trade Totals	242.1	0.0 0.0%	142.1 58.7%	0.0 0.0%	6	0	4	0

	Total Hours	Resident Hrs / %	POC Hrs / %	Female Hrs / %	Empls	Resident	POC	Female
<b>Carpenter</b>								
Contractor: ELEGANCE IN GRANITE, LLC	99.0	5.0 5.1%	95.0 96.0%	4.0 4.0%	4	1	3	1
Contractor: EXCEL	4,017.5	2,388.0 59.4%	4,017.5 100.0%	0.0 0.0%	6	3	6	0
Contractor: GLASS DOCTOR	1,285.5	519.0 40.4%	829.0 64.5%	0.0 0.0%	7	2	3	0
Contractor: J.S. INTERIOR CONSTRUCTIO	6,318.0	1,708.0 27.0%	6,318.0 100.0%	1,560.0 24.7%	12	3	12	3
Contractor: NMTI-GC	4,880.0	240.0 4.9%	4,000.0 82.0%	0.0 0.0%	10	1	8	0
Trade Totals	16,600.0	4,860.0 29.3%	15,259.5 91.9%	1,564.0 9.4%	39	10	32	4

	Total Hours	Resident Hrs / %	POC Hrs / %	Female Hrs / %	Empls	Resident	POC	Female
<b>Cement Laborer</b>								
Contractor: NEW ENGLAND FIRE SYSTEM	16.0	0.0 0.0%	0.0 0.0%	0.0 0.0%	1	0	0	0
Trade Totals	16.0	0.0 0.0%	0.0 0.0%	0.0 0.0%	1	0	0	0

	Total Hours	Resident Hrs / %	POC Hrs / %	Female Hrs / %	Empls	Resident	POC	Female
<b>Electrician</b>								
Contractor: TOCCO CORPORATION	3,233.5	910.0 28.1%	10.0 0.3%	0.0 0.0%	27	2	1	0
Trade Totals	3,233.5	910.0 28.1%	10.0 0.3%	0.0 0.0%	27	2	1	0

	Total Hours	Resident Hrs / %	POC Hrs / %	Female Hrs / %	Empls	Resident	POC	Female
<b>Equipment Operator</b>								
Contractor: SCOLARO & SONS MASONRY	99.3	0.0 0.0%	99.3 100.0%	0.0 0.0%	2	0	2	0
Trade Totals	99.3	0.0 0.0%	99.3 100.0%	0.0 0.0%	2	0	2	0

Date Range: 07/01/2009 - 03/05/2019

Total Hours	Resident Hrs / %	POC Hrs / %	Female Hrs / %	Empls	Resident	POC	Female
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**Floor Layer**

Contractor: TF ANDREW CARPET ONE FL	888.0	296.0 33.3%	888.0 100.0%	0.0 0.0%	2	1	2	0
Trade Totals	888.0	296.0 33.3%	888.0 100.0%	0.0 0.0%	2	1	2	0

**HVAC**

Contractor: DASSAULT MECHANICAL	1,095.3	0.0 0.0%	1,095.3 100.0%	0.0 0.0%	2	0	2	0
Trade Totals	1,095.3	0.0 0.0%	1,095.3 100.0%	0.0 0.0%	2	0	2	0

**Insulator**

Contractor: JONES BOYS INSULATION	1,339.3	113.3 8.5%	1,274.8 95.2%	0.0 0.0%	16	1	12	0
Trade Totals	1,339.3	113.3 8.5%	1,274.8 95.2%	0.0 0.0%	16	1	12	0

**Laborer**

Contractor: EXCEL	3,434.5	1,911.0 55.6%	3,434.5 100.0%	822.0 23.9%	5	3	5	1
Contractor: FRANNY'S LANDSCAPE CO,IN	494.0	0.0 0.0%	59.0 11.9%	0.0 0.0%	15	0	5	0
Contractor: SCOLARO & SONS MASONRY	496.5	0.0 0.0%	496.5 100.0%	0.0 0.0%	13	0	13	0
Contractor: TF ANDREW CARPET ONE FL	276.0	0.0 0.0%	276.0 100.0%	276.0 100.0%	1	0	1	1
Trade Totals	4,701.0	1,911.0 40.7%	4,266.0 90.7%	1,098.0 23.4%	34	3	24	2

**Painter**

Contractor: FIRST NICK PAINTING CO.	1,383.0	807.0 58.4%	1,383.0 100.0%	32.0 2.3%	12	4	12	1
Trade Totals	1,383.0	807.0 58.4%	1,383.0 100.0%	32.0 2.3%	12	4	12	1

**Plumber**

Contractor: NEW ENGLAND PLUMBING S	3,833.0	584.0 15.2%	520.0 13.6%	0.0 0.0%	15	2	2	0
Trade Totals	3,833.0	584.0 15.2%	520.0 13.6%	0.0 0.0%	15	2	2	0

GC: TOCCI BUILDING COMPANIES -- ID: 12520

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Date Range: 07/01/2009 - 03/05/2019

BRJP Report #7

	Total Hours	Resident Hrs / %	POC Hrs / %	Female Hrs / %	Emps	Resident	POC	Female
<b>Pumpman</b>								
Contractor: NEW ENGLAND FIRE SYSTEM								
Trade Totals	3.0	0.0 0.0%	0.0 0.0%	0.0 0.0%	1	0	0	0
	3.0	0.0 0.0%	0.0 0.0%	0.0 0.0%	1	0	0	0

<b>Roofer</b>								
Contractor: NMTI-GC								
Trade Totals	3,464.0	0.0 0.0%	2,936.0 84.8%	0.0 0.0%	8	0	7	0
	3,464.0	0.0 0.0%	2,936.0 84.8%	0.0 0.0%	8	0	7	0

<b>Sprinkler Fitter</b>								
Contractor: NEW ENGLAND FIRE SYSTEM								
Trade Totals	852.0	0.0 0.0%	24.0 2.8%	0.0 0.0%	13	0	2	0
	852.0	0.0 0.0%	24.0 2.8%	0.0 0.0%	13	0	2	0

<b>Waterproofing</b>								
Contractor: CHAPMAN WATERPROOFING								
Trade Totals	144.0	112.0 77.8%	116.0 80.6%	4.0 2.8%	4	2	3	1
	144.0	112.0 77.8%	116.0 80.6%	4.0 2.8%	4	2	3	1

<b>PROJECT TOTALS</b>								
	37,893.4	9,593.3 25.3%	28,013.9 73.9%	2,698.0 7.1%	182	25	105	8

**PROJECT STATISTICAL REPORT**

3/7/2019 10:03:34 AM

COPPERSMITH VILLAGE PHASE III -- ID: 10129 Award Dept: ND3 Const Cost: \$51,000,000.00 Neigh: EAST BOSTON

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GC: TOCCI BUILDING COMPANIES -- ID: 12520

Date Range: 07/01/2009 - 03/05/2019

Worked on  
Project

BRJP Report #8

Project	Start Date	End Date	Total Hours	Resident Hrs / %	POC Hrs / %	Female Hrs / %	Emps.	Res.	POC	Fem.	
CHAPMAN WATERPROOFING	31	08/27/2018 01/28/2019	Total Hours	144.0	112.0 77.8%	116.0 80.6%	4.0 2.8%	4	2	3	1
			Totals:	144.0	112.0 77.8%	116.0 80.6%	4.0 2.8%	4	2	3	1
DASSAULT MECHANICAL	12660	09/22/2018 01/20/2019	Total Hours	1,095.3	0.0 0.0%	1,095.3 100.0%	0.0 0.0%	2	0	2	0
			Totals:	1,095.3	0.0 0.0%	1,095.3 100.0%	0.0 0.0%	2	0	2	0
ELEGANCE IN GRANITE, LLC	12790	10/20/2018 12/29/2018	Total Hours	99.0	5.0 5.1%	95.0 96.0%	4.0 4.0%	4	1	3	1
			Totals:	99.0	5.0 5.1%	95.0 96.0%	4.0 4.0%	4	1	3	1
EXCEL	12664	03/17/2018 01/19/2019	Total Hours	4,017.5	2,388.0 59.4%	4,017.5 100.0%	0.0 0.0%	6	3	6	0
			Totals:	3,434.5	1,911.0 55.6%	3,434.5 100.0%	822.0 23.9%	5	3	5	1
FIRST NICK PAINTING CO.	11456	10/06/2018 01/27/2019	Total Hours	1,383.0	807.0 58.4%	1,383.0 100.0%	32.0 2.3%	12	4	12	1
			Totals:	1,383.0	807.0 58.4%	1,383.0 100.0%	32.0 2.3%	12	4	12	1
FRANNY'S LANDSCAPE CO., I	7910	11/24/2018 01/26/2019	Total Hours	494.0	0.0 0.0%	59.0 11.9%	0.0 0.0%	15	0	5	0
			Totals:	494.0	0.0 0.0%	59.0 11.9%	0.0 0.0%	15	0	5	0





PROJECT STATISTICAL REPORT

3/7/2019 10:03:34 AM

COPPERSMITH VILLAGE PHASE III -- ID: 10129 Award Dept: ND3 Const Cost: \$51,000,000.00 Neigh: EAST BOSTON

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GC: TOCCI BUILDING COMPANIES -- ID: 12520

Date Range: 07/01/2009 - 03/05/2019

Worked on Project

BRJP Report #8

		Total Hours	Resident Hrs / %	POC Hrs / %	Female Hrs / %	Emps.	Res.	POC	Fem.
NMTI-GC	12743	06/08/2018 01/18/2019							
		<b>Total Hours</b>	<b>Resident Hrs / %</b>	<b>POC Hrs / %</b>	<b>Female Hrs / %</b>	<b>Emps.</b>	<b>Res.</b>	<b>POC</b>	<b>Fem.</b>
03	Carpenter	4,880.0	240.0 4.9%	4,000.0 82.0%	0.0 0.0%	10	1	8	0
24	Roofer	3,464.0	0.0 0.0%	2,936.0 84.8%	0.0 0.0%	8	0	7	0
	<b>Totals:</b>	8,344.0	240.0 2.9%	6,936.0 83.1%	0.0 0.0%	18	1	15	0
SCOLARO & SONS MASONR	12662	02/23/2018 01/25/2019							
		<b>Total Hours</b>	<b>Resident Hrs / %</b>	<b>POC Hrs / %</b>	<b>Female Hrs / %</b>	<b>Emps.</b>	<b>Res.</b>	<b>POC</b>	<b>Fem.</b>
02	Bricklayer	242.1	0.0 0.0%	142.1 58.7%	0.0 0.0%	6	0	4	0
10	Equipment Operator	99.3	0.0 0.0%	99.3 100.0%	0.0 0.0%	2	0	2	0
15	Laborer	496.5	0.0 0.0%	496.5 100.0%	0.0 0.0%	13	0	13	0
	<b>Totals:</b>	837.9	0.0 0.0%	737.9 88.1%	0.0 0.0%	21	0	19	0
TF ANDREW CARPET ONE F	12158	10/20/2018 01/26/2019							
		<b>Total Hours</b>	<b>Resident Hrs / %</b>	<b>POC Hrs / %</b>	<b>Female Hrs / %</b>	<b>Emps.</b>	<b>Res.</b>	<b>POC</b>	<b>Fem.</b>
38	Floor Layer	888.0	296.0 33.3%	888.0 100.0%	0.0 0.0%	2	1	2	0
15	Laborer	276.0	0.0 0.0%	276.0 100.0%	276.0 100.0%	1	0	1	1
	<b>Totals:</b>	1,164.0	296.0 25.4%	1,164.0 100.0%	276.0 23.7%	3	1	3	1
TOCCO CORPORATION	12663	02/11/2018 01/20/2019							
		<b>Total Hours</b>	<b>Resident Hrs / %</b>	<b>POC Hrs / %</b>	<b>Female Hrs / %</b>	<b>Emps.</b>	<b>Res.</b>	<b>POC</b>	<b>Fem.</b>
08	Electrician	3,233.5	910.0 28.1%	10.0 0.3%	0.0 0.0%	27	2	1	0
	<b>Totals:</b>	3,233.5	910.0 28.1%	10.0 0.3%	0.0 0.0%	27	2	1	0
	<b>Project Totals:</b>	37,893.4	9,593.3 25.3%	28,013.9 73.9%	2,698.0 7.1%	182	25	105	8

# CONTRACTOR STATISTICAL REPORT

Date Range: 07/01/2009 - 03/06/2019

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Contractor: NMTI-GC

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Cont ID: 12743

Worked on Project

BRJP Report #5

## PROJECTS

PROJECTS	06/08/2018 01/18/2019	Total Hours	Resident Hrs / %	POC Hrs / %	Female Hrs / %	Emps.	Res.	POC	Fem.
COPPERSMITH VILLAGE PHASE III 1E+0		4,880.0	240.0 4.9%	4,000.0 82.0%	0.0 0.0%	10	1	8	0
Carpenter		4,880.0	240.0 4.9%	4,000.0 82.0%	0.0 0.0%	10	1	8	0
Roofer		3,464.0	0.0 0.0%	2,936.0 84.8%	0.0 0.0%	8	0	7	0
COPPERSMITH VILLAGE PHASE III	Totals:	8,344.0	240.0 2.9%	6,936.0 83.1%	0.0 0.0%	18	1	15	0
<b>Contractor Totals</b>									
NMTI-GC	Totals:	8,344.0	240.0 2.9%	6,936.0 83.1%	0.0 0.0%	18	1	15	0

# CONTRACTOR STATISTICAL REPORT

Date Range: 07/01/2009 - 03/06/2019

3/6/2019 12:51:03 PM

Contractor: EXCEL

PAGE 1

Cont ID: 12664

Worked on Project

BRJP Report #5

PROJECTS	Worked on Project	Total Hours	Resident Hrs / %	POC Hrs / %	Female Hrs / %	Emps.	Res.	POC	Fem.
132 CHESTNUT HILL AVE.	05/04/2018 08/23/2018								
1E+0		Total Hours	Resident Hrs / %	POC Hrs / %	Female Hrs / %	Emps.	Res.	POC	Fem.
Carpenter		2,787.0	201.0 7.2%	2,787.0 100.0%	39.2 1.4%	12	2	12	1
Laborer		1,089.8	224.1 20.6%	1,089.8 100.0%	493.1 45.2%	8	2	8	1
132 CHESTNUT HILL AVE.		Totals:	425.1 11.0%	3,876.8 100.0%	532.3 13.7%	20	4	20	2
COPPERSMITH VILLAGE PHASE III	03/17/2018 01/19/2019								
1E+0		Total Hours	Resident Hrs / %	POC Hrs / %	Female Hrs / %	Emps.	Res.	POC	Fem.
Carpenter		4,017.5	2,388.0 59.4%	4,017.5 100.0%	0.0 0.0%	6	3	6	0
Laborer		3,434.5	1,911.0 55.6%	3,434.5 100.0%	822.0 23.9%	5	3	5	1
COPPERSMITH VILLAGE PHASE III		Totals:	4,299.0 57.7%	7,452.0 100.0%	822.0 11.0%	11	6	11	1
Contractor Totals		Total Hours	Resident Hrs / %	POC Hrs / %	Female Hrs / %	Emps.	Res.	POC	Fem.
EXCEL		Totals:	4,724.1 41.7%	11,328.8 100.0%	1,354.3 12.0%	31	10	31	3

**CONTRACTOR STATISTICAL REPORT**

Contractor: **J.S. INTERIOR CONSTRUCTION.**

Cont ID: 12653

Worked on Project

**PROJECTS**

BRJP Report #5

PROJECTS	Start Date	Total Hours	Resident Hrs / %	POC Hrs / %	Female Hrs / %	Emps.	Res.	POC	Fem.
<b>COPPERSMITH VILLAGE PHASE III</b>	08/18/2018								
<b>1E+0</b>	01/19/2019								
Carpenter		6,318.0	1,708.0 27.0%	6,318.0 100.0%	1,560.0 24.7%	12	4	12	3
<b>Totals:</b>		6,318.0	1,708.0 27.0%	6,318.0 100.0%	1,560.0 24.7%	12	4	12	3
<b>COPPERSMITH VILLAGE RENTAL PHAS</b>	12/22/2017								
<b>1E+0</b>	01/19/2019								
Carpenter		10,830.0	5,502.0 50.8%	10,830.0 100.0%	0.0 0.0%	14	5	14	0
<b>Totals:</b>		10,830.0	5,502.0 50.8%	10,830.0 100.0%	0.0 0.0%	14	5	14	0
<b>Contractor Totals</b>									
<b>J.S. INTERIOR CONSTRUCTION.</b>	<b>Totals:</b>	Total Hours 17,148.0	Resident Hrs / % 7,210.0 42.0%	POC Hrs / % 17,148.0 100.0%	Female Hrs / % 1,560.0 9.1%	Emps. 26	Res. 9	POC 26	Fem. 3

**CONTRACTOR STATISTICAL REPORT**

Date Range: 07/01/2009 - 03/07/2019

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Contractor: **NEW ENGLAND PLUMBING SOLUTIONS**

PAGE 1

Cont ID: 12603

Worked on Project

BRJP Report #5

PROJECTS	Worked on Project	Total Hours	Resident Hrs / %	POC Hrs / %	Female Hrs / %	Emps.	Res.	POC	Fem.
COPPERSMITH VILLAGE PHASE III	02/10/2018								
1E+0	01/18/2019	Total Hours	Resident Hrs / %	POC Hrs / %	Female Hrs / %	Emps.	Res.	POC	Fem.
Plumber		3,833.0	584.0 15.2%	520.0 13.6%	0.0 0.0%	15	2	2	0
COPPERSMITH VILLAGE PHASE III	Totals:	3,833.0	584.0 15.2%	520.0 13.6%	0.0 0.0%	15	2	2	0
COPPERSMITH VILLAGE RENTAL PHAS	09/23/2017								
1E+0	01/18/2019	Total Hours	Resident Hrs / %	POC Hrs / %	Female Hrs / %	Emps.	Res.	POC	Fem.
Plumber		10,763.0	1,306.0 12.1%	1,100.0 10.2%	0.0 0.0%	21	3	4	0
COPPERSMITH VILLAGE RENTAL PHAS	Totals:	10,763.0	1,306.0 12.1%	1,100.0 10.2%	0.0 0.0%	21	3	4	0
<b>Contractor Totals</b>		Total Hours	Resident Hrs / %	POC Hrs / %	Female Hrs / %	Emps.	Res.	POC	Fem.
<b>NEW ENGLAND PLUMBING SOLUTI</b>	Totals:	14,596.0	1,890.0 12.9%	1,620.0 11.1%	0.0 0.0%	36	5	6	0

**CONTRACTOR STATISTICAL REPORT**

Date Range: 07/10/2009 - 03/06/2019

3/6/2019 12:53:39 PM

Contractor: TOCCO CORPORATION

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Cont ID: 12663

Worked on Project

BRJP Report #5

PROJECTS		COPPERSMITH VILLAGE PHASE III		02/11/2018		01/20/2019		Total Hours	Resident Hrs / %	POC Hrs / %	Female Hrs / %	Emps.	Res.	POC	Fem.
1E+0		Electrician		COPPERSMITH VILLAGE PHASE III		Totals:		3,233.5	910.0 28.1%	10.0 0.3%	0.0 0.0%	27	2	1	0
Contractor Totals		Totals:		Totals:		Totals:		Total Hours	Resident Hrs / %	POC Hrs / %	Female Hrs / %	Emps.	Res.	POC	Fem.
TOCCO CORPORATION		Totals:		Totals:		Totals:		3,233.5	910.0 28.1%	10.0 0.3%	0.0 0.0%	27	2	1	0