

## **Callender - Woodrow Neighborhood Homes**

***September 16, 2020***

**Developer:** Boston Housing Stabilization

**Awarding Authority:** Department of Neighborhood Development

**General Contractor:** D.F Pray General Contractors

**Construction Cost:** \$ 15,826,942

**Construction Period:** 4/18 – 12/20

**Construction Monitor:** Robert Woodson

**Completion Percentage:** 80%

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

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### **Project Description:**

This project comprises 25 parcels of vacant, City-owned land located in the Callender-Floyd-Jones-Woodrow area in Dorchester (Scattered Sites: 124, 126, 133, and 137 Callender St, 82, 86, 93-95, and 97 Woodrow Ave, 108 Lucerne St, 12, 17-19 Ashton St, 114-118 Floyd St, 17-19, 21, 49, 105-107, 123-127 Stratton St, 7,9,23, and 27 Jones St.

These 25 parcels have been selected for development into new, one- and two-family owner-occupied homeownership opportunities as part of the City of Boston's Neighborhood Homes Initiative, which uses City-owned land to create affordable homeownership opportunities for middle-class homebuyers.

# Boston Employment Commission Project Review

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## I. Overall Numerical Compliance

Report Run Date: 09/08/2020

Includes Work Records from: 07/18 – 08/20

# Workhours	# Workers	# Contractors	% Residents	% People of Color	% Female
15,201	128	16	31%	62%	4%

## II. Numerical Compliance by Major Trades

Report Run Date: 09/08/2020

Includes Work Records From: 07/18 – 08/20

Trade	# of Work hours	# of Workers	% Resident	% People of Color	% Female
Laborer	7,439	49	45%	84%	1%
Carpenter	2,577	13	0%	68%	0%
Electrician	1,922	7	0%	18%	0%
Equipment Operators	1,299	6	5%	7%	0%
Plumber	912	8	70%	6%	31%

## III. Numerical Compliance by Major Contractor

Report Run Date: 09/08/2020

Includes Work Records From: 07/18 – 08/20

Contractor	# of Work hours	# of Workers	% Resident	% People of Color	% Female
<b>Sophava LLC</b>	4,607	25	23%	99%	0%
<i>Sophava LLC employs Carpenters, Laborers, Masons, and Equipment Operators.</i>					
<b>Waterman Construction</b>	3,320	11	58%	66%	0%
<i>Waterman Construction employs Carpenters and Laborers.</i>					
<b>CT Construction</b>	2,426	10	0%	26%	0%
<i>CT Construction employs Laborers and Equipment Operators.</i>					
<b>Carter Electric</b>	1,262	4	0%	0%	0%
<i>Carter Electric employs Electricians.</i>					
<b>John A. Moniz Electric</b>	660	3	0%	52%	0%
<i>John A. Moniz Electric employs Electricians.</i>					

## BRJP Highlights and Concerns:

- The projects overall Boston resident and female workforce percentages are currently not meeting the employment standards.
- Of the top 5 trades for work hours performed, only the Plumbing Trade is meeting and exceeding the employment standards for Boston residents and females.
- 28 Boston residents have been reported so far. 13 of the 28 reported resident's residency remain unverified (46%).
- The project's average payroll submission time is currently at 49 days. Only 3 of 16 reporting subcontractors are at or below the 7 business day mark.
- Though the project is winding down, I would like to see a concentrated effort on increasing Boston resident and female workforce percentages.

## RECOMMENDATIONS:

- Corrective Action Meetings have taken place recently, but there is no up-to-date best faith effort correspondence on behalf of underperforming subcontractors. Up-to-date documentation has been requested.
- Workers residency should be verified as soon as they arrive on site. A 90% Boston Resident verification rate is the standard.
- Payroll submissions need to be submitted within 7 business days in order to accurately monitor subcontractor's workforce percentages in real time.

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

- Pre-construction meeting (failure to attend) – in compliance
- **Weekly payroll submission (late submittals) – under review**
- 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 – under review**

## ATTACHMENTS:

- PROJECT STATISTICAL REPORT *by trade*
- PROJECT STATISTICAL REPORT *by contractor*
- HISTORY REPORT FOR CONTRACTORS
  - Sophava LLC (No BRJP History)
  - Waterman Construction (No BRJP History)
  - CT Construction
  - Carter Electric
  - John A. Moniz Electric