

201 Brookline Ave.

November 18th, 2020

Developer: Samuel & Associates
Development Impact Project Plan (DIPP)

General Contractor: Suffolk Co.

Construction Cost: \$215,000,000 **Construction Period:** 12/01/2019 – 03/01/2022

Construction Monitor: Manuel Barbosa

Completion Percentage:

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

Project Description:

In this Notice of Project Change (NPC), Samuels & Associates proposes to amend the existing approvals for an expansion of the Landmark Center. The original approvals are for a retail podium and four residential buildings containing 600 units. The current plan replaces the housing and retail podium with a 506,000 square foot, 14-story office/laboratory building on the southwest corner of Brookline Avenue and Fullerton Street.

Boston Employment Commission Project Review

I. Overall Numerical Compliance

Report Run Date: 11/12/20

Includes Work Records from: 02/08/20 – 11/08/20

# Workhours	# Workers	# Contractors	% Residents	% People of Color	% Female
35,984	184	9	22%	35%	3%

II. Numerical Compliance by Major Trades

Report Run Date: 11/12/20

Includes Work Records From: 02/08/20 – 11/08/20

Trade	# of Work hours	# of Workers	% Resident	% People of Color	% Female
Laborers	21,565	98	31%	43%	4%
Equipment Operator	6,472	30	7%	7%	0%
Electrician	4,054	14	13%	33%	0%
Carpenter	3,019	16	2%	51%	0%
Taper	255	1	0%	0%	0%

III. Numerical Compliance by Major Contractor

Report Run Date: 11/12/20

Includes Work Records From: 02/08/20 – 11/08/20

Contractor	# of Wrkhrs	# of Workers	% Resident	% People of Color	% Female
JDC Demo	12,465	54	31%	40%	0%
<i>JDC Demo employs Laborers and Equipment Operators.</i>					
Hayward Baker Inc.	6,635	25	0%	9%	0%
<i>Hayward Baker Inc. employs Equipment Operators, Laborers, and Pile Drivers.</i>					
Liberty Construction	5,884	36	50%	59%	0%
<i>Liberty Construction employs Carpenters and Laborers.</i>					
McDonald Electric	4,054	14	13%	33%	0%
<i>McDonald Electric employs Electricians.</i>					
J.Derenzo Co.	3,585	17	11%	11%	0%
<i>J.Derenzo Co. employs Equipment Operators and Laborers.</i>					

BRJP Highlights and Concerns

- 25 Boston residents have been reported. 23 (92%) have been successfully verified.
- The current payroll submission time is 7 days. Continue getting payrolls in on a timely manner. Payrolls that are not submitted on time do not help monitor the project in a timely manner.
- The Carpenters trade is performing below the Employment standards for Boston Residents (2%) and Female (0%). For this project to be successful this trade must improve tremendously.
- Working the 3rd most hours, Liberty Construction has very low numbers for Female (0%). Improvements have to be made for female participation for liberty with the amount of hours performed on this job.

RECOMMENDATIONS:

- Continue with efforts of obtaining Boston residency verification as soon as a worker arrives on site.
- Invite business agents to upcoming pre-construction meetings to ensure sub-contractors are being pro-active in reaching employment standards prior to mobilizing on site.
- Improvements must be made to reach Boston residency and Female participation goals for project to be successful.
- Will be asking for plan of action letters from subcontractors to have a plan during the COVID pandemic.

ATTACHMENTS:

- PROJECT STATISTICAL REPORT *by contractor*
- PROJECT STATISTICAL REPORT *by trade*
- HISTORY REPORT FOR TOP 5 CONTRACTORS
 - JDC Demo
 - Hayward Baker Inc.
 - Liberty Construction
 - McDonald Electric
 - J Derenzo Co.