

191-195 Bowdoin Street

Prepared for the Boston Employment Commission

Project Team



DEVELOPER – VietAID

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Lisette Le, Executive Director

Andrea Vilanova, Clerk of the Works

Matt Munkenbeck, Owner's Construction Rep

GENERAL CONTRACTOR - Dellbrook | JKS

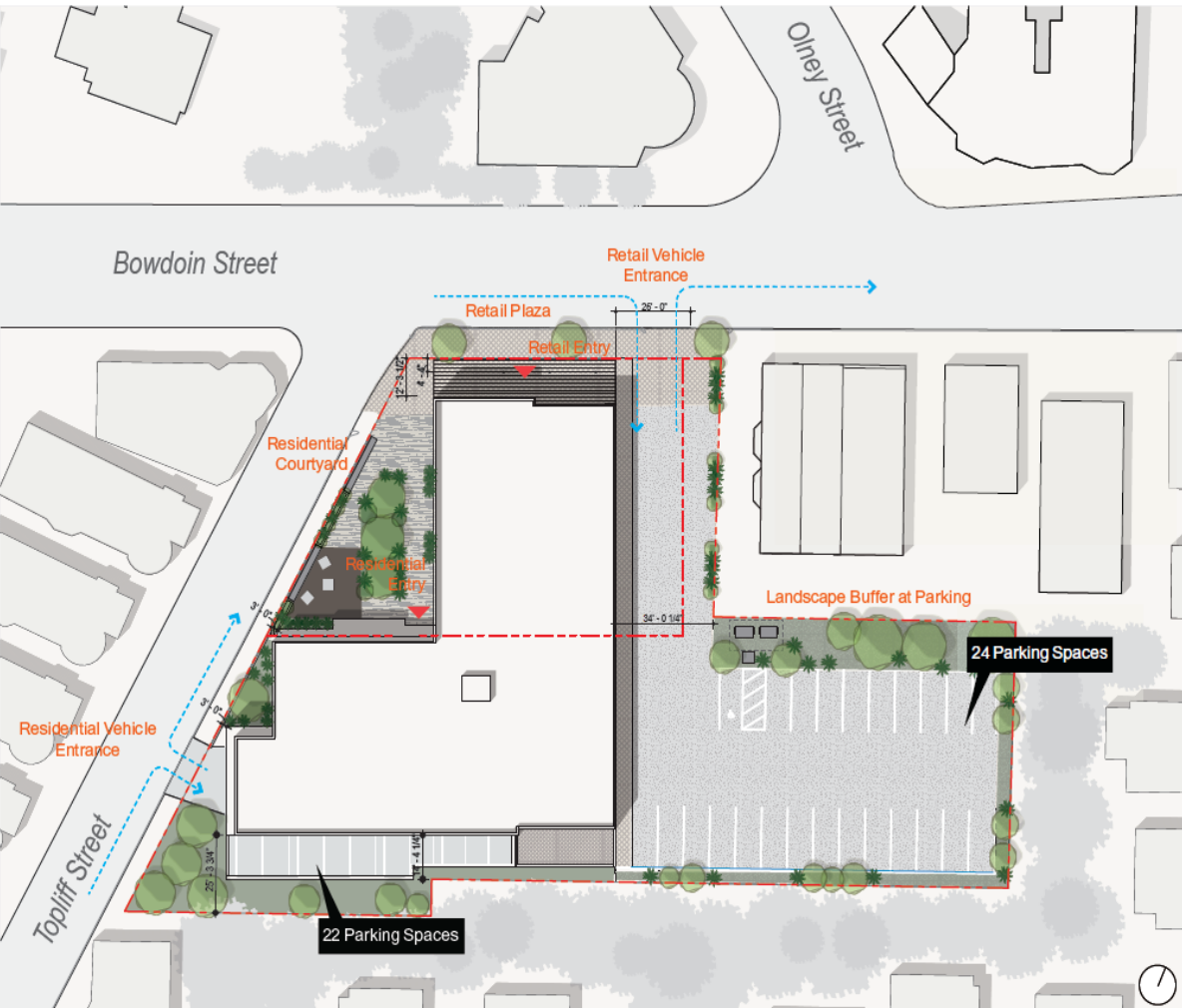
Sheryce Hearn, Director of Diversity, Equity and Inclusion

Mike Kizelewicz, Senior Project Manager

Evan Stark, Project Manager

Debbie Skinner, Project Assistant

Project Overview



The project consists of redeveloping two vacant lots at 191-195 Bowdoin Street in Dorchester's Bowdoin-Geneva neighborhood. The mixed-use project includes 41 one-, two-, and three-bedroom apartments, affordable to households with incomes at or below 60% of Area Median Income (AMI), with eleven units affordable to households at or below 30% of AMI. The 6,000 square feet of ground floor retail space will be leased to the Dorchester Community Food Coop—a grassroots initiative to build a community and worker-owned grocery store that makes healthy food accessible and advances economic opportunity through neighborhood engagement.

The design of the building and site plan engages the public realm through a series of new, multi-functional open spaces. Plaza areas and landscape zones wrap the corner of the site and mediate between commercial and residential uses.

Workforce Diversity / Participation Goals



	<u>CATEGORY</u>	<u>Min Goal</u>	<u>Of (basis)</u>	<u>Source</u>
WORKERS	People of Color	40%	Worker hours, each trade	BRJP
	Women	12%		
	Boston Resident	51%		
	People of Color	50%	Worker hours, aggregate	VietAID & MHIC
	Women	15%		
	Neighborhood Res ¹	30%		
	Section 3 Residents	30%	New hires	HUD, Section 3

¹ Residents of 02119, 02121, 02122, 02124, 02125, & 02126

M/WBE Outreach Plan



Outreach efforts to solicit MBE/WBE and other local firms utilized our **strategic partner network** engagement as well as local media, electronic and print, to market and promote contract business opportunities as well as traditional methods including telephone, email and in person follow-up. We have located centers of influence within the Fields Corner/Bowdoin Geneva area as well as Greater Boston to ensure that subcontracting and supply opportunities are known to the business community. Some of the outreach partners included the following:

- DCAMM Certified /Office of Supplier Diversity
- City of Boston M/WBE Certified Business Directory
- MHIC Ecosystem database
- Builders of Color Coalition (BCC)
- Greater New England Minority Supplier Diversity Council (GNEMSDC)

M/WBE Subcontractor Participation Goals



VietAID MBE/WBE Goals:

30% MBE

10% WBE

3% Section 3 businesses

Current Project Totals:

45% MBE

5% WBE

3.4% Section 3 businesses

M/WBE Subcontractors



- Reform Masonry - Masonry
- Empire Builders – Rough Carpentry
- Franca Services – Siding
- H & R – Roofing
- Custom Floors – Flooring
- In Enterprises/HMB – Painting
- Fire Code Design – Fire Protection
- Environmental Systems Engineering – HVAC
- Performance Drywall – Drywall & ACT
- Hurst - Landscaping

Upcoming Subcontractors

 **DELLBROOK | JKS**

 **VIET AID**



- Genesis – Site work started 1/28/2021
- Riverside – Fencing
- Optiline – Cement
- Form Up – Concrete
- Lawton – Steel
- Hydra – Waterproofing
- Advanced Green – Insulation
- Karpp – Overhead doors
- Schindler – Elevator
- Superior – Plumbing
- Commonwealth Electric - Electrical

Job Application Process



DELLBROOK | JKS



There is a job application box located on Bowdoin Street. Blank application will be in the clear box marked “Take One”. Once you have filled out the application you can return it to the black box. If you want to email your resume, please send to: dskinner@dellbrookjks.com

Questions/Comments

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