

Michael E. Haynes ARMS

February 17, 2021

Developer: Cruz Development Corporation

Awarding Authority: Department of Neighborhood Development

General Contractor: Cruz Construction

Construction Cost: \$24,791,666

Construction Period: 1/20 – 1/22

Construction Monitor: Robert Woodson

Completion Percentage: 30%

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

Project Description:

This project is located at 274-290 Warren Street, 2-10 Clifford Street Roxbury, MA 02119.

The Michael Haynes Arms project is a new construction mixed-use building consisting of 55 residential units (46 affordable), commercial space for The Cruz Companies and approximately 72 parking spaces.

Boston Employment Commission Project Review

I. Overall Numerical Compliance

Report Run Date: 02/08/2021

Includes Work Records from: 01/20 – 01/21

# Workhours	# Workers	# Contractors	% Residents	% People of Color	% Female
4,566	54	8	28%	73%	7%

II. Numerical Compliance by Major Trades

Report Run Date: 02/08/2021

Includes Work Records From: 01/20 – 01/21

Trade	# of Work hours	# of Workers	% Resident	% People of Color	% Female
Laborer	3,360	20	25%	78%	9%
Cement Laborer	352	5	64%	73%	0%
Carpenter	278	8	44%	78%	0%
Pile Driver	189	4	21%	25%	0%
Asbestos Worker	176	10	31%	100%	18%

III. Numerical Compliance by Major Contractor

Report Run Date: 02/08/2021

Includes Work Records From: 01/20 – 01/21

Contractor	# of Work hours	# of Workers	% Resident	% People of Color	% Female
Metro Equipment Corp.	3,031	15	20%	77%	10%
<i>Metro Equipment Corp. employs Laborers.</i>					
T&P Contracting	352	5	64%	73%	0%
<i>T&P Contracting employs Cement Laborers..</i>					
Hayward Baker	331	7	12%	15%	0%
<i>Hayward Baker employs Laborers, Equipment Operators, and Pile Drivers.</i>					
Cruz Construction	308	4	77%	95%	0%
<i>Cruz Construction employs Carpenters and Laborers.</i>					
Mofford Concrete	206	6	59%	78%	0%
<i>Mofford Concrete employs Carpenters.</i>					

Boston Employment Commission Project Review

BRJP Highlights and Concerns:

- The projects overall Boston resident workforce percentages are currently not meeting the employment standards at 28%.
- Of the top 5 trades for work hours performed, only 2 of the trades have employed a female. Though the project as a whole is at 7%, more opportunities can be maximized.
- 18 Boston residents have been reported so far. 8 of the 18 reported resident's residency remain unverified. (44%)
- The project's average payroll submission time is currently at 14 days.

RECOMMENDATIONS:

- Corrective Action Meetings will be scheduled as there is no up-to-date best faith effort correspondence from any subcontractor currently on site.
- 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 – Under Review
- Jobs Bank Referral(s) – Under Review
- Boston Resident Verifications – Under review

ATTACHMENTS:

- PROJECT STATISTICAL REPORT *by trade*
- PROJECT STATISTICAL REPORT *by contractor*
- HISTORY REPORTS FOR FOUR MAJOR CONTRACTORS
 - Metro Equipment Corp.
 - T & P Contracting
 - Hayward Baker
 - Cruz Construction
 - Mofford Concrete (No Prior BRJP History)