

Northeastern EXP

March 17, 2021

Developer: Northeastern University
Development Impact Project Plan (DIPP)

General Contractor: Suffolk Co.

Construction Cost: \$218,245,000.00 **Construction Period:** 05/2020 – 03/2023

Construction Monitor: Manuel Barbosa

Completion Percentage: 14%

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

Project Description:

Location: 815 Columbus Ave., Roxbury, MA

In January 2017, the first building on the Project site was completed, known as the Interdisciplinary Science and Engineering Complex (ISEC). Northeastern now proposes to construct a second building on the Project site: an eight-story, approximately 350,000 gross square foot building containing additional classrooms, laboratories, and a dynamic new makerspace hub.

Boston Employment Commission Project Review

I. Overall Numerical Compliance

Report Run Date: 03/09/21

Includes Work Records from: 06/01/20 – 02/28/21

| # Workhours | # Workers | # Contractors | % Residents | % People of Color | % Female |
|-------------|-----------|---------------|-------------|-------------------|----------|
| 34,882 | 195 | 12 | 23% | 34% | 6% |

II. Numerical Compliance by Major Trades

Report Run Date: 03/09/21

Includes Work Records From: 06/01/20 – 02/28/21

| Trade | # of Work hours | # of Workers | % Resident | % People of Color | % Female |
|---------------------|-----------------|--------------|------------|-------------------|----------|
| Laborers | 14,382 | 66 | 25% | 27% | 5% |
| Carpenters | 6,966 | 42 | 25% | 41% | 8% |
| Equipment Operators | 6,107 | 31 | 6% | 21% | 2% |
| Pile Drivers | 3,032 | 13 | 24% | 41% | 18% |
| Iron Workers | 2,953 | 13 | 43% | 65% | 4% |

III. Numerical Compliance by Major Contractor

Report Run Date: 03/09/21

Includes Work Records From: 06/01/20 – 02/28/21

| Contractor | # of Work hours | # of Workers | % Resident | % People of Color | % Female |
|---|-----------------|--------------|------------|-------------------|----------|
| J.L Marshall & Sons | 13,684 | 68 | 23% | 36% | 4% |
| <i>J.L Marshall & Sons employs Laborers, Cement Finishers, Carpenters, and Equipment Operators.</i> | | | | | |
| J.Derenzo Co. | 10,204 | 33 | 17% | 20% | 6% |
| <i>J.Derenzo Co. employs Laborers and Equipment Operators.</i> | | | | | |
| Allied Pile Driving Inc. | 3,749 | 15 | 27% | 48% | 14% |
| <i>Allied Pile Driving Inc. employs Pile Drivers and Equipment Operators.</i> | | | | | |
| Melo's Rodbusters | 2,953 | 13 | 43% | 65% | 4% |
| <i>Melo's Rodbusters employs Iron workers.</i> | | | | | |
| Liberty Construction | 2,218 | 32 | 19% | 22% | 0% |
| <i>Liberty Construction employs Carpenters, Laborers, and Tapers.</i> | | | | | |

BRJP Highlights and Concerns:

- 35 Boston residents have been reported. 35 (100%) have been successfully verified.
- The current payroll submission time is 6 days. Payrolls that are submitted on time help monitor the project in a timely manner.
- Northeastern EXP is at 12% complete.
- Corrective action meeting has been scheduled for the following subs J.Derenzo and J.L Marshall to come up with a plan of action during and future projects.
- Liberty Construction submitted letter providing timeline on work schedule and plan moving forward towards their ramp up.
- With the most hours worked, the Laborers Trade for Boston Residency is at 25% and Female at 4%. Improvements have to be made in this area for project to be successful.
- Goals for the 50% BEC meeting would be to improve Boston Residency and Female participation numbers during the ramp up of work.
- EXP is undertaking several initiatives to utilize this Project as an opportunity to involve and enrich the impacted community and the City of Boston. These efforts include:
 - Engaging YouthBuild to perform construction work on the Project.
 - Construction support for a new YouthBuild training facility.
 - Seeking participation on Madison Park Technical High School's Employer's Panel.
 - Employment and training of a Madison Park Technical High School student.
 - Community OSHA 10 Training.
 - Expanding the "Walk-on" Applicant Referral Program

RECOMMENDATIONS:

- Boston Residency needs to improve for the Carpenters and Laborers trade. Have all subcontractors fill out their work force documentation forms seeking to achieve employment standards. This shows us that subs are engaging with their union halls to actively diverse core crew.
- 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.
- Continue to encourage subcontractors deficient in any category, to take steps to make improvements by providing information about pre-apprenticeship programs, such as Building Pathways and Youth Build.
- Please continue to make sure Boston Residents are verified prior to starting on site.
- Continue Exceptional efforts providing documentation for best faith efforts and timely payroll submissions.

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

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

ATTACHMENTS:

- PROJECT STATISTICAL REPORT *by trade*
- PROJECT STATISTICAL REPORT *by contractor*
- HISTORY REPORT FOR TOP 5 CONTRACTORS
 - J. L. Marshall & Sons
 - J. Derenzo Co.
 - Allied Pile Driving Inc.
 - Melo's Rodbusters
 - Liberty Construction
- SUBCONTRACTOR CORRECTIVE ACTION & EFFORTS