



Lenox Apartments BEC Special Presentation

March 17, 2021, 1:00pm

D.F. Pray

GENERAL CONTRACTORS

Lenox Apartments

Project Team

Developer: Beacon Communities

- Gina Martinez, Development Director

General Contractor: D.F. Pray General Contractors (*Certified Disabled Owned Business*)

- Dan Bearce, Executive Project Manager
- Rikki Carlson, Workforce Diversity Manager
- Bernard Saintiche, Assistant Project Manager
- Kathryn Pray, Director of Strategic Initiatives

Diversity & Inclusion Consultant: In Order Business Development Solutions (*M/W/DBE*)

- Dakota Jones, Diversity and Inclusion Consultant

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Project Scope

- Phased redevelopment effort
 - Renovation of 12 buildings of affordable rental housing
 - 285 Residential Units and 1 Community Building
 - 123 one-bedroom units
 - 120 two-bedroom units
 - 42 three-bedroom units
 - Indoor Scope
 - Kitchen and baths(s) gutted and renovated
 - All windows to be replaced
 - Maintenance Building to be upgraded to Community Building



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Project Scope Continued

- Phased redevelopment effort
 - Renovation of 12 buildings of affordable rental housing
 - Environmental Upgrades
 - Energy effective mechanical systems
 - Energy saving appliance upgrades
 - Insulation and new solar systems
 - Outdoor Scope
 - Parking Areas
 - Landscaping
 - Playground Renovation
 - Fountain upgrade
 - Drainage upgrades
 - Dumpster enclosures



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Units Before and After



Before



After

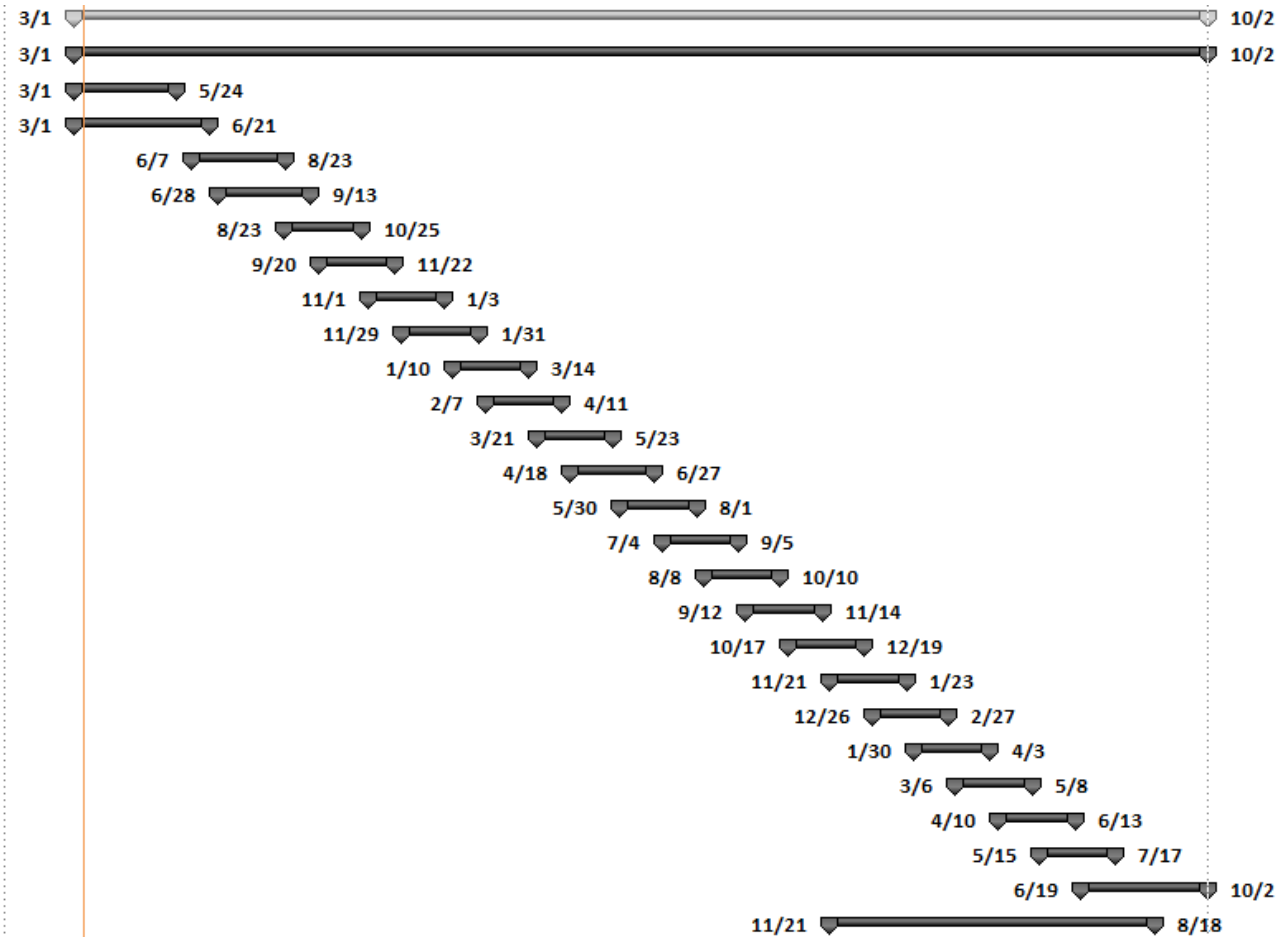
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Construction Schedule

LENOX APARTMENTS

Actual Official Construction Start

- + Building #1-A
- + Building #1-B
- + Building #2-A
- + Building #2-B
- + Building #3-A
- + Building #3-B
- + Building #4-A
- + Building #4-B
- + Building #5-A
- + Building #5-B
- + Building #6-A
- + Building #6-B
- + Building #7-A
- + Building #7-B
- + Building #12
- + Building #11
- + Building #10-A
- + Building #10-B
- + Building #9-A
- + Building #9-B
- + Building #9-C
- + Building #8-A (Contingent Upon Steam Plant Shutdown/Temp Heat)
- + Building #8-B (Contingent Upon Steam Plant Shutdown/Temp Heat)
- + Building #8-C (Contingent Upon Steam Plant Shutdown/Temp Heat)
- + Building #13 (Contingent Upon Steam Plant Shutdown/Temp Heat)



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Construction Buyout (Awarded Subcontractors)

MBE: 22% WBE: 8% VBE: 1%

- Asbestos – ADEP Group (MBE)
- Demolition- ADEP Group, Inc. (MBE)
- Drywall- Tara Construction (MBE- Union)
- Painting- Dandis Contracting (WBE)
- Solar Panels- Renewable Energy Systems (WBE)
- Carpentry- Tara Construction (MBE- Union)
- Window Shades- DWC Designs (WBE)
- Playground- M.E. O'Brien and Sons (WBE)
- Waste- All State Waste (WBE)
- Safety- Risk & Safety (WBE)
- Security Video Intercom- ESG (VBE)
- Insulation- Green Stamp
- Flooring- J.C. Flooring Co. Inc. (Union)
- Electrical- Losordo (Union)
- Caulking- Frattasio Properties
- Masonry- Seaside Masonry LLC
- Steel- Uni-weld Inc.
- Plumbing/HVAC- Superior Plumbing

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Boston Residents Jobs Policy (BRJP)

BRJP Monitor/Goals

- Monitor: Patricia Maragioglio
- New Ordinance
 - Goals
 - Boston Residents – 51%
 - People of Color – 40%
 - Females – 12%

BRJP Subcontractor Compliance Efforts

- Attend pre-construction meetings
- Provide weekly certified payrolls
- Attend corrective action meetings
- Appear at BEC meetings when requested
- Provide D.F. Pray/In Order communications/confirmations
- Provide referrals to job bank
- Verify Boston residents

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Workforce Diversity Efforts

- Collaboration with Local Community Agencies (*i.e. Madison Park Development Corp., Launch, Youth Build and Building Pathways*)
- Participation in Virtual Job Fair with Madison Park Development Corp.
- Onsite Information Booth for Residents
- Onsite Job Fairs for Subcontractor/Union Representation Participation
- Advertisements Placed in the Boston Banner
- Flyers distributed through the Lenox Resident Newsletter, Local Churches , Community Centers and displayed in surrounding neighborhoods

D.F. Pray
GENERAL CONTRACTORS

Lenox Apartments Job Fair

Location
Lenox Apartments
Central Courtyard Adjacent to Water Sprinkler

Date and Time
October 14, 2020 11-2pm

Project Description
Rehabilitation of Lenox Apartments on Lenox Street in Boston MA, including the renovation of 285 units and improvements to the community building and site. Project to start October 2020. Wages will be at prevailing wage rates starting at \$19/hour.

Job Requirements

- OSHA-10 Certification*
- Legally able to work in the US and Massachusetts
- High School Diploma/GED
- Drug test may be required

*If you do not currently hold an OSHA certification, an online OSHA-10 training course is available FREE OF CHARGE!

Please contact Rikki Carlson @ 774-901-1185 or lenoxjobs@dfpray.com for more information.



Lenox Apartments

Job Application Process

- Onsite Application Box
- Onsite QR Code
- Offering free online OSHA training courses to interested applicants
- Pass the applicant information to the subs for them to interview and potentially hire
- Applications forwarded to the Boston Job Bank Coordinator
- Consulting with In Order, a Roxbury based M/WBE Diversity Consultant

**BOSTON RESIDENTS JOBS POLICY
PROJECT SITE EMPLOYMENT APPLICATION**

DATE: _____ PROJECT NAME: _____ Name of General Contractor: _____
Name of subcontractor referred to: _____

APPLICANT NAME: _____
 M/WBE EMPLOYMENT Person of Color FEMALE
(Please check all that apply to you.)

STREET ADDRESS: _____
CITY/TOWN/STATE/ZIP: _____
TELEPHONE NUMBER: _____
FAX NUMBER: _____ (Please check all that apply to you.)

POSITION APPLIED FOR: _____

NON-UNION UNION NAME: _____ LOCAL # _____
C.I.A. TRAINING SPECIALTY: _____

LIST ALL TRAINS EXPERIENCED IN: _____
RECRUITMENT SOURCE (PLEASE SPECIFY): _____

REPLY TO: (Please check all that apply.)
 HIRER
 NOT HIRER - REASON: _____
 REFERRED TO UNION HIRER
 REFERRED TO SUBCONTRACTOR HIRER NOT HIRER
REASON NOT HIRER: _____

CONTACT PERSON: _____
FOLLOWUP REASON: _____

Application should be returned to contractor that referred the worker's name. All applicants will be notified following final bid date.

