

## **New East Boston Police Station**

***March 17, 2021***

**Developer:** City of Boston

**Awarding Authority:** Public Facilities Department (PFD)

**General Contractor:** J&J Contractors

**Construction Cost:** \$30 Million

**Construction Period:** 10/19 - 12/21

**Completion Percentage:** 60%

**Construction Monitor:** Christopher L. Brown

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

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### **Project Description:**

The New East Boston Police Station is on East Eagle Street. The start of construction on the District A-7 precinct marks a \$30 million investment in East Boston's community and safety by creating a building to improve the Boston Police Department's operations in the neighborhood, and create a community space. This new police station will be the first complete new station in a decade. The design and location of the building creates a more efficient 27,000 square foot, three story station, and will be LEED Silver Certified. The new building will include a lobby, front desk and gathering space for the community that holds up to 49 people, a community service office, new fencing, a parking area, pedestrian paths, landscaping, and new site utilities.

# Boston Employment Commission Project Review

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## I. Overall Numerical Compliance

Report Run Date: 3/8/21

Includes Work Records from: 08/19 – 02/21

| # Workhours | # Workers | # Contractors | % Residents | % People of Color | % Female |
|-------------|-----------|---------------|-------------|-------------------|----------|
| 39,791      | 333       | 26            | 29%         | 29%               | 8%       |

## II. Numerical Compliance by Major Trades

Report Run Date: 3/8/21

Includes Work Records From: 08/19 – 02/21

| Trade              | # of Work hours | # of Workers | % Resident | % People of Color | % Female |
|--------------------|-----------------|--------------|------------|-------------------|----------|
| <b>Carpenter</b>   | 6,552           | 48           | 33%        | 33%               | 7%       |
| <b>Laborer</b>     | 5,802           | 60           | 49%        | 34%               | 31%      |
| <b>Iron Worker</b> | 4,099           | 46           | 13%        | 30%               | 20%      |
| <b>Mason</b>       | 3,765           | 7            | 21%        | 21%               | 0%       |
| <b>Electrician</b> | 3,503           | 11           | 37%        | 37%               | 0%       |

## III. Numerical Compliance by Major Contractor

Report Run Date: 3/8/21

Includes Work Records From: 08/19 – 02/21

| Contractor  | # of Wrkhrs | # of Workers | % Resident | % People of Color | % Female |
|---|-------------|--------------|------------|-------------------|----------|
| <b>J&amp;J Contractors</b>                        | 8,428       | 32           | 36%        | 17%               | 21%      |
| <i>Employs carpenters, laborers and operators</i> |             |              |            |                   |          |
| <b>Empire Masonry</b>                             | 6,998       | 23           | 25%        | 36%               | 0%       |
| Employs Masons and Mason tenders                  |             |              |            |                   |          |
| <b>Colony Drywall</b>                             | 3,606       | 24           | 39%        | 49%               | 9%       |
| Employs carpenters, laborers and tapers           |             |              |            |                   |          |
| <b>Wayne Griffin</b>                              | 3,439       | 9            | 38%        | 38%               | 0%       |
| Employs electricians                              |             |              |            |                   |          |
| <b>Patrick Kennedy</b>                            | 3,316       | 9            | 52%        | 12%               | 0%       |
| Employs plumbers                                  |             |              |            |                   |          |

### **BRJP Highlights and Concerns:**

The project is currently 60% complete.

The overall weekly submission rate is 13 days (see enforcement of 7 compliance efforts for explanation)

J&J Contractors (GC) has the most workhours thus far with 8,432 - 21% of the hours performed by women.

Empire Masonry, Wayne Griffin & PJ Kennedy hasn't had women participation.

The laborers (31%) and Ironworkers (20%) trades are greatly exceeding the women goal.

Colony Drywall has good performance and will eventually move up in the top 5 workhours performed.

### **J&J efforts to meet compliance includes the following:**

- 1) In person job fair set up by J&J.
- 2) Virtual job fairs with outside vendors.
- 3) Shared resumes from job fairs with all the proper subs.
- 4) Contacted a few of the candidates directly.
- 5) Have had corrective action meetings with subs.
- 6) Moved some employees around to help make the BRJP goals.
- 7) Sent letters to those far from making their goals requesting responses in writing.
- 8) Sent letters to various agencies to try and get employees that fit requirements. These were mostly Boston run agencies.
- 9) Review payrolls upon receipt from subcontractors - if not meeting goals the contractor is contacted and asked for reason for non-compliance.
- 10) Resent letters to those subs that did not respond the first time to see if we could get responses as to why they are not meeting goals.

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Below are the file sub/bid contractors for the project:

|                       |
|-----------------------|
| Empire Masonry        |
| Chapman Waterproofing |
| V&G IronWorks         |
| Silktown Roofing      |
| Capital Carpet        |
| H.Carr Sons           |
| Pavilion Floors       |
| Bello Painting        |
| General Air           |
| Carlisle Engineering  |
| Wayne J Griffin       |
| PJ Kennedy            |

**RECOMMENDATIONS:** The BRJP Office recommends that J&J continues their efforts to meet compliance and encourage contractors to sponsor, train and maintain workers.

### Enforcement of 7 Compliance Efforts:

- Pre-construction meeting (failure to attend) – in compliance
- Weekly payroll submission (late submittals) – under review (**There's been a significant amount of payrolls submitted late by contractors with 0 workouts that have not worked on the project in weeks/months. These submittals are significantly impacting the project.**)
- 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*
- BEST FAITH EFFORTS DOCUMENTATION
  - J & J Contractors
  - Wayne Griffin
- HISTORY REPORTS FOR TOP 5 CONTRACTORS
  - J&J Contractors
  - Empire Masonry
  - Colony Drywall
  - Wayne Griffin
  - Patrick Kennedy