

6993A - Josiah Quincy Upper School Project

September 20, 2023

Developer: City of Boston
Public Facilities Department

General Contractor: Turner Construction

Construction Cost: \$146,000,000

Construction Period: 02/2022 – 09/2024

Construction Monitor: Manuel Barbosa

Completion Percentage: 55% complete

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

Project Description:

The Josiah Quincy Upper School Project will consist of a new 650, 6 story middle upper school to be built for Boston Public Schools at 900 Washington Street in Chinatown. The project will cost approx. \$146,000,000 and will begin construction this summer and be complete for the 2024-2025 school years.

Boston Employment Commission: Project Review

I. Overall Numerical Compliance

Report Run Date: 09/07/2023

Includes Work Records from: 02/16/2022 – 09/05/2023

# Workhours	# Workers	# Contractors	% Residents	% People of Color	% Female
222,979	906	27	27%	34%	6%

II. Numerical Compliance by Major Trades

Report Run Date: 09/07/2023

Includes Work Records From: 02/16/2022 – 09/05/2023

Trade	# of Work hours	# of Workers	% Resident	% People of Color	% Female
Iron Workers	265,158	222	25%	31%	7%
Laborers	45,300	223	35%	45%	1%
Carpenters	33,552	99	33%	38%	14%
Sheet metal	12,008	27	29%	32%	0%
Plumbers	11,249	16	30%	40%	3%

III. Numerical Compliance by Major Contractor

Report Run Date: 09/07/2023

Includes Work Records From: 02/16/2022 – 09/05/2023

Contractor	# of Work hours	# of Workers	% Resident	% People of Color	% Female
James F. Stearns Co	27,650	150	28%	28%	10%
<i>James F. Stearns Co employs Laborers, Welders, Iron Workers, and Equipment Operators.</i>					
New England Finish Sys.	22,848	62	32%	32%	5%
<i>New England Finish Sys employs Laborer Carpenters, and Painters.</i>					
S&F Concrete	19,676	213	37%	67%	9%
<i>S & F Concrete employs Laborer Carpenters, Cement Laborers, Cement Masons, Equipment Operators</i>					
Brandsafway Services, LLC	12,605	76	29%	33%	14%
<i>Brandsafway Services, LLC employs Equipment operators, Iron Workers, Laborers and Carpenters.</i>					
Fred Salvucci Corp.	12,530	31	4%	34%	0%
<i>Fred Salvucci Corp. employs Laborers, Bricklayers, Equipment Operators, and Masons.</i>					

BRJP Highlights and Concerns:

- 112 Boston residents have been reported. 106 (94%) have been successfully verified.
- The overall weekly payroll submission average is 4 days for the project. Payrolls that are submitted on time help monitor the project in a timely manner.
- Josiah Quincy Upper School 55% complete.
- The Laborers trades' employment standard has gone up from the last BEC project review. BR 25% to 35%, POC 45% to 50% and Female 1% to 14%.
- Turner Construction is driving the bus with impressive employment standard numbers 43% BR, 56% POC, and 10% Females. Continue to show the subcontractors that these employment standard numbers can be met with the proper plan of action prior to mobilizing on site.
- With the most hours worked James F. Stearns Co need to improve all their employment standard numbers with Boston Residency and People of Color. (BR 28%, P.O.C 28% which was the same from the last project reviews.)
- The following subcontractors have submitted late payrolls:
 - James F. Stearns**
 - In Salesforce Turner sets up the week ending date as Sundays for all subs however JFS payroll week ends on Wednesday explains why they look delinquent.
 - LeVangie Electrical**
 - The payroll coordinator wasn't aware how to submit Zero hour reports
 - Last late submitted payroll was on 12/6/2022
 - RicMor Construction**
 - Report showed RicMor with a couple of late submissions. I checked my records and the payroll coordinator was on a 10-day vacation in late March.
 - Have not submitted late payrolls since payroll coordinator came back from vacation
 - Turner Construction and The Dow Company**
 - Both started reporting WE 3.6.22
 - Provided by Amanda DiLando – Over Time box was added by the BRJP on March 23, 2022 which was holding up submission and can explain both Turner and any other Subs that were delinquent.
 - Have not submitted late payrolls since OT box was added to the salesforce payroll log.
 - Composite Company Inc.**
 - Have not submitted a late payroll since 11/12/2022.
 - Scotia Crane**
 - Came in 1/15/2023 for a 12.5 hr. job. Glenda was emailing them to submit payrolls after leaving he job site. Small company and ended up being 69 days late in payroll submission.

RECOMMENDATIONS

- Boston Residency needs to improve for the Iron Workers and Pile Drivers 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.
- We have a meeting corrective action meeting planned with Fred Salvucci for Monday, September 18th to discuss issues in regard to not meeting the employment standards with the 5th most hours worked on the project.
- 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

- Pre-construction meeting – in compliance
- Weekly payroll submission – Not in compliance
- Corrective Action meeting – in compliance
- Boston Employment Commission Meeting – in compliance
- Providing communications/confirmations – in compliance
- Jobs Bank Referral(s) – in compliance
- Boston Resident Verifications – In compliance (94% Verified)

ATTACHMENTS:

- PROJECT STATISTICAL REPORT *by trade*
- PROJECT STATISTICAL REPORT *by contractor*
- HISTORY REPORT FOR CONTRACTORS
 - James F. Stearns Co.
 - New England Finish Systems
 - S&F Concrete
 - BrandsSafway Services, LLC
 - Fred Salvucci Corp.