

## **Brookview House III**

***October 17, 2018***

**Developer:** Brookview House

**Awarding Authority:** Department of Neighborhood Development

**General Contractor:** M. O'Connor Contracting

**Construction Cost:** \$ 3,974,476      **Construction Period:** 4/18 – 4/19

**Construction Monitor:** Robert Woodson

**BRJP Goals:**      **50% Resident**      **25% People of Color**      **10% Female**

---

### **Project Description:**

Project located at 35 Hansborough Street, Dorchester, MA 02124. Proposal to construct a low-income, three-story building with twelve (12) residential rental units, program space and two (2) on-site/off-street parking spaces.

# Boston Employment Commission Project Review

---

## I. Overall Numerical Compliance

Report Run Date: 10/11/18

Includes Work Records from: 04/18 – 09/18

# Workhours	# Workers	# Contractors	% Residents	% People of Color	% Female
4,071	39	5	15%	73%	4%

## II. Numerical Compliance by Major Trades

Report Run Date: 10/11/18

Includes Work Records From: 04/18 – 09/18

Trade	# of Work hours	# of Workers	% Resident	% People of Color	% Female
Carpenter	3,024	22	1%	83%	6%
Laborer	791	11	55%	53%	0%
Equipment Operator	204	3	49%	8%	0%
Plumber	52	3	69%	100%	0%

## III. Numerical Compliance by Major Contractor

Report Run Date: 10/11/18

Includes Work Records From: 04/18 – 09/18

Contractor	# of Work hours	# of Workers	% Resident	% People of Color	% Female
<b>Boston 1 Carpentry</b>	2,324	14	0%	84%	7%
<i>Boston 1 Carpentry employs Carpenters.</i>					
<b>St. Croix Construction</b>	1,052	10	23%	85%	0%
<i>St. Croix Construction employs Carpenters and Laborers.</i>					
<b>Galway Excavation LLC</b>	579	9	47%	9%	0%
<i>Galway Excavation LLC employs Equipment Operators and Laborers.</i>					
<b>M. O'Connor Contracting</b>	64	3	100%	50%	0%
<i>M. O'Connor Contracting employs Laborers.</i>					
<b>Devon Plumbing &amp; Heating</b>	52	3	69%	100%	0%
<i>Devon Plumbing &amp; Heating employs Plumbers.</i>					

## **BRJP Highlights and Concerns:**

- The projects overall Boston Resident and Female workforce percentages could use improvement.
- The projects overall average payroll submission time is currently at 31 days with the following subcontractors negatively impacting the payroll submission average:  
  
Galway Excavation LLC – 47 days, Geo's Electric- 26 days, St. Croix Construction- 24 days, and Boston 1 Carpentry -21 days.
- 10 Boston residents have been reported so far. Only 2 of the 10 reported residents' residency remain unverified to date.
- Kyne Roofing, Devon Plumbing & Heating, Geo's Electric, and Pro-Contracting have been identified as the subcontractors that will log the most work hours during this fiscal quarter.

## **RECOMMENDATIONS:**

- Subcontractors, who are currently mobilized on site, should present a plan to maximize remaining resident and female hours.
- Certified payrolls need to be submitted within 7 business days so subcontractor's workforce can be monitored in a real time manner.
- Workers residency should be verified as soon as they arrive on site. A 90% Boston Resident verification rate is the standard.
- Quarterly workforce projections have been requested in an attempt to identify any deficiencies in meeting the employment standards.

## ATTACHMENTS:

- PROJECT STATISTICAL REPORT *by trade*
- PROJECT STATISTICAL REPORT *by contractor*
- HISTORY REPORT FOR CONTRACTORS

**PROJECT STATISTICAL REPORT**

BROOKVIEW HOUSE -- ID: 10137 Award Dept: DNH Const Cost: \$3,974,476.00 Neigh: DORCHESTER

10/11/2018 12:34:02 PM  
PAGE 1

GC: -- ID: 0

Date Range: 07/01/2009 - 10/11/2018

Worked on  
Project

BRJP Report #8

Project	Start Date	End Date	Total Hours	Resident Hrs / %	POC Hrs / %	Female Hrs / %	Emps.	Res.	POC	Fem.
BOSTON 1 CARPENTRY	08/25/2018	09/29/2018								
			12819							
03 Carpenter			2,324.0	0.0 0.0%	1,952.0 84.0%	168.0 7.2%	14	0	12	1
BOSTON 1 CARPENTRY			Totals:	0.0 0.0%	1,952.0 84.0%	168.0 7.2%	14	0	12	1
DEVON PLUMBING HEATING	08/04/2018	09/29/2018								
			3036							
23 Plumber			52.0	36.0 69.2%	52.0 100.0%	0.0 0.0%	3	2	3	0
DEVON PLUMBING HEATING			Totals:	36.0 69.2%	52.0 100.0%	0.0 0.0%	3	2	3	0
GALWAY EXCAVATION LLC	04/27/2018	09/28/2018								
			12693							
10 Equipment Operator			204.0	100.0 49.0%	16.0 7.8%	0.0 0.0%	3	2	1	0
15 Laborer			375.0	174.0 46.4%	38.0 10.1%	0.0 0.0%	6	3	3	0
GALWAY EXCAVATION LLC			Totals:	274.0 47.3%	54.0 9.3%	0.0 0.0%	9	5	4	0
M.O'CONNOR CONTRACTING	07/25/2018	08/01/2018								
			12694							
15 Laborer			64.0	64.0 100.0%	32.0 50.0%	0.0 0.0%	3	3	1	0
M.O'CONNOR CONTRACTING,			Totals:	64.0 100.0%	32.0 50.0%	0.0 0.0%	3	3	1	0
ST. CROIX CONSTRUCTION	06/16/2018	07/28/2018								
			12732							
03 Carpenter			700.0	40.0 5.7%	544.0 77.7%	0.0 0.0%	8	1	6	0
15 Laborer			352.0	200.0 56.8%	352.0 100.0%	0.0 0.0%	2	1	2	0
ST. CROIX CONSTRUCTION			Totals:	240.0 22.8%	896.0 85.2%	0.0 0.0%	10	2	8	0
<b>Project Totals:</b>			4,071.0	614.0 15.1%	2,986.0 73.3%	168.0 4.1%	39	12	28	1

GC: -- ID: 0

PAGE 1

Date Range: 07/01/2009 - 10/11/2018

BRJP Report #7

	Total Hours	Resident Hrs / %	POC Hrs / %	Female Hrs / %	Empis	Resident	POC	Female
<b>Carpenter</b>								
Contractor: BOSTON 1 CARPENTRY	2,324.0	0.0 0.0%	1,952.0 84.0%	168.0 7.2%	14	0	12	1
Contractor: ST. CROIX CONSTRUCTION	700.0	40.0 5.7%	544.0 77.7%	0.0 0.0%	8	1	6	0
<b>Trade Totals</b>	<b>3,024.0</b>	<b>40.0 1.3%</b>	<b>2,496.0 82.5%</b>	<b>168.0 5.6%</b>	<b>22</b>	<b>1</b>	<b>18</b>	<b>1</b>

	Total Hours	Resident Hrs / %	POC Hrs / %	Female Hrs / %	Empis	Resident	POC	Female
<b>Equipment Operator</b>								
Contractor: GALWAY EXCAVATION LLC	204.0	100.0 49.0%	16.0 7.8%	0.0 0.0%	3	2	1	0
<b>Trade Totals</b>	<b>204.0</b>	<b>100.0 49.0%</b>	<b>16.0 7.8%</b>	<b>0.0 0.0%</b>	<b>3</b>	<b>2</b>	<b>1</b>	<b>0</b>

	Total Hours	Resident Hrs / %	POC Hrs / %	Female Hrs / %	Empis	Resident	POC	Female
<b>Laborer</b>								
Contractor: GALWAY EXCAVATION LLC	375.0	174.0 46.4%	38.0 10.1%	0.0 0.0%	6	3	3	0
Contractor: M.O'CONNOR CONTRACTING,	64.0	64.0 100.0%	32.0 50.0%	0.0 0.0%	3	3	1	0
Contractor: ST. CROIX CONSTRUCTION	352.0	200.0 56.8%	352.0 100.0%	0.0 0.0%	2	1	2	0
<b>Trade Totals</b>	<b>791.0</b>	<b>438.0 55.4%</b>	<b>422.0 53.4%</b>	<b>0.0 0.0%</b>	<b>11</b>	<b>7</b>	<b>6</b>	<b>0</b>

	Total Hours	Resident Hrs / %	POC Hrs / %	Female Hrs / %	Empis	Resident	POC	Female
<b>Plumber</b>								
Contractor: DEVON PLUMBING HEATING	52.0	36.0 69.2%	52.0 100.0%	0.0 0.0%	3	2	3	0
<b>Trade Totals</b>	<b>52.0</b>	<b>36.0 69.2%</b>	<b>52.0 100.0%</b>	<b>0.0 0.0%</b>	<b>3</b>	<b>2</b>	<b>3</b>	<b>0</b>

	Total Hours	Resident Hrs / %	POC Hrs / %	Female Hrs / %	Empis	Resident	POC	Female
<b>PROJECT TOTALS</b>	<b>4,071.0</b>	<b>614.0 15.1%</b>	<b>2,986.0 73.3%</b>	<b>168.0 4.1%</b>	<b>39</b>	<b>12</b>	<b>28</b>	<b>1</b>

**CONTRACTOR STATISTICAL REPORT**

Date Range: 07/01/2009 - 10/11/2018

10/11/2018 1:55:53 PM  
PAGE 1

Contractor: **BOSTON 1 CARPENTRY**

Cont ID: 12819 Worked on Project

**PROJECTS**

BRJP Report #5

	08/25/2018 09/29/2018	Total Hours	Resident Hrs / %	POC Hrs / %	Female Hrs / %	Emps.	Res.	POC	Fem.	
<b>BROOKVIEW HOUSE</b>										
1E+0										
Carpenter		2,324.0	0.0 0.0%	1,952.0 84.0%	168.0 7.2%	14	0	12	1	
<b>Totals:</b>		2,324.0	0.0 0.0%	1,952.0 84.0%	168.0 7.2%	14	0	12	1	
<b>Contractor Totals</b>										
<b>BOSTON 1 CARPENTRY</b>		<b>Totals:</b>	<b>Total Hours</b>	<b>Resident Hrs / %</b>	<b>POC Hrs / %</b>	<b>Female Hrs / %</b>	<b>Emps.</b>	<b>Res.</b>	<b>POC</b>	<b>Fem.</b>
			2,324.0	0.0 0.0%	1,952.0 84.0%	168.0 7.2%	14	0	12	1

**CONTRACTOR STATISTICAL REPORT**

Date Range: 07/01/2009 - 10/11/2018

10/11/2018 1:35:54 PM

Contractor: **ST. CROIX CONSTRUCTION**

PAGE 1

Cont ID: 12732

Worked on Project

BRJP Report #5

PROJECTS	06/16/2018 07/28/2018	Total Hours	Resident Hrs / %	POC Hrs / %	Female Hrs / %	Emps.	Res.	POC	Fem.
BROOKVIEW HOUSE 1E+0		700.0	40.0 5.7%	544.0 77.7%	0.0 0.0%	8	1	6	0
Carpenter									
Laborer		352.0	200.0 56.8%	352.0 100.0%	0.0 0.0%	2	1	2	0
BROOKVIEW HOUSE	Totals:	1,052.0	240.0 22.8%	896.0 85.2%	0.0 0.0%	10	2	8	0
<b>Contractor Totals</b>									
ST. CROIX CONSTRUCTION	Totals:	1,052.0	240.0 22.8%	896.0 85.2%	0.0 0.0%	10	2	8	0



**CONTRACTOR STATISTICAL REPORT**

Date Range: 07/01/2009 - 10/11/2018

10/11/2018 1:35:08 PM

Contractor: **GALWAY EXCAVATION LLC**

PAGE 1

Cont ID: 12693

Worked on Project

BRJP Report #5

**PROJECTS**

	04/27/2018 09/28/2018	Total Hours	Resident Hrs / %	POC Hrs / %	Female Hrs / %	Emps.	Res.	POC	Fem.
<b>BROOKVIEW HOUSE</b>									
1E+0		204.0	100.0 49.0%	16.0 7.8%	0.0 0.0%	3	2	1	0
Equipment Operator									
Laborer		375.0	174.0 46.4%	38.0 10.1%	0.0 0.0%	6	3	3	0
<b>BROOKVIEW HOUSE</b>		<b>Totals:</b>	<b>274.0 47.3%</b>	<b>54.0 9.3%</b>	<b>0.0 0.0%</b>	<b>9</b>	<b>5</b>	<b>4</b>	<b>0</b>
<b>Contractor Totals</b>									
<b>GALWAY EXCAVATION LLC</b>		<b>Totals:</b>	<b>274.0 47.3%</b>	<b>54.0 9.3%</b>	<b>0.0 0.0%</b>	<b>9</b>	<b>5</b>	<b>4</b>	<b>0</b>

**CONTRACTOR STATISTICAL REPORT**

Contractor: **M.O'CONNOR CONTRACTING, INC.**

Cont ID: 12694

Worked on Project

Date Range: 07/01/2009 - 10/11/2018

10/11/2018 1:35:32 PM  
PAGE 1

**PROJECTS**

BRJP Report #5

	07/25/2018 08/01/2018	Total Hours	Resident Hrs / %	POC Hrs / %	Female Hrs / %	Emps.	Res.	POC	Fem.
<b>BROOKVIEW HOUSE</b>									
1E+0		64.0	64.0 100.0%	32.0 50.0%	0.0 0.0%	3	3	1	0
Laborer									
<b>BROOKVIEW HOUSE</b>		<b>Totals:</b>	64.0 100.0%	32.0 50.0%	0.0 0.0%	3	3	1	0
<b>Contractor Totals</b>		<b>Total Hours</b>	<b>Resident Hrs / %</b>	<b>POC Hrs / %</b>	<b>Female Hrs / %</b>	<b>Emps.</b>	<b>Res.</b>	<b>POC</b>	<b>Fem.</b>
<b>M.O'CONNOR CONTRACTING, INC.</b>		<b>Totals:</b>	64.0 100.0%	32.0 50.0%	0.0 0.0%	3	3	1	0

**CONTRACTOR STATISTICAL REPORT**

Date Range: 01/01/2015 - 10/11/2018

10/11/2018 2:02:24 PM

Contractor: **DEVON PLUMBING HEATING**

Cont ID: 3036

**PROJECTS**

Worked on Project

BRJP Report #5

BROOKVIEW HOUSE 1E+0	08/04/2018 09/29/2018	Total Hours	Resident Hrs / %	POC Hrs / %	Female Hrs / %	Emps.	Res.	POC	Fem.
Plumber		52.0	36.0 69.2%	52.0 100.0%	0.0 0.0%	3	2	3	0
<b>Totals:</b>		52.0	36.0 69.2%	52.0 100.0%	0.0 0.0%	3	2	3	0
DARLINGTON STREET 9842	04/02/2016 12/31/2016	Total Hours	Resident Hrs / %	POC Hrs / %	Female Hrs / %	Emps.	Res.	POC	Fem.
Plumber		3,184.0	3,016.0 94.7%	3,184.0 100.0%	0.0 0.0%	4	3	4	0
<b>Totals:</b>		3,184.0	3,016.0 94.7%	3,184.0 100.0%	0.0 0.0%	4	3	4	0
KASANOF APARTMENTS 1E+0	08/12/2017 06/16/2018	Total Hours	Resident Hrs / %	POC Hrs / %	Female Hrs / %	Emps.	Res.	POC	Fem.
Laborer		424.0	424.0 100.0%	424.0 100.0%	424.0 100.0%	1	1	1	1
Plumber		3,511.0	2,344.0 66.8%	3,511.0 100.0%	0.0 0.0%	4	3	4	0
<b>Totals:</b>		3,935.0	2,768.0 70.3%	3,935.0 100.0%	424.0 10.8%	5	4	5	1
ST. KEVIN'S & UPHAM'S CORNER 9541	07/26/2014 09/19/2015	Total Hours	Resident Hrs / %	POC Hrs / %	Female Hrs / %	Emps.	Res.	POC	Fem.
Laborer		2,464.0	2,464.0 100.0%	2,464.0 100.0%	2,464.0 100.0%	2	2	2	2
Plumber		6,568.0	4,192.0 63.8%	5,440.0 82.8%	0.0 0.0%	5	3	4	0
<b>Totals:</b>		9,032.0	6,656.0 73.7%	7,904.0 87.5%	2,464.0 27.3%	7	5	6	2
VICTORY PROGRAMS INC / 70 BROOKL 9932	10/29/2016 04/29/2017	Total Hours	Resident Hrs / %	POC Hrs / %	Female Hrs / %	Emps.	Res.	POC	Fem.
Plumber		1,464.0	1,104.0 75.4%	1,464.0 100.0%	0.0 0.0%	5	3	5	0
<b>Totals:</b>		1,464.0	1,104.0 75.4%	1,464.0 100.0%	0.0 0.0%	5	3	5	0

**CONTRACTOR STATISTICAL REPORT**

Date Range: 01/01/2015 - 10/11/2018

10/11/2018 2:02:24 PM

Contractor: **DEVON PLUMBING HEATING**

PAGE 2

Cont ID: 3036

Worked on Project

BRJP Report #5

PROJECTS	Worked on Project	Total Hours	Resident Hrs / %	POC Hrs / %	Female Hrs / %	Emps.	Res.	POC	Fem.
WAYNE AT BICKNELL	02/18/2017								
9931	09/29/2018								
Laborer		16.0	16.0 100.0%	16.0 100.0%	16.0 100.0%	1	1	1	1
Plumber		853.0	805.0 94.4%	853.0 100.0%	0.0 0.0%	4	3	4	0
WAYNE AT BICKNELL	Totals:	869.0	821.0 94.5%	869.0 100.0%	16.0 1.8%	5	4	5	1
WAYNE AT SCHYLER	03/17/2018								
1E+0	09/29/2018								
Laborer		208.0	208.0 100.0%	208.0 100.0%	208.0 100.0%	1	1	1	1
Plumber		985.0	896.0 91.0%	985.0 100.0%	0.0 0.0%	3	2	3	0
WAYNE AT SCHYLER	Totals:	1,193.0	1,104.0 92.5%	1,193.0 100.0%	208.0 17.4%	4	3	4	1
<b>Contractor Totals</b>									
DEVON PLUMBING HEATING	Totals:	19,729.0	15,505.0 78.6%	18,601.0 94.3%	3,112.0 15.8%	33	24	32	5