



# Lenox Apartments BEC Special Presentation

March 17, 2021, 1:00pm

# 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

# Lenox Apartments

## 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



# Lenox Apartments

## 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



# Lenox Apartments

## Units Before and After



Before



After

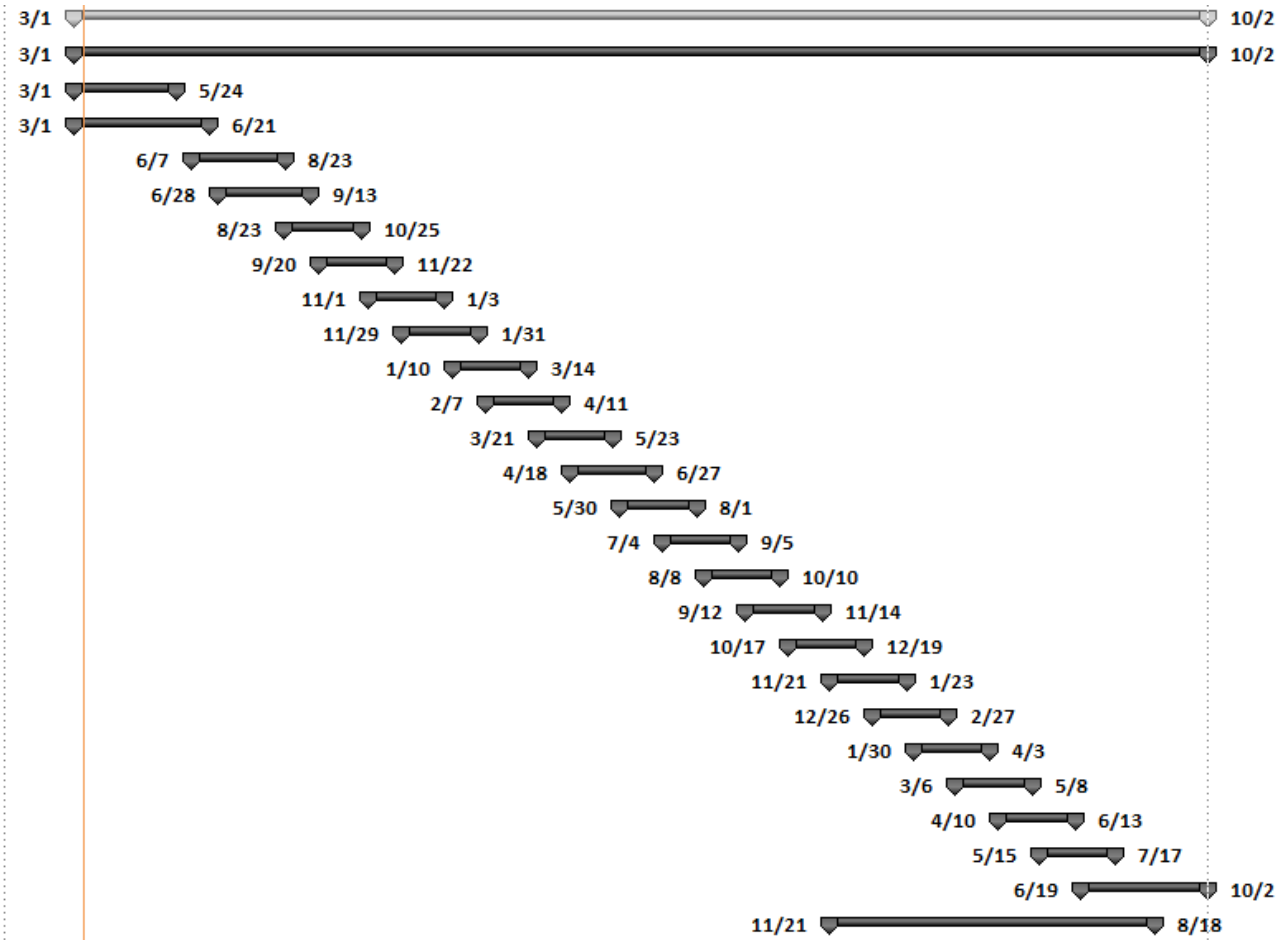
# Lenox Apartments

## 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)



# Lenox Apartments

## 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

# Lenox Apartments

## 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



# Lenox Apartments

## 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](mailto: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): \_\_\_\_\_

RESULTS: (Please check all that apply.)  
 HIRED  
 NOT HIRED REASON: \_\_\_\_\_  
 REFERRED TO UNION RESULTS: \_\_\_\_\_  
 REFERRED TO SUBCONTRACTOR  HIRED  NOT HIRED  
REASON NOT HIRED: \_\_\_\_\_

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.

