

Breakthrough Properties Core & Shell

105 West 1st Street | Boston, MA 02127

Boston Employment Commission Special Presentation

June 17th, 2020



105 West 1st Street Project Quick Facts

- Demolition of existing RCN Building at 105 W First Street, Boston.
- New Construction of 284,000 SF Core/Shell Lab Building.
- 9 Floor steel structure with Glass Curtainwall & Terracotta Panel Façade
- Underground garage & underground fitness center
- Exterior Site Upgrades including exterior decks and public space
- Lobby space including public café and convener space.



105 West 1st Street



Core & Shell
MEPFP Installation
along with building
major MEP
equipment



105 West 1st Street
Gross Building
Area = 284,000 SF



Target Project
Completion –
January 2022



LEED Gold
Targeted



All Subcontractor
deliveries will be
coordinated to help
minimize the
congestion of the
site and adjacent
West 1st street and
West 2nd streets
and provide a safer
work environment.



All Subcontractors
for this project will
be Union.

Boston Residents Jobs Policy



Consigli has a dedicated Diversity/Community Outreach Manager on the project team.



BRJP requirements/goals is included in all subcontracts.



Subcontractor's BRJP historical reports are reviewed prior to awarding contracts, to help set expectation and mitigate any foreseen participation shortfalls.



As a standard practice, Consigli specifically discusses the BRJP employment standards with all subs prior to their contract award.



All subcontractors are provided with the BRJP pre-construction package. Prior to attending the preconstruction meeting the subcontractor provides Consigli with their contact responsible for their workforce onsite and their contact responsible for submitting weekly reports.



BRJP is an agenda item at our weekly subcontractor and owner meetings where the projects actual goals and concerns regarding workforce are discussed.

Committed Subcontractors to date

- Select Demo – Demo and Abatement
- James W. Flett Co., Inc. – Sitework
- S&F Concrete Contractors – Concrete
- Daniel Koury – Structural Steel
- Massey's Plate Glass & Aluminum – Façade
- J.C. Cannistraro, LLC – Plumbing and Fire Protection

Inclusion & Diversity Strategic Vision

Breakthrough Properties' vision for 105 West First Street is to facilitate meaningful change in the real estate development industry by creating access and opportunity for *Boston city residents, people of color and women* through the following areas of focus:

- Workforce development
- Supplier diversity efforts
- Community outreach partnerships.

The Breakthrough team will monitor progress of the action plan on a monthly and quarterly basis with the expanded development team to ensure goals are measured and reported.

