

Seaport Block L4

November 18, 2020

Developer: WS Development
Development Impact Project Plan (DIPP)

General Contractor: Turner Construction

Construction Cost: \$232,000,000

Construction Period: 12/2018 - 06/2021

Construction Monitor: Pamela Ruffo

Percentage Complete: 55%

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

Project Description:

The proposed Block L4 project is part of overall Seaport Square Development. This project occupies the northeast quarter of the existing parking lot (Parcel L4) bounded by East Service Road, Boston Wharf Road, Congress Street and Autumn Lane. The Block L4 project includes the core and shell only of a mixed-used 17 story tower. It includes approximately 100,000 square feet of retail and 425,000 square feet of office space with a multi-level underground parking structure. The project also includes approximately $\frac{3}{4}$ acre of public realm space.

Boston Employment Commission Project Review

I. Overall Numerical Compliance

Report Run Date: 11/08/20

Includes Work Records from: 12/17/18 – 10/27/20

# Workhours	# Workers	# Contractors	% Residents	% People of Color	% Female
192,913	744	20	27%	28%	8%

II. Numerical Compliance by Major Trades

Report Run Date: 11/08/20

Includes Work Records From: 12/17/18-10/27/20

Trade	# of Work hours	# of Workers	% Resident	% People of Color	% Female
Laborers	54,678	197	37%	34%	7%
Iron Workers	39,953	140	33%	31%	9%
Carpenters	26,849	84	26%	43%	16%
Piledrivers	26,606	61	21%	17%	9%
Equipment Operators	20,369	76	1%	5%	5%

III. Numerical Compliance by Major Contractor

Report Run Date: 11/08/20

Includes Work Records From: 12/17/18-10/27/20

Contractor	# of Work Hours	# of Workers	% Resident	% People of Color	% Female
A. A. Will	52,802	137	20%	13%	5%
A. A. Will employs Equipment Operators, Laborers & Piledrivers					
S&F Concrete	42,871	207	22%	49%	6%
S&F Concrete employs Carpenters, Equipment Operators, Laborers & Masons					
Boss Steel	30,377	77	31%	28%	9%
Boss Steel employs Equipment Operators, Iron Workers & Oilers					
Turner Construction	21,763	55	48%	29%	26%
Turner Construction employs Carpenters & Laborers					
Majestic Steel	11,114	38	34%	29%	5%
Majestic Steel employs Iron Workers					

Boston Employment Commission Project Review

BRJP Highlights and Concerns:

- **Enforcement of 7 Compliance Efforts (Compliance Determination Rubric is attached)**
 - Pre-construction meeting (failure to attend) - in compliance
 - Weekly payroll submission (late submittals) - in compliance
 - 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
- This project BEC special presentation was on 09/18/19. The project had their BRJP 25% Review on 03/10/20 with low workforce diversity participation of 22% Resident, 19% POC & 8% Female. Since February the project work hours increased by 120,174 which included 10 more subcontractors with 193 additional workers that created their current workforce participation of 27% Resident (+5%), 28% POC (+9%) & 8% Female.
- A. A. Will the 1st largest subcontractor onsite with low workforce of 20% Resident, 13% POC & 5% Female. 36 Laborers without 0% female participation.
- Equipment Operators is the 4th largest trade onsite with no workforce diversity for Resident 1% & POC 5%. Female participation is better at 5%. A.A. Will employed the most operators (49).
- Piledrivers are the 5th largest trade onsite with low workforce 21% Resident & 17% POC. A.A. Will employed the most pile drivers (52).
- Turner Construction always sets a good example with strong workforce diversity on the project. Resident 48%, POC 29% & Female 26%.
- Laborers are the #1 largest trade onsite with strong workforce diversity of 37% Resident, 34% POC & 9% Female. Martin Walsh the BA for local 223 attended Pre Con & Corrective Action meetings. His continuous support assisted in this trade workforce diversity.
- Turner Construction has continued to work with their subcontractors to increase the project's workforce diversity participation by holding 17 Corrective Action meetings; the most recent on 11/04/20 with AA Will, American Plumbing, CP Blouin, Central Ceilings, Island International, JC Cannistraro, Metro Glass & S&F Concrete. The meetings were attended by Turner's Project Executive & Union Business Agents from Local 7 Ironworkers, Local 550 Sprinkle Fitters, & Local 223 Laborers. Carpenter's Local 327 Business Agent had technical issues. The subcontractor's corrective action plans are attached.

Boss Steel (3rd largest subcontractor) started onsite with only 3% Resident workforce. After attending an 11/14/19 Corrective Action meeting the resident participation is currently at 31%, POC 28% & Female 9%.
- Turner Construction encourages the subcontractors to work with their Unions to increase their workforce diversity. The project received 22 Work Request documents: A.A. Will (9), Island International (6), Marr Crane & Rigging (1), NH Steel (1) & S&F (2) & Turner Construction (3).
- Turner Construction payroll submissions are within the 7 day BRJP submission goal.
- Turner Construction Resident Verification is at 80%. Turner continues to work towards reaching the 90% Resident Verification goal. The Project Executive assisted in creating a better Resident Tracking system.

Boston Employment Commission Project Review

- Turner Construction is a great partner of the BRJP department. They were the first major General Contractor to work with us on our new Salesforce system. This project had started on Salesforce but reverted back to the Access system while Salesforce program was finished being built. As we rolled our Salesforce this year Turner stepped up again and currently has two other projects on Salesforce: BIDMC & Commonwealth Pier.

RECOMMENDATIONS: The BRJP Office recommends that Turner Construction:

- Continue to monitor the subcontractors that attend the November 4th Corrective Action meeting to reinforce they are carrying out the action plans to increase their workforce diversity on the project.
- Monitor Marr Rigging & NH Steel as they increase their crew size on the project to make sure they are increasing their workforce diversity as well.
- Continue to encourage subcontractors deficient in any category, to take steps to make improvements by building a relationship with their Business Agent. Or providing information about pre-apprenticeship programs, such as Building Pathways and Youth Build.

ATTACHMENTS:

- PROJECT STATISTICAL REPORT *by contractor*
- PROJECT STATISTICAL REPORT *by trade*
- HISTORY REPORT FOR CONTRACTORS
 - A.A. Will
 - S&F Concrete
 - Boss Steel
 - Turner Construction
 - Majestic Steel
- Corrective Action Plans
 - A.A. Will
 - American Plumbing
 - Central Ceilings
 - CP Blouin
 - Gaston Electrical
 - Island International
 - JC Cannistraro
 - Metro Glass
 - S&F Concrete
 - Thomas G. Gallagher
- Work Request Forms
 - A.A. Will (9)
 - Island International (6)
 - Marr Rigging (1)
 - NH Steel (1)
 - S&F Concrete (2)
 - Turner Construction (3)
- BRJP Compliance Rubric