

Raffles Boston Hotel

February 17th, 2021

Developer: Trinity Stuart, LLC / Noannet Group (Owner's Representative)
Development Impact Project Plan

General Contractor: Suffolk Construction

Construction Cost: \$260,000,000

Construction Period: 09/01/19 - 12/01/22

Construction Monitor: Manuel Barbosa

Completion Percentage: 15%

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

Project Description:

40 Trinity Place is a proposed 31-story building with approximately 154 hotel rooms, approximately 146 residential units (including 7 income restricted units), and ground floor restaurant/retail space.

Joining a prestigious collection of 12 individually unique and timeless Raffles properties around the world, the mixed-use development project will set the standard for refined hospitality and residential living in Boston. The property will include 147 guestrooms and 146 branded residences in a striking new 33-story building.

Hotel highlights include a mix of signature hotel services such as the Raffles Butler, and elegant and lively public spaces including a two-story sky lobby perched high above Copley Square, five distinct food and beverage venues, a state-of-the-art Raffles Spa with a 20-meter indoor pool, a stunning rooftop garden terrace and lounge, and expansive meeting and pre-function space. Located at the corner of Stuart Street and Trinity Place, the project is destined to reinforce the Back Bay as a first-class international neighborhood.

Boston Employment Commission Special Presentation

I. Overall Numerical Compliance

Report Run Date: 02/10/2021

Includes Work Records from: 01/05/19 - 02/07/21

# Workhour	# Workers	# Contractors	% Residents	% People of Color	% Female
56,669	561	12	26%	34%	9%

II. Numerical Compliance by Major Trades

Report Run Date: 02/10/2021

Includes Work Records From: 01/05/19-02/07/21

Trade	# of Work hours	# of Workers	% Resident	% People of Color	% Female
Laborers	35,953	234	32%	42%	12%
Equipment Operators	12,054	47	4%	15%	4%
Pile Drivers	2,802	12	26%	18%	0%
Carpenters	2,010	30	27%	21%	10%
Iron Workers	1,846	38	26%	72%	4%

III. Numerical Compliance by Major Contractor

Report Run Date: 02/10/2021

Includes Work Records From: 01/05/19-02/07/21

Contractor	# of Wrkhrs	# of Workers	% Resident	% People of Color	% Female
JDC Demolition	14,016	77	25%	32%	6%
<i>JDC Demolition employs Equipment Operators and Laborers.</i>					
Hub Foundation	13,244	38	28%	17%	10%
<i>Hub Foundation employs Equipment Operators Laborers and Pile Drivers.</i>					
J. Derenzo Co.	7,676	32	15%	18%	0%
<i>J. Derenzo Co. employs Equipment Operators and Laborers</i>					
Liberty Construction	6,953	33	49%	27%	19%
<i>Liberty Construction employs Carpenters and Laborers.</i>					
G&C Concrete	3,159	68	20%	59%	3%
<i>G&C Concrete Carpenters, Laborers, Equipment Operators, Iron workers, and Cement Masons.</i>					

BRJP Highlights and Concerns:

- Project is 15% complete.
- Payroll reporting has been at 6 days meeting the 7 day requirement.
- All Boston Residents have been verified for this project (86/86). Continue to verify Boston Residents once they go through their safety orientation because this has shown to be the most effective way in verifying residents.
- For this project to be successful there has to be more attention focused towards the hiring of Boston Residents through the union halls.
- Continue to encourage subcontractors deficient in any category, to take steps to make improvements by providing information about pre-apprenticeship programs.
- Continue engaging underperforming subcontractors by having them provide a corrective action plan to better meet the employment standards.
- With the 4th most hours worked, Liberty Construction has been driving the bus for the project on Boston Residency (49%), People of Color (27%), and Female (19%).
- On Jan 26th, J. Derenzo made a request to Local 22 for a Resident, POC, or female. Local 22 provided J. Derenzo Co. with Heidi Husang Phillips. Heidi is a POC, Female.
- On Sept 28th, Hub Foundation made a request to Local 56 and has hired Justin Alves out of Local 56. He is a minority and a Boston Resident.
- Corrective Action Meeting was held on Feb 4th for the following subs: G&C Concrete, Marr Scaffolding, J. Derenzo, and Heritage Restoration (Corrective action letters attached).

ATTACHMENTS:

- PROJECT STATISTICAL REPORT *by trade*
- PROJECT STATISTICAL REPORT *by contractor*
- BEST FAITH EFFORTS DOCUMENTATION
 - G&C BFE Letters (1/08/21 and 2/11/21)
 - Boss Steel Letter
 - Marr Scaffolding Letter and Community Outreach
 - J. Derenzo Workforce Plan and Workforce Request
 - Heritage Restoration Letter (Time/Material Work slip)
 - Hub Foundation Letter
- HISTORY REPORT FOR 5 MAJOR CONTRACTORS
 - JDC Demolition
 - Hub Foundation
 - J. Derenzo
 - Liberty Construction
 - G & C Concrete