

Winthrop Center

January 27, 2021

Developer: MCAF Winthrop LLC
Development Impact Project Plan (DIPP)

General Contractor: Suffolk Construction

Construction Cost: \$830,000,000

Construction Period: 11/2018-05/2023

Construction Monitor: Pamela Ruffo

Percentage Complete: 25%

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

Project Description:

The project involves construction of a Tower at the former city owned garage site located at 240 Devonshire Street or 115 Federal Street. The project official address is 115 Federal Street. The proposed multi/story development is a 53 story/1,866, 436 square foot mixed-use development. The project consists of commercial office including an amenity club, lobby, conference and meeting rooms. It has approximately 400 residential units consisting of an amenity club, lobby fitness center, pool and spa. The project also has a public/retail space connecting Devonshire Street to Federal Street including the Great Hall. The foundations for the new building will be a slurry diaphragm all and Load Bearing Elements (LBE's). The building will be constructed of cast in place concrete. The façade will be finished with a storefront and stone at the podium levels (1-4) and will have a glass curtainwall on the levels of the tower. The project also includes construction of sidewalks, curbs, street paving and various plantings on Devonshire Street, Federal Street and at the Winthrop Square Park.

The property is bounded to the North by 75-101 Federal Street controlled by Rockpoint Management, bounded to the Southwest by 100 Summer Street owned by EQ Realty, bounded to the Southeast by Federal Court, a private alley owned by the abutting properties and bounded by Federal Street to the East and Devonshire Street to the West.

Boston Employment Commission Project Review

I. Overall Numerical Compliance

Report Run Date: 01/10/21

Includes Work Records from: 11/05/18 – 01/04/21

# Workhours	# Workers	# Contractors	% Residents	% People of Color	% Female
184,520	730	19	35%	28%	11%

II. Numerical Compliance by Major Trades

Report Run Date: 01/10/21

Includes Work Records From: 11/05/18 - 01/04/21

Trade	# of Work hours	# of Workers	% Resident	% People of Color	% Female
Laborers	61,835	209	40%	27%	9%
Carpenters	38,583	162	35%	32%	7%
Equipment Operators	33,265	80	29%	18%	21%
Iron Workers	26,351	84	41%	37%	5%
Electricians	6,151	26	43%	27%	12%

III. Numerical Compliance by Major Contractor

Report Run Date: 01/10/21

Includes Work Records From: 11/05/18 - 01/04/21

Contractor	# of Work Hours	# of Workers	% Resident	% People of Color	% Female
S&F Concrete	66,585	314	30%	28%	5%
S&F Concrete employs Carpenters, Cement Finishers, Equipment Operators, Laborers & Masons					
East Coast Slurry	40,139	55	47%	23%	21%
East Coast Slurry employs Equipment Operators, Laborers & Piledrivers					
Aztec Steel, Inc.	16,679	32	44%	34%	6%
Aztec Steel, Inc. employs Ironworkers					
A.A. Will Corporation	14,949	80	19%	23%	10%
A.A. Will Corporation employs Equipment Operators, Laborers & Piledrivers					
Liberty Construction	14,470	30	47%	28%	16%
Liberty Construction employs Carpenters & Laborers					

Boston Employment Commission Project Review

BRJP Highlights and Concerns:

- The project has had a BEC Special Presentation on 12/19/18 and Project Reviews on 06/19/19 & January 15, 2020. Construction started November 2018. The project was shut down from March 2020 to September 2020 due issues related to the Covid19 pandemic. Therefore the project is now only 25% complete.
- The comparison between the 01/20/20 BEC review & the current overall participation:

The overall number of work hours increased by 118,852 hours (from 65,668 to 184,520)
The number of workers increased by 465 workers (from 265 to 730)
Boston Residents performance decreased by 6% (from 42% to 36%)
People of Color performance remains at 28%
Female performance decreased by 6% (from 17% to 11%)
- Even though the overall Resident & Female participation has decreased from the previous BEC review; the best faith efforts on behalf of Suffolk Construction & MPS have never stopped. Suffolk Construction has done exceptional outreach to assist in placing Residents/POC/Females into the Construction trades. Their Outreach Efforts is attached.
- Suffolk Construction payroll submissions are within 7 days BRJP submission goal for all subcontractors.
- Suffolk Construction resident verification is at 100% verified, which exceeds the BRJP 90% goal.
- Suffolk Construction has submitted 4 Application Disposition Forms from January 2020 to current. All applications have been forwarded to BRJP Jobs Bank Office.
- The following subcontractors are contributing to the decrease in Resident workforce participation & will be attending a Corrective Action meeting on 01/13/20. I would like to point out that all these subcontractors except for NER have either met or exceed their female participation goal: A.A. Will Resident 19%, POC 23%, Female 10%, Demelo Construction Resident 23%, POC 37%, Female 16%, EM Duggan Resident 15%, POC 36%, Female 14%, Heritage Restoration Resident 11%, POC 26%, Female 12% & NER Resident 22%, POC 50%, Female 0%.
- The following Trades are struggling with Resident participation Mason Trade Resident 3%, POC 82% & Female 0%, Mason Tender Resident 0%. POC 98% & Female 0% and Plumbing Trade Resident 5%, POC 46% & Female 16%,
- Liberty Construction has continued their commitment on this project & increased their Resident workforce +3% (from 44%-47%).
- Aztec Steel has submitted 3 Work Request forms since the January 2020 BEC. They continue their commitment on this project for strong workforce diversity participation: Resident 44%, POC 34% & Female 6%.

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

Boston Employment Commission Project Review

RECOMMENDATIONS: The BRJP Office recommends that Suffolk Construction:

- Conduct a corrective action meeting on Wednesday 01/13/21 with the following subcontractors and their respective Union business Agents: A.A. Will, Demelo Construction, EM Duggan, Heritage Restoration & NER Construction.
- Review & monitor workforce of the Mason, Mason Tender & Plumbing trades and call a corrective action meeting if work crews increase without workforce participation increasing as well.
- Continue to encourage subcontractors deficient in any category, to take steps to make improvements by providing information about pre-apprenticeship programs, such as Building Pathways and Youth Build. And continue to promote Madison Park Technical Vocational High School as opportunity for subcontractors to help build the pipeline in the construction trades.

ATTACHMENTS:

- PROJECT STATISTICAL REPORT *by contractor*
- PROJECT STATISTICAL REPORT *by trade*
- HISTORY REPORT FOR CONTRACTORS
 - S&F Concrete
 - East Coast Slurry Co. (completed all work)
 - Aztec Steel
 - A.A. Will
 - Liberty Construction
- MPS & Suffolk Outreach Efforts
- BRJP Compliance Rubric