

Winthrop Center

June 19, 2019

Developer: MCAF Winthrop LLC
Developmental 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: 5%

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's 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: 06/07/19

Includes Work Records from: 11/05/18 – 05/20/19

# Workhours	# Workers	# Contractors	% Residents	% People of Color	% Female
26,616	66	4	47%	28%	20%

II. Numerical Compliance by Major Trades

Report Run Date: 06/07/19

Includes Work Records From: 11/05/18-05/20/19

Trade	# of Work hours	# of Workers	% Resident	% People of Color	% Female
Equipment Operators	11,470	20	41%	20%	31%
Laborers	8,338	17	62%	33%	19%
Iron Workers	4,044	20	39%	51%	3%
Piledrivers	2,765	9	40%	8%	0%

III. Numerical Compliance by Major Contractor

Report Run Date: 06/07/19

Includes Work Records From: 11/05/18-05/20/19

Contractor	# of Work Hours	# of Workers	% Resident	% People of Color	% Female
East Coast Slurry	20,907	38	50%	23%	23%
East Coast Slurry employs Equipment Operators , Laborers & Piledrivers					
South Coast Steel	4,044	20	39%	51%	3%
<i>South Coast Steel employs Ironworkers</i>					
Liberty Construction	1,260	4	29%	29%	29%
Liberty Construction employs Laborers					
Marr Scaffolding	406	4	63%	0%	0%
Marr Scaffolding employs Laborers					

Boston Employment Commission Project Review

BRJP Highlights and Concerns:

- The project had a BEC Special Presentation on 12/19/18. Construction started November 2018. Due to the slurry wall scope of work; the project will not reach 25% complete until June 2020.
- Suffolk Construction payroll submissions are within 5 days which exceeds the 7 day BRJP submission goal for all subcontractors.
- Suffolk Construction resident verification is at 90% verified, which reaches the BRJP 90% goal.
- Equipment Operator is the #1 largest trade onsite with workforce participation of 41% Resident, 20% POC & 31% Female.
- Laborer is the 3rd largest trade onsite. They have exceeded the workforce goals of Resident 62% & Female 19%. POC participation is 33%.
- Suffolk Construction has submitted 10 Project Site Employment Applications. 9 non-union applicants & 1 union local 175 Demo/Laborer out of Lawrence MA (project not hiring demo/laborer at this time). All applications have been forwarded to BRJP Jobs Bank Coordinator.
- Suffolk Construction has submitted 8 Workforce Request forms:
 - East Coast Slurry submitted 6 Workforce Request: 3 to Local 4 Equipment Operators & 3 to Local 22 Laborers.
 - South Coast Steel submitted 1 Workforce Request to Local 7 Ironworkers
 - Liberty Construction submitted 1 Workforce Request to Local 22 Laborers.
- Suffolk Construction and MPS have participated in multiple Best Faith efforts to increase the workforce pipeline (see attached).

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:

- 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.
- Continue to be pro-active in communicating with the current subcontractors that workforce goals have to be maintained throughout their scope of work on the project.

ATTACHMENTS:

- PROJECT STATISTICAL REPORT *by contractor*
- PROJECT STATISTICAL REPORT *by trade*
- HISTORY REPORT FOR CONTRACTORS
 - East Coast Slurry Co.
 - South Coast Steel
 - Liberty Construction
 - Marr Scaffolding (completed all work)
- Suffolk Best Faith Effort List
- BRJP Compliance Determination Rubric

PROJECT STATISTICAL REPORT

WINTHROP CENTER -- ID: 10284 Award Dept: DIP Const Cost: \$830,000,000.00 Neigh: DOWNTOWN

GC: SUFFOLK CONSTRUCTION CO. -- ID: 9035

Date Range: 11/05/2018 - 06/07/2019

Worked on
Project

BRJP Report #8

Company	ID	Start Date	Total Hours	Resident Hrs / %	POC Hrs / %	Female Hrs / %	Emps.	Res.	POC	Fem.
EAST COAST SLURRY CO.	10497	11/05/2018 05/20/2019								
10	Equipment Operator		11,469.5	4,669.5 40.7%	2,244.5 19.6%	3,568.0 31.1%	20	4	4	6
15	Laborer		6,672.5	4,581.5 68.7%	2,407.5 36.1%	1,231.0 18.4%	9	6	4	1
20	Piledriver		2,764.5	1,112.5 40.2%	226.5 8.2%	0.0 0.0%	9	2	2	0
	Totals:		20,906.5	10,363.5 49.6%	4,878.5 23.3%	4,799.0 23.0%	38	12	10	7
LIBERTY CONST. SERVICES	10644	02/10/2019 05/12/2019								
15	Laborer		1,259.5	359.0 28.5%	359.0 28.5%	359.0 28.5%	4	1	1	1
	Totals:		1,259.5	359.0 28.5%	359.0 28.5%	359.0 28.5%	4	1	1	1
MARR SCAFFOLDING COMP	2620	02/10/2019 03/03/2019								
15	Laborer		406.0	254.0 62.6%	0.0 0.0%	0.0 0.0%	4	3	0	0
	Totals:		406.0	254.0 62.6%	0.0 0.0%	0.0 0.0%	4	3	0	0
SOUTH COAST STEEL LLC.	12330	12/01/2018 05/18/2019								
14	Iron Worker		4,043.5	1,590.5 39.3%	2,069.5 51.2%	115.5 2.9%	20	5	10	2
	Totals:		4,043.5	1,590.5 39.3%	2,069.5 51.2%	115.5 2.9%	20	5	10	2
	Project Totals:		26,615.5	12,567.0 47.2%	7,307.0 27.5%	5,273.5 19.8%	66	21	21	10

Date Range: 11/05/2018 - 06/07/2019

BRJP Report #7

	Total Hours	Resident Hrs / %	POC Hrs / %	Female Hrs / %	Empls	Resident	POC	Female
Equipment Operator								
Contractor: EAST COAST SLURRY CO.	11,469.5	4,669.5 40.7%	2,244.5 19.6%	3,568.0 31.1%	20	4	4	6
Trade Totals	11,469.5	4,669.5 40.7%	2,244.5 19.6%	3,568.0 31.1%	20	4	4	6

Iron Worker								
Contractor: SOUTH COAST STEEL LLC.	4,043.5	1,590.5 39.3%	2,069.5 51.2%	115.5 2.9%	20	5	10	2
Trade Totals	4,043.5	1,590.5 39.3%	2,069.5 51.2%	115.5 2.9%	20	5	10	2

Laborer								
Contractor: EAST COAST SLURRY CO.	6,672.5	4,581.5 68.7%	2,407.5 36.1%	1,231.0 18.4%	9	6	4	1
Contractor: LIBERTY CONST. SERVICES	1,259.5	359.0 28.5%	359.0 28.5%	359.0 28.5%	4	1	1	1
Contractor: MARR SCAFFOLDING COMPA	406.0	254.0 62.6%	0.0 0.0%	0.0 0.0%	4	3	0	0
Trade Totals	8,338.0	5,194.5 62.3%	2,766.5 33.2%	1,590.0 19.1%	17	10	5	2

Piledriver								
Contractor: EAST COAST SLURRY CO.	2,764.5	1,112.5 40.2%	226.5 8.2%	0.0 0.0%	9	2	2	0
Trade Totals	2,764.5	1,112.5 40.2%	226.5 8.2%	0.0 0.0%	9	2	2	0

PROJECT TOTALS	26,615.5	12,567.0 47.2%	7,307.0 27.5%	5,273.5 19.8%	66	21	21	10
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CONTRACTOR STATISTICAL REPORT

Date Range: 01/01/2016 - 06/07/2019

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Contractor: EAST COAST SLURRY CO.

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Cont ID: 10497

Worked on Project

BRJP Report #5

PROJECTS	Worked on Project	Total Hours	Resident Hrs / %	POC Hrs / %	Female Hrs / %	Emps.	Res.	POC	Fem.
200-300 FAN PIER 4 BLVD. 9879	03/01/2016 05/07/2018	Total Hours	Resident Hrs / %	POC Hrs / %	Female Hrs / %	Emps.	Res.	POC	Fem.
Equipment Operator		7,278.5	602.0 8.3%	730.5 10.0%	800.0 11.0%	24	3	2	2
Laborer		6,495.0	3,342.5 51.5%	1,716.5 26.4%	0.0 0.0%	23	10	8	0
Piledriver		2,618.5	434.0 16.6%	25.5 1.0%	0.0 0.0%	7	2	1	0
200-300 FAN PIER 4 BLVD.	Totals:	16,392.0	4,378.5 26.7%	2,472.5 15.1%	800.0 4.9%	54	15	11	2
BOSTON GARDEN PODIUM 9875	03/01/2016 05/21/2018	Total Hours	Resident Hrs / %	POC Hrs / %	Female Hrs / %	Emps.	Res.	POC	Fem.
Equipment Operator		8,778.5	1,470.0 16.7%	1,462.0 16.7%	605.5 6.9%	22	4	3	3
Laborer		5,501.5	852.0 15.5%	4,008.5 72.9%	0.0 0.0%	17	3	9	0
Piledriver		1,633.0	473.5 29.0%	522.5 32.0%	455.5 27.9%	6	1	2	1
BOSTON GARDEN PODIUM	Totals:	15,913.0	2,795.5 17.6%	5,993.0 37.7%	1,061.0 6.7%	45	8	14	4
BRIGHAM'S BUILDING FOR THE FUTUR 9452	06/04/2013 05/17/2016	Total Hours	Resident Hrs / %	POC Hrs / %	Female Hrs / %	Emps.	Res.	POC	Fem.
Laborer		456.0	0.0 0.0%	384.0 84.2%	0.0 0.0%	3	0	2	0
BRIGHAM'S BUILDING FOR THE FUTUR	Totals:	456.0	0.0 0.0%	384.0 84.2%	0.0 0.0%	3	0	2	0
WINTHROP CENTER 1E+0	11/05/2018 05/20/2019	Total Hours	Resident Hrs / %	POC Hrs / %	Female Hrs / %	Emps.	Res.	POC	Fem.
Equipment Operator		11,469.5	4,669.5 40.7%	2,244.5 19.6%	3,568.0 31.1%	20	4	4	6
Laborer		6,672.5	4,581.5 68.7%	2,407.5 36.1%	1,231.0 18.4%	9	6	4	1
Piledriver		2,764.5	1,112.5 40.2%	226.5 8.2%	0.0 0.0%	9	2	2	0
WINTHROP CENTER	Totals:	20,906.5	10,363.5 49.6%	4,878.5 23.3%	4,799.0 23.0%	38	12	10	7
Contractor Totals		Total Hours	Resident Hrs / %	POC Hrs / %	Female Hrs / %	Emps.	Res.	POC	Fem.
EAST COAST SLURRY CO.	Totals:	53,667.5	17,537.5 32.7%	13,728.0 25.6%	6,660.0 12.4%	140	35	37	13

CONTRACTOR STATISTICAL REPORT

Date Range: 01/01/2016 - 06/07/2019

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Contractor: SOUTH COAST STEEL LLC.

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Cont ID: 12330

PROJECTS

Worked on Project

BRJP Report #5

200-300 FAN PIER 4 BLVD. 9879	02/27/2016 07/02/2016	Total Hours	Resident Hrs / %	POC Hrs / %	Female Hrs / %	Emps.	Res.	POC	Fem.
Iron Worker		1,942.0	913.0 47.0%	703.0 36.2%	104.0 5.4%	10	4	3	2
200-300 FAN PIER 4 BLVD.	Totals:	1,942.0	913.0 47.0%	703.0 36.2%	104.0 5.4%	10	4	3	2
22 BOSTON WHARF ROAD 9981	06/17/2017 08/19/2017	Total Hours	Resident Hrs / %	POC Hrs / %	Female Hrs / %	Emps.	Res.	POC	Fem.
Iron Worker		136.0	76.0 55.9%	84.0 61.8%	16.0 11.8%	6	2	4	1
22 BOSTON WHARF ROAD	Totals:	136.0	76.0 55.9%	84.0 61.8%	16.0 11.8%	6	2	4	1
BOSTON GARDEN PODIUM 9875	03/19/2016 10/01/2016	Total Hours	Resident Hrs / %	POC Hrs / %	Female Hrs / %	Emps.	Res.	POC	Fem.
Iron Worker		1,664.0	921.5 55.4%	588.0 35.3%	204.0 12.3%	9	4	3	1
BOSTON GARDEN PODIUM	Totals:	1,664.0	921.5 55.4%	588.0 35.3%	204.0 12.3%	9	4	3	1
GE NECCO BUILDING PROJECT 1E+0	02/17/2018 04/13/2019	Total Hours	Resident Hrs / %	POC Hrs / %	Female Hrs / %	Emps.	Res.	POC	Fem.
Iron Worker		4,004.0	1,043.0 26.0%	1,314.5 32.8%	441.0 11.0%	32	5	13	2
GE NECCO BUILDING PROJECT	Totals:	4,004.0	1,043.0 26.0%	1,314.5 32.8%	441.0 11.0%	32	5	13	2
MOXY HOTEL 1E+0	08/05/2017 10/14/2017	Total Hours	Resident Hrs / %	POC Hrs / %	Female Hrs / %	Emps.	Res.	POC	Fem.
Iron Worker		1,147.0	502.0 43.8%	975.0 85.0%	64.0 5.6%	12	4	7	1
MOXY HOTEL	Totals:	1,147.0	502.0 43.8%	975.0 85.0%	64.0 5.6%	12	4	7	1
OMNI HOTEL 1E+0	11/24/2018 01/19/2019	Total Hours	Resident Hrs / %	POC Hrs / %	Female Hrs / %	Emps.	Res.	POC	Fem.
Iron Worker		1,755.5	416.5 23.7%	784.0 44.7%	44.0 2.5%	23	4	7	2
OMNI HOTEL	Totals:	1,755.5	416.5 23.7%	784.0 44.7%	44.0 2.5%	23	4	7	2

CONTRACTOR STATISTICAL REPORT

Contractor: **SOUTH COAST STEEL LLC.**

Cont ID: 12330

Worked on Project

Date Range: 01/01/2016 - 06/07/2019

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PROJECTS

BRJP Report #5

PROJECTS	Worked on Project	Total Hours	Resident Hrs / %	POC Hrs / %	Female Hrs / %	Emps.	Res.	POC	Fem.
TWO DRYDOCK	09/01/2018 05/25/2019								
1E+0		Total Hours	Resident Hrs / %	POC Hrs / %	Female Hrs / %	Emps.	Res.	POC	Fem.
Iron Worker		3,470.5	666.5 19.2%	1,381.0 39.8%	214.5 6.2%	29	4	12	1
TWO DRYDOCK	Totals:	3,470.5	666.5 19.2%	1,381.0 39.8%	214.5 6.2%	29	4	12	1
WINTHROP CENTER	12/01/2018 05/18/2019								
1E+0		Total Hours	Resident Hrs / %	POC Hrs / %	Female Hrs / %	Emps.	Res.	POC	Fem.
Iron Worker		4,043.5	1,590.5 39.3%	2,069.5 51.2%	115.5 2.9%	20	5	11	2
WINTHROP CENTER	Totals:	4,043.5	1,590.5 39.3%	2,069.5 51.2%	115.5 2.9%	20	5	11	2
Contractor Totals		Total Hours	Resident Hrs / %	POC Hrs / %	Female Hrs / %	Emps.	Res.	POC	Fem.
SOUTH COAST STEEL LLC.	Totals:	18,162.5	6,129.0 33.7%	7,899.0 43.5%	1,203.0 6.6%	141	32	60	12

CONTRACTOR STATISTICAL REPORT

Date Range: 01/01/2016 - 06/07/2019

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Contractor: **LIBERTY CONST. SERVICES**

Cont ID: 10644

PROJECTS

Worked on Project

BRJP Report #5

Project	Start Date	Total Hours	Resident Hrs / %	POC Hrs / %	Female Hrs / %	Emps.	Res.	POC	Fem.
30 DALTON STREET RESIDENCES 9684	03/15/2015	Total Hours							
	08/28/2016	2,859.0	644.0 22.5%	8.0 0.3%	0.0 0.0%	12	2	1	0
		259.5	0.0 0.0%	0.0 0.0%	0.0 0.0%	4	0	0	0
		4,007.0	1,448.0 36.1%	0.0 0.0%	1,475.0 36.8%	9	1	0	2
Laborer		13,646.0	2,326.5 17.0%	3,971.0 29.1%	2,541.5 18.6%	55	8	18	3
	Totals:	20,771.5	4,418.5 21.3%	3,979.0 19.2%	4,016.5 19.3%	80	11	19	5
BOSTON CHILDRENS HOSPITAL CLINI 1E+0	06/18/2017	Total Hours							
	05/12/2019	11,537.0	4,597.0 39.8%	2,570.0 22.3%	0.0 0.0%	21	8	5	0
		20,517.0	2,026.0 9.9%	7,100.0 34.6%	2,843.0 13.9%	58	10	19	4
	Totals:	32,054.0	6,623.0 20.7%	9,670.0 30.2%	2,843.0 8.9%	79	18	24	4
BOSTON COLLEGE FIELD HOUSE 1E+0	05/28/2017	Total Hours							
	09/09/2018	6,618.5	969.5 14.6%	969.5 14.6%	211.5 3.2%	36	9	5	1
		14,915.5	1,082.0 7.3%	2,582.5 17.3%	152.0 1.0%	69	12	18	2
	Totals:	21,534.0	2,051.5 9.5%	3,552.0 16.5%	363.5 1.7%	105	21	23	3
BOSTON MEDICAL CENTER MENINO A 9640	06/15/2014	Total Hours							
	12/23/2018	5,295.0	28.0 0.5%	0.0 0.0%	0.0 0.0%	10	1	0	0
		1,439.0	0.0 0.0%	1,439.0 100.0%	0.0 0.0%	1	0	1	0
	Totals:	109,167.0	51,937.5 56.7%	21,345. 19.6%	4,924.5 4.5%	181	78	50	10
Laborer		115,901.0	51,965.5 53.5%	2,784.5 19.7%	4,924.5 4.2%	192	79	51	10

CONTRACTOR STATISTICAL REPORT

Date Range: 01/01/2016 - 06/07/2019

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Contractor: LIBERTY CONST. SERVICES

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Cont ID: 10644

Worked on Project

BRJP Report #5

BRIGHAM'S BUILDING FOR THE FUTUR		05/05/2013																
9452		05/01/2016	Total Hours	Resident Hrs / %	POC Hrs / %	Female Hrs / %	Emps.	Res.	POC	Fem.								
Carpenter			7,534.0	2,674.0 35.5%	2,399.0 31.8%	0.0 0.0%	23	9	7	0								
Equipment Operator			3,352.5	776.5 23.2%	0.0 0.0%	0.0 0.0%	8	1	0	0								
Laborer			24,142.0	7,305.0 30.3%	5,405.0 22.4%	1,747.0 7.2%	46	11	13	3								
BRIGHAM'S BUILDING FOR THE FUTUR Totals:			35,028.5	10,755.5 30.7%	7,804.0 22.3%	1,747.0 5.0%	77	21	20	3								
D STREET HOTELS		10/26/2014																
9631		03/20/2016	Total Hours	Resident Hrs / %	POC Hrs / %	Female Hrs / %	Emps.	Res.	POC	Fem.								
Carpenter			799.0	237.0 29.7%	0.0 0.0%	0.0 0.0%	7	1	0	0								
Equipment Operator			152.0	0.0 0.0%	0.0 0.0%	0.0 0.0%	1	0	0	0								
Laborer			4,993.0	2,914.0 58.4%	625.0 12.5%	174.0 3.5%	20	11	3	1								
D STREET HOTELS Totals:			5,944.0	3,151.0 53.0%	625.0 10.5%	174.0 2.9%	28	12	3	1								
GE HEADQUARTERS CAMPUS PROJEC		04/30/2017																
1E+0		09/24/2017	Total Hours	Resident Hrs / %	POC Hrs / %	Female Hrs / %	Emps.	Res.	POC	Fem.								
Carpenter			196.0	32.0 16.3%	0.0 0.0%	0.0 0.0%	6	1	0	0								
Equipment Operator			942.5	942.5 100.0%	0.0 0.0%	0.0 0.0%	1	1	0	0								
Laborer			287.0	87.0 30.3%	55.0 19.2%	0.0 0.0%	7	3	3	0								
GE HEADQUARTERS CAMPUS PROJEC Totals:			1,425.5	1,061.5 74.5%	55.0 3.9%	0.0 0.0%	14	5	3	0								
MARINE WHARF		12/02/2018																
1E+0		03/31/2019	Total Hours	Resident Hrs / %	POC Hrs / %	Female Hrs / %	Emps.	Res.	POC	Fem.								
Carpenter			12,499.5	3,011.0 24.1%	2,278.5 18.2%	277.5 2.2%	54	13	17	1								
Cement Finisher			21.0	0.0 0.0%	0.0 0.0%	0.0 0.0%	2	0	0	0								
Laborer			5,580.0	2,124.0 38.1%	1,472.0 26.4%	18.5 0.3%	57	18	22	2								
MARINE WHARF Totals:			18,100.5	5,135.0 28.4%	3,750.5 20.7%	296.0 1.6%	113	31	39	3								

CONTRACTOR STATISTICAL REPORT

Date Range: 01/01/2016 - 06/07/2019

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Contractor: LIBERTY CONST. SERVICES

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Cont ID: 10644

PROJECTS

Worked on Project

BRJP Report #5

NORTHEASTERN SCIENCE ENG. CENT		06/01/2014		Total Hours		Resident Hrs / %		POC Hrs / %		Female Hrs / %		Emps.		Res.		POC		Fem.	
9596		01/29/2017		109.0	0.0	0.0%	0.0	0.0%	0.0	0.0%	0.0	0.0%	3	0	0	0	0	0	0
	Elevator Const(Mech)			4,105.5	80.0	1.9%	128.0	3.1%	752.0	18.3%	9	1	2	1	1	2	1	1	1
	Equipment Operator			24,701.0	8,564.5	34.7%	13,356.0	54.1%	2,190.0	8.9%	31	6	15	3	6	15	3	6	3
	Laborer																		
	Totals:			28,915.5	8,644.5	29.9%	3,484.0	46.6%	2,942.0	10.2%	43	7	17	4	7	17	4	7	4
	ONE DALTON STREET	02/22/2015		Total Hours	Resident Hrs / %		POC Hrs / %		Female Hrs / %		Emps.	Res.	POC	Fem.					
9728		05/12/2019		17,346.5	3,944.5	22.7%	4,024.5	23.2%	645.0	3.7%	35	8	5	1	8	5	1	8	1
	Carpenter			12.5	0.0	0.0%	0.0	0.0%	0.0	0.0%	1	0	0	0	0	0	0	0	0
	Cement Finisher			8.0	0.0	0.0%	0.0	0.0%	0.0	0.0%	1	0	0	0	0	0	0	0	0
	Curbsetter/Paver			109,428.0	18,159.5	16.6%	27,742.0	25.4%	5,712.0	5.2%	154	33	42	6	33	42	6	33	6
	Laborer																		
	Metal Refinisher			40.0	0.0	0.0%	0.0	0.0%	0.0	0.0%	1	0	0	0	0	0	0	0	0
	Taper			184.0	152.0	82.6%	152.0	82.6%	0.0	0.0%	2	1	1	0	1	1	0	1	0
	Totals:			127,019.0	22,256.0	17.5%	1,918.5	25.1%	6,357.0	5.0%	194	42	48	7	42	48	7	42	7
	ONE FRANKLIN	10/06/2013		Total Hours	Resident Hrs / %		POC Hrs / %		Female Hrs / %		Emps.	Res.	POC	Fem.					
9495		10/02/2016		4,007.2	246.0	6.1%	0.0	0.0%	0.0	0.0%	11	2	0	0	2	0	0	2	0
	Carpenter			709.5	0.0	0.0%	0.0	0.0%	0.0	0.0%	3	0	0	0	0	0	0	0	0
	Elevator Const(Mech)			13,820.0	41.0	0.3%	1,141.5	8.3%	0.0	0.0%	21	1	2	0	1	2	0	1	0
	Equipment Operator			224.0	72.0	32.1%	0.0	0.0%	0.0	0.0%	5	1	0	0	1	0	0	1	0
	Iron Worker			38,186.0	20,860.5	54.6%	9,062.5	23.7%	2,596.5	6.8%	47	23	9	2	23	9	2	23	2
	Laborer			240.0	240.0	100.0%	0.0	0.0%	0.0	0.0%	1	1	0	0	1	0	0	1	0
	Oiler			57,186.7	21,459.5	37.5%	0,204.0	17.8%	2,596.5	4.5%	88	28	11	2	28	11	2	28	2
	Totals:			57,186.7	21,459.5	37.5%	0,204.0	17.8%	2,596.5	4.5%	88	28	11	2	28	11	2	28	2

CONTRACTOR STATISTICAL REPORT

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PROJECTS

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ORIENT HEIGHTS PHASE ONE 9983	12/04/2016 05/20/2018	Total Hours	Resident Hrs / %	POC Hrs / %	Female Hrs / %	Emps.	Res.	POC	Fem.
Carpenter		12,333.5	2,874.0 23.3%	5,357.5 43.4%	0.0 0.0%	43	9	13	0
Cement Finisher		40.0	0.0 0.0%	0.0 0.0%	0.0 0.0%	1	0	0	0
Laborer		11,119.0	5,341.0 48.0%	165.0 1.5%	40.0 0.4%	26	9	9	1
Painter		1,184.0	64.0 5.4%	416.0 35.1%	72.0 6.1%	9	1	6	2
Totals:		24,676.5	8,279.0 33.6%	5,938.5 24.1%	112.0 0.5%	79	19	28	3
ORIENT HEIGHTS PHASE TWO 1E+0	01/20/2019 03/31/2019	Total Hours	Resident Hrs / %	POC Hrs / %	Female Hrs / %	Emps.	Res.	POC	Fem.
Laborer		323.0	320.0 99.1%	0.0 0.0%	0.0 0.0%	2	0	0	0
Totals:		323.0	320.0 99.1%	0.0 0.0%	0.0 0.0%	2	0	0	0
PARCEL K - HOTEL 1E+0	12/09/2018 03/31/2019	Total Hours	Resident Hrs / %	POC Hrs / %	Female Hrs / %	Emps.	Res.	POC	Fem.
Carpenter		272.0	71.0 26.1%	28.0 10.3%	0.0 0.0%	6	3	1	0
Laborer		4,106.5	1,183.0 28.8%	1,480.5 36.1%	493.0 12.0%	37	9	13	3
Totals:		4,378.5	1,254.0 28.6%	1,508.5 34.5%	493.0 11.3%	43	12	14	3
PARCEL K-GARAGE / RESIDENTIAL 1E+0	02/04/2018 03/31/2019	Total Hours	Resident Hrs / %	POC Hrs / %	Female Hrs / %	Emps.	Res.	POC	Fem.
Asbestos Worker		354.0	0.0 0.0%	354.0 100.0%	0.0 0.0%	1	0	1	0
Carpenter		23,458.0	3,917.0 16.7%	8,898.0 37.9%	1,877.0 8.0%	89	19	32	6
Cement Finisher		198.5	0.0 0.0%	0.0 0.0%	0.0 0.0%	2	0	0	0
Cement Laborer		245.0	0.0 0.0%	0.0 0.0%	0.0 0.0%	1	0	0	0
Laborer		23,097.0	5,992.0 25.9%	8,955.5 38.8%	822.5 3.6%	97	28	29	4
Totals:		47,352.5	9,909.0 20.9%	8,207.5 38.5%	2,699.5 5.7%	190	47	62	10

CONTRACTOR STATISTICAL REPORT

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BRJP Report #5

PROJECTS		WINTHROP CENTER		WINTHROP CENTER		LIBERTY CONST. SERVICES		LIBERTY CONST. SERVICES	
		02/10/2019	05/12/2019	Totals:		Totals:		Totals:	
1E+0		Total Hours	Resident Hrs / %	POC Hrs / %	Female Hrs / %	Emps.	Res.	POC	Fem.
Laborer		1,259.5	359.0 28.5%	359.0 28.5%	359.0 28.5%	4	1	1	1
WINTHROP CENTER		1,259.5	359.0 28.5%	359.0 28.5%	359.0 28.5%	4	1	1	1
Contractor Totals									
LIBERTY CONST. SERVICES		541,870.2	167,642.5 30.9%	133,840.0 24.7%	29,923.5 5.5%	1,331	354	363	59

Winthrop Center Best Faith Efforts

Monthly Contracting Opportunities

- On a monthly basis, Shelley Webster of In Order Business Solutions, diversity consultant to Suffolk on Winthrop Center, sends out bidding schedule to businesses owned by women and people of color. These companies, if pre-qualified with Suffolk, have notice of dates ahead of time and can directly bid on packages for Winthrop Center. For companies that are not prequalified, but are able to work on Winthrop Center, Webster, along with MP Boston and Suffolk management, connect these firms with potential prime tier contractors to foster relationships that will and have led to contracting opportunities for businesses owned by women and people of color on Winthrop Center.

Winthrop Center Introduction

- On June 28th, 2018, MP Boston hosted a meeting with contractors large and small to introduce the Winthrop Center project from a planning and operations standpoint, but also, to introduce the requirements on the job – a workforce representing 51% Boston residents, 40% people of color, 12% women and 15% spend with businesses owned by women and people of color (~\$120,000,000). Kathy MacNeil talked for about half an hour and fielded questions from the audience.

Mass Minority Contractors Association

- On April 24th, 2018, Brad Mahoney of MP Boston and Brooke Woodson of Suffolk Construction presented to MMCA's monthly gathering to inform the community about Winthrop Center. The pair engaged diverse businesses so that when projects bids come due, those that can apply as prime tier subcontractors have access to documents and for those that are not able to bid as prime tiers, can engage with industry leaders for second tier contracting opportunities.

IBEW 103

- In the fall of 2017 and into 2018, MP Boston entered into a partnership with IBEW Local 103 to bring in Boston residents into 103. In 2017, 352 Boston residents applied for entrance. 2018 saw a 95% increase in that number to 687. Out of those applicants, 85 were women, 452 were people of color and 57 were women of color. Billboards, community meetings, television commercials and online advertisements helped to bring out these numbers. MP Boston is committed to partnering with local trade unions to increase diversity and is continuing conversations with other locals to replicate these efforts.
- As a part of their Black History Month Celebration, Corey Allen spoke on behalf of Suffolk Construction about Suffolk commitment to diversity and highlighted partnership between IBEW Local 103 and MP Boston as a model for how to increase diversity within trade ranks.

Trade Partnership Series

- MP Boston was a sponsor of the Spring 2018 and Spring 2019 Trade Partnership Series hosted by Suffolk Construction. Focusing on businesses owned by women and people of color, the Trade Partnership Series, aims to build up historically disadvantaged business enterprises in the construction field. Kathy MacNeil and Brad Mahoney of MP Boston have met with multiple graduates of the Trade Partnership series and are supporting the participants who are not union members to become union so that when their scope of work comes to time on Winthrop Center, there is an opportunity to bring them onto the job to work. Others, who are already union, have worked on other Suffolk projects, and when their scope of work comes up on Winthrop Center, will have work on the project. Currently, we have one contractor from TPS bidding on Winthrop Center Packages.

Madison Park Vocational Technical High School

- Connected Madison Park Vocational Technical High School with Bluebird Graphic Solutions, an MBE producing high quality fine metals on October 15th, 2018. Madison Park Voc Tech opened the Mel King Fabrication Lab in the summer of 2018. In the fall, Madison Park Executive Director Kevin McCaskill took a trip to Woburn to Bluebird Graphic Solutions headquarters where met with Anthony Clayton, Bluebird founder, and discussed 4-6 students who are interested in fabrication. The tentative plan is to bring the students to Bluebird in early 2019 and as they transition from high school to the workforce, these students, pending interviews and reliability, have employment with Bluebird Graphic Solutions
- Hosted fifteen (15) Madison Park Vocational Technical High School students for a site visit to Parcel K, a sister Suffolk site, on December 6th, 2018, led by Madison Park Vocational Instructor Perino Wilson. Students sat through the Suffolk safety training, walked the site with safety managers and Superintendents and spoke with laborers. The students from the field trip are interested in construction management.
- E.M. Duggan visited Madison Park Vocational Technical High School on December 6th, 2018 with their instructor David Theriault. They briefly presented about the building trades highlighting the mechanical, plumbing and fire at EM Duggan. David Theriault (the instructor) really wanted us to hit on the importance of prompt, consistent attendance. EMD stressed the need to stay in school and the importance of being able to read, write, add and subtract. EMD is also planning a field trip out to Canton to their shop and do some interactive projects with the students. A couple of the kids showed some real interest. David explained some of the circumstances these students live under and the obstacles that they face daily. EMD We offered mentoring time and will put something together in the coming weeks.
- On October 22nd, 2018, Madison Park VTHS hosted their NEASC dinner. SCCI was represented at the dinner by Corey J. Allen where he shared with NEASC visitors the work being done in between Suffolk Construction Company, Inc., and Madison Park Vocational Technical High School.
- Prior to the exit of former Boston Public superintendent Tommy Chang and former director of external affairs Makeeba McCreary, Brad Mahoney from MP Boston and National Director of Construction Jim Grossman, VP of Diversity and Inclusion Linda Dorcena-Forry, EVP of Environmental Health and Safety Alex Hall, Director of Trade Partner Diversity Brooke Woodson, Corey Allen and Margarita Polanco met with MPVTHS Executive Director Kevin McCaskill, McCreary and BPS Chief of Staff Rob Consalvo to discuss a long-term partnership between Suffolk Construction, MP Boston and Madison Park on April 30th, 2018. Although the new superintendent has yet to meet with the group to discuss long term partnership, the groups is in contact with Consalvo and McCaskill, working on activities to keep the partnership strong.
- Madison Park High School – 15 students from the Madison Park Vocational Technical High School Facilities Management Program visited our Parcel K site. The Winthrop Center project sponsored lunch for the students and the chaperones. – December 6th
- On June 6th, 2019, EM Duggan hosted 6 students from Madison Park at their facility for a tour and discussion about careers in the various trades that EM Duggan employs.

Burke High School

- As a part of Jeremiah Burke's Black History Month Celebration, Corey Allen visited The Burke on February 28th, 2018, to discuss his work as a Trade Partner Diversity Officer and careers in the trades for students, as well as historical exclusion of people of color from the trades, so as opportunities are available, students recognize the gravity of their performance.

Building Pathways

- Suffolk Construction has helped to place students from Building Pathways with trade partners such as MacDonald Electric, Liberty Construction among others. On top of donating \$50,000 to the group's efforts, placing graduating students in the field is a priority for Suffolk Construction.
- On a consistent basis, Corey Allen or another member of the Trade Partner Diversity team attends the Employer Panel for Building Pathways where we have a dialogue with the current

students about the industry and how they can best position themselves for success. Corey last appearance was on 03/22/19.

YouthBuild Boston

- YouthBuild Boston is working with Suffolk Construction Company and MP Boston to have a carpentry package on the Winthrop Center Tower. Employing underserved young people.
- On May 8th, MP Boston/Winthrop Center Co-Sponsored lunch for Youth Build's OSHA Safety Week Stand Down

Mass Girls in Trades Conferences

- Suffolk Construction and MP Boston attended Mass Girls in Trades Conference on November 14th, 2018 and shared information with hundreds of young women interested in the trades from Eastern Massachusetts High Schools.

Benjamin Franklin Institute of Technology

- Working with the Suffolk Intern Program, we are developing a partnership to have students from Benjamin Franklin Institute of Technology (~50% of student population are Boston residents) to enter our internship program, as well as introduce appropriate students to our trade partners for entry into pre-apprenticeship programs.

PGTI

- Winthrop Center hosted Policy Group on Tradeswomen Issues and AA Will/East Coast Slurry for training on 4/22/19 designed to increase the diversity within AA Will and East Coast Slurry workforce across their projects.

Roxbury Prep

- On January 7, 2019, Corey Allen visited Roxbury Preparatory High School to meet with some students who do not have college plans yet. None of them were interested in the trades. However Corey is working with the principal to screen students earlier in their educational career to be able to provide opportunities for exposure to the construction field.

BRJP Compliance Determination Rubric

Compliance Effort	Procedures	Documentation	Action Steps	One - Time Fine
<input type="checkbox"/> Pre-Construction Meetings	Pre-construction meetings are to be held with all subcontractors at least 2 weeks before contractor starts – including 2 nd and 3 rd tier contractors. BA's and/or community referral agencies invited. GC identify designated compliance officer	<input type="checkbox"/> Pre-construction package <input type="checkbox"/> Start/end date <input type="checkbox"/> Number of workers <input type="checkbox"/> Trades employed <input type="checkbox"/> Union/Non-union <input type="checkbox"/> List of union contacts <input type="checkbox"/> Make up of crews <input type="checkbox"/> BR/POC/Fem <input type="checkbox"/> Construction schedule/list of contractors	Subcontractors attend meeting prepared to discuss make-up of crews in accordance with BRJP goals and makes necessary outreach to ensure compliance first day on job-site. Review history of potential subcontractors	GC will be fined \$300 for each subcontractor that fails to attend and/or starts work without attending a meeting - compliance monitor will reschedule meeting ASAP
<input type="checkbox"/> Corrective Action Meeting Attendance	Subcontractors must attend corrective action meeting upon request by City monitor. BA's/community referral agencies invited.	<input type="checkbox"/> Current stats <input type="checkbox"/> Contractor BRJP History <input type="checkbox"/> Scope of work remaining <input type="checkbox"/> Documentation of efforts made	Dev/GC ensures that said contractor is taking proper steps to achieve compliance before corrective action meeting – contractors arrives at meeting efforts to comply thus far and a compliance plan moving forward	GC will be fined \$300 for each contractor that does not attend - compliance monitor will reschedule meeting ASAP
<input type="checkbox"/> Boston Employment Commission Meeting Attendance	Developer/GC and subcontractors must attend BEC meeting upon request by BRJP Office	<input type="checkbox"/> Monitor prepares report current percentages – top 5 trades and contractors <input type="checkbox"/> Construction schedule <input type="checkbox"/> List of subcontractors <input type="checkbox"/> Issues highlights <input type="checkbox"/> Documented efforts <input type="checkbox"/> Recommendations	Developer/GC arrives at meeting prepared to address deficiencies, identify obstacles/barriers (if any) – shows outreach efforts thus far and provides a plan to comply	Developer will be fined \$300 dollars for non-attendance when requested and for non-attendance by GC and/or subcontractors when requested

BRJP Compliance Determination Rubric

Compliance Effort	Procedures	Documentation	Action Steps	Cumulative Fine
<input type="checkbox"/> Weekly Payroll Submissions	All subcontractors must submit weekly payrolls within 7 business days of week ending date. Weekly stats submitted to Dev/GC.	<input type="checkbox"/> GC submits collects/reviews payrolls from all subcontractors <input type="checkbox"/> GC submits payrolls to assign BRJP data entry and monitor	GC ensures that each contractor designates a compliance officer and said compliance officer is proficient in submitting weekly payrolls efficiently and on time - monitors each contractor's workforce for BRJP goals	GC will be fined \$300 a day for each late payroll - payrolls are considered late after 7 business days - this will not include the first week of work
<input type="checkbox"/> Confirming Workforce Projections & Requests	Subcontractor provides quarterly projections and workforce request forms prior to work start. Sub-contractor identifies crew expansion dates at pre-con mtg & expected workforce request dates. Sub shows dated correspondence confirming workforce requests to union/referral agency and dated response within 7 business days of monitor request	<input type="checkbox"/> Subcontractors must submit required dated documentation including union letters, quarterly workforce projections, workforce request forms, confirmation from Jobs Bank	GC must ensure that subcontractor has submitted said documentation and valid effort were made to employ in necessary categories	Non-compliance will result in corrective action meeting - violation needs to be corrected within 7 business days - Failure to correct will result in a \$300 per day fine retroactively to meeting date assessed to GC
<input type="checkbox"/> Jobs Bank Referrals	All workers seeking employment on job-site must be documented by GC and submit to subcontractors and BRJP Jobs Bank. GC sends follow-up letter to applicants with status of application	<input type="checkbox"/> Copy of application of job seeker - spreadsheet of all workers seeking employment on job site	GC must send applications of job seekers to all subcontractors and provide outcome results - contractors that are non-compliant should be encouraged to interview prospective candidates	Non-compliance will result in corrective action meeting - violation needs to be corrected within 10 business days - Failure to correct will result in a \$300 per day fine retroactively to meeting date assessed to GC
<input type="checkbox"/> Boston resident verification	All Boston residents must be verified within first week of employment on job-site	<input type="checkbox"/> GC must collect proof of residence from all workers with a Boston address - copy of valid driver's license or utility bill	GC must continue to pursue proof of address - workers that cannot verify Boston resident hours will be subject to removal	90% verification rate is expected. Non-compliance will result in corrective action meeting - violation needs to be corrected within 10 business days - Failure to correct will result in a \$300 per day fine retroactively to meeting date and assessed to GC - and all unverified Boston hours removed