

Winthrop Center

January 15, 2020

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: 10%

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: 01/02/20

Includes Work Records from: 11/05/18 – 12/23/19

# Workhours	# Workers	# Contractors	% Residents	% People of Color	% Female
65,668	265	12	42%	28%	17%

II. Numerical Compliance by Major Trades

Report Run Date: 01/02/20

Includes Work Records From: 11/05/18-12/23/19

Trade	# of Work hours	# of Workers	% Resident	% People of Color	% Female
Equipment Operators	25,685	51	36%	22%	24%
Laborers	22,113	83	56%	31%	20%
Iron Workers	10,391	52	37%	42%	4%
Piledrivers	4,696	24	33%	7%	0%
Carpenters	2,166	29	34%	34%	11%

III. Numerical Compliance by Major Contractor

Report Run Date: 01/02/20

Includes Work Records From: 11/05/18-12/23/19

Contractor	# of Work Hours	# of Workers	% Resident	% People of Color	% Female
East Coast Slurry	40,139	55	47%	23%	21%
East Coast Slurry employs Equipment Operators , Laborers & Piledrivers					
South Coast Steel	9,133	35	36%	42%	3%
South Coast Steel employs Ironworkers					
Liberty Construction	6,927	12	44%	36%	24%
Liberty Construction employs Laborers					
S&F Concrete	3,537	78	28%	26%	5%
S&F Concrete employs Carpenters, Cement Finishers, Equipment Operators & Laborers					
A.A. Will Corporation	3,475	36	14%	19%	11%
A.A. Will Corporation employs Equipment Operators, Laborers & Piledrivers					

Boston Employment Commission Project Review

BRJP Highlights and Concerns:

- The project had a BEC Special Presentation on 12/19/18 and a Project Review on 06/19/19. Construction started November 2018. Due to the slurry wall scope of work the project is at 10% complete. The project is designated to be 25% complete June 2020.
- The comparison between the 06/19/19 BEC review & the current overall participation:

The overall number of work hours increased by 39,052 hours (from 26,616 to 65,668)
The number of workers increased by 199 workers (from 66 to 265)
Boston Residents performance decreased by 5% (from 47% to 42%)
People of Color performance remains at 28%
Female performance decreased by 3% (from 20% to 17%)
- 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. The attached six page documents provide all the details.
- 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 100% verified, which exceeds the BRJP 90% goal.
- East Coast Steel #1 Subcontractor worked very hard at their workforce participation even up until the end of their scope they retained a Resident/POC/Female in October from the Local 22 Labor Union.
- A.A. Will has started on site in September with very low workforce participation Resident 14%, POC 19% & Female 11%. They have worked at their workforce. Attached are the following workforce letters:

*Workforce Letter from Shelly Webster of In Order Business who is their Diversity Consultant.

The following Union correspondence:

NE Carpenter's Trade Fund: They received a response from the Union.

Local 4 Equipment Operators: No Union response

Local 56 Piledrivers: No Union response

- Liberty Construction has increased their workforce Resident +15% (from 29%-44%) & POC +7% (from 29% to 36%).
- Aztec Steel has started on site 11/09/19 with solid workforce Resident 43%, POC 45% & Female 15%.
- Suffolk Construction has submitted 10 Application Disposition Forms for non-union applicants. All applications have been forwarded to BRJP Jobs Bank Office.

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 with the following subcontractors and their respective Union Business Agents: Heritage Restoration & S&F Concrete.
- 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.

ATTACHMENTS:

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

GC: SUFFOLK CONSTRUCTION CO. -- ID: 9035
 Worked on Project
 Date Range: 11/05/2018 - 01/02/2020
 BRJP Report #8

A. A. WILL CORPORATION		844	09/09/2019	12/23/2019	Total Hours	Resident Hrs / %	POC Hrs / %	Female Hrs / %	Emps.	Res.	POC	Fem.
10	Equipment Operator				1,640.5	72.0 4.4%	106.5 6.5%	72.0 4.4%	13	1	3	1
15	Laborer				1,609.5	308.0 19.1%	568.5 35.3%	306.5 19.0%	18	3	4	1
20	Piledriver				225.0	107.0 47.6%	0.0 0.0%	0.0 0.0%	5	1	0	0
Totals:					3,475.0	487.0 14.0%	675.0 19.4%	378.5 10.9%	36	5	7	2
AMQUIP CRANE RENTALL LL		11497	12/09/2019	12/21/2019	Total Hours	Resident Hrs / %	POC Hrs / %	Female Hrs / %	Emps.	Res.	POC	Fem.
10	Equipment Operator				195.0	0.0 0.0%	7.0 3.6%	0.0 0.0%	5	0	1	0
18	Oilier				134.0	0.0 0.0%	0.0 0.0%	134.0 100.0%	1	0	0	1
Totals:					329.0	0.0 0.0%	7.0 2.1%	134.0 40.7%	6	0	1	1
AZTEC STEEL INC.		2972	11/09/2019	12/21/2019	Total Hours	Resident Hrs / %	POC Hrs / %	Female Hrs / %	Emps.	Res.	POC	Fem.
14	Iron Worker				1,210.0	516.0 42.6%	543.0 44.9%	179.0 14.8%	13	5	5	2
Totals:					1,210.0	516.0 42.6%	543.0 44.9%	179.0 14.8%	13	5	5	2
BOSS STEEL INC.		12443	12/15/2019	12/22/2019	Total Hours	Resident Hrs / %	POC Hrs / %	Female Hrs / %	Emps.	Res.	POC	Fem.
14	Iron Worker				48.0	12.0 25.0%	0.0 0.0%	12.0 25.0%	4	1	0	1
Totals:					48.0	12.0 25.0%	0.0 0.0%	12.0 25.0%	4	1	0	1
E. M. DUGGAN INC.		478	12/08/2019	12/22/2019	Total Hours	Resident Hrs / %	POC Hrs / %	Female Hrs / %	Emps.	Res.	POC	Fem.
21	Pipefitter				8.0	0.0 0.0%	0.0 0.0%	0.0 0.0%	1	0	0	0
43	Sprinkler Fitter				2.0	0.0 0.0%	0.0 0.0%	0.0 0.0%	1	0	0	0
Totals:					10.0	0.0 0.0%	0.0 0.0%	0.0 0.0%	2	0	0	0

PROJECT STATISTICAL REPORT

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

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GC: SUFFOLK CONSTRUCTION CO. -- ID: 9035

Date Range: 11/05/2018 - 01/02/2020

Worked on Project

BRJP Report #8

EAST COAST SLURRY CO.		10497	11/05/2018	Total Hours	Resident Hrs / %	POC Hrs / %	Female Hrs / %	Emps.	Res.	POC	Fem.
10	Equipment Operator		12/09/2019	23,676.0	9,115.5 38.5%	5,482.0 23.2%	6,049.0 25.5%	22	5	6	7
15	Laborer			11,991.5	8,337.0 69.5%	3,593.0 30.0%	2,550.0 21.3%	14	7	5	1
20	Piledriver			4,471.0	1,456.5 32.6%	331.5 7.4%	0.0 0.0%	19	4	4	0
Totals:				40,138.5	18,909.0 47.1%	9,406.5 23.4%	8,599.0 21.4%	55	16	15	8
HERITAGE RESTORATION IN		2508	10/19/2019	Total Hours	Resident Hrs / %	POC Hrs / %	Female Hrs / %	Emps.	Res.	POC	Fem.
02	Bricklayer		12/21/2019	220.0	72.0 32.7%	102.0 46.4%	0.0 0.0%	12	3	4	0
15	Laborer			99.0	35.0 35.4%	43.0 43.4%	0.0 0.0%	5	1	2	0
Totals:				319.0	107.0 33.5%	145.0 45.5%	0.0 0.0%	17	4	6	0
K & H ELECTRICAL SYSTEMS		130	12/06/2019	Total Hours	Resident Hrs / %	POC Hrs / %	Female Hrs / %	Emps.	Res.	POC	Fem.
08	Electrician		12/20/2019	136.0	56.0 41.2%	8.0 5.9%	0.0 0.0%	3	2	1	0
Totals:				136.0	56.0 41.2%	8.0 5.9%	0.0 0.0%	3	2	1	0
LIBERTY CONST. SERVICES		10644	02/10/2019	Total Hours	Resident Hrs / %	POC Hrs / %	Female Hrs / %	Emps.	Res.	POC	Fem.
03	Carpenter		12/22/2019	470.0	77.0 16.4%	77.0 16.4%	77.0 16.4%	2	1	1	1
15	Laborer			6,456.5	2,998.0 46.4%	2,433.0 37.7%	1,612.5 25.0%	10	4	4	1
Totals:				6,926.5	3,075.0 44.4%	2,510.0 36.2%	1,689.5 24.4%	12	5	5	2
MARR SCAFFOLDING COMP		2620	02/10/2019	Total Hours	Resident Hrs / %	POC Hrs / %	Female Hrs / %	Emps.	Res.	POC	Fem.
15	Laborer		03/03/2019	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

GC: SUFFOLK CONSTRUCTION CO. -- ID: 9035
 Worked on Project

Date Range: 11/05/2018 - 01/02/2020

BRJP Report #8

S & F CONCRETE		13	10/19/2019	12/21/2019	Total Hours	Resident Hrs / %	POC Hrs / %	Female Hrs / %	Emps.	Res.	POC	Fem.
03	Carpenter				1,696.0	650.5 38.4%	650.5 38.4%	169.5 10.0%	27	9	9	3
04	Cement Finisher				117.5	0.0 0.0%	41.5 35.3%	0.0 0.0%	8	0	4	0
10	Equipment Operator				173.0	0.0 0.0%	0.0 0.0%	0.0 0.0%	11	0	0	0
15	Laborer				1,550.5	337.5 21.8%	216.0 13.9%	0.0 0.0%	32	4	8	0
S & F CONCRETE					Totals:	988.0 27.9%	908.0 25.7%	169.5 4.8%	78	13	21	3
SOUTH COAST STEEL LLC.		12330	12/01/2018	10/26/2019	Total Hours	Resident Hrs / %	POC Hrs / %	Female Hrs / %	Emps.	Res.	POC	Fem.
14	Iron Worker				9,133.0	3,310.0 36.2%	3,851.0 42.2%	262.5 2.9%	35	9	17	2
SOUTH COAST STEEL LLC.					Totals:	3,310.0 36.2%	3,851.0 42.2%	262.5 2.9%	35	9	17	2
Project Totals:					65,668.0	27,714.0 42.2%	18,053.5 27.5%	11,424.0 17.4%	265	63	78	21

Date Range: 11/05/2018 - 01/02/2020

BRJP Report #7

	Total Hours	Resident Hrs / %	POC Hrs / %	Female Hrs / %	Emps	Resident	POC	Female
Bricklayer								
Contractor: HERITAGE RESTORATION IN	220.0	72.0 32.7%	102.0 46.4%	0.0 0.0%	12	3	4	0
Trade Totals	220.0	72.0 32.7%	102.0 46.4%	0.0 0.0%	12	3	4	0

	Total Hours	Resident Hrs / %	POC Hrs / %	Female Hrs / %	Emps	Resident	POC	Female
Carpenter								
Contractor: LIBERTY CONST. SERVICES	470.0	77.0 16.4%	77.0 16.4%	77.0 16.4%	2	1	1	1
Contractor: S & F CONCRETE	1,696.0	650.5 38.4%	650.5 38.4%	169.5 10.0%	27	9	9	3
Trade Totals	2,166.0	727.5 33.6%	727.5 33.6%	246.5 11.4%	29	10	10	4

	Total Hours	Resident Hrs / %	POC Hrs / %	Female Hrs / %	Emps	Resident	POC	Female
Cement Finisher								
Contractor: S & F CONCRETE	117.5	0.0 0.0%	41.5 35.3%	0.0 0.0%	8	0	4	0
Trade Totals	117.5	0.0 0.0%	41.5 35.3%	0.0 0.0%	8	0	4	0

	Total Hours	Resident Hrs / %	POC Hrs / %	Female Hrs / %	Emps	Resident	POC	Female
Electrician								
Contractor: K & H ELECTRICAL SYSTEMS	136.0	56.0 41.2%	8.0 5.9%	0.0 0.0%	3	2	1	0
Trade Totals	136.0	56.0 41.2%	8.0 5.9%	0.0 0.0%	3	2	1	0

	Total Hours	Resident Hrs / %	POC Hrs / %	Female Hrs / %	Emps	Resident	POC	Female
Equipment Operator								
Contractor: A. A. WILL CORPORATION	1,640.5	72.0 4.4%	106.5 6.5%	72.0 4.4%	13	1	3	1
Contractor: AMQUIP CRANE RENTALL LL	195.0	0.0 0.0%	7.0 3.6%	0.0 0.0%	5	0	1	0
Contractor: EAST COAST SLURRY CO.	23,676.0	9,115.5 38.5%	5,482.0 23.2%	6,049.0 25.5%	22	5	6	7
Contractor: S & F CONCRETE	173.0	0.0 0.0%	0.0 0.0%	0.0 0.0%	11	0	0	0
Trade Totals	25,684.5	9,187.5 35.8%	5,595.5 21.8%	6,121.0 23.8%	51	6	10	8

Date Range: 11/05/2018 - 01/02/2020

BRJP Report #7

	Total Hours	Resident Hrs / %	POC Hrs / %	Female Hrs / %	Empls	Resident	POC	Female
Iron Worker								
Contractor: AZTEC STEEL INC.	1,210.0	516.0 42.6%	543.0 44.9%	179.0 14.8%	13	5	5	2
Contractor: BOSS STEEL INC.	48.0	12.0 25.0%	0.0 0.0%	12.0 25.0%	4	1	0	1
Contractor: SOUTH COAST STEEL LLC.	9,133.0	3,310.0 36.2%	3,851.0 42.2%	262.5 2.9%	35	9	17	2
Trade Totals	10,391.0	3,838.0 36.9%	4,394.0 42.3%	453.5 4.4%	52	15	22	5

Laborer								
Contractor: A. A. WILL CORPORATION	1,609.5	308.0 19.1%	568.5 35.3%	306.5 19.0%	18	3	4	1
Contractor: EAST COAST SLURRY CO.	11,991.5	8,337.0 69.5%	3,593.0 30.0%	2,550.0 21.3%	14	7	5	1
Contractor: HERITAGE RESTORATION IN	99.0	35.0 35.4%	43.0 43.4%	0.0 0.0%	5	1	2	0
Contractor: LIBERTY CONST. SERVICES	6,456.5	2,998.0 46.4%	2,433.0 37.7%	1,612.5 25.0%	10	4	4	1
Contractor: MARR SCAFFOLDING COMPA	406.0	254.0 62.6%	0.0 0.0%	0.0 0.0%	4	3	0	0
Contractor: S & F CONCRETE	1,550.5	337.5 21.8%	216.0 13.9%	0.0 0.0%	32	4	8	0
Trade Totals	22,113.0	12,269.5 55.5%	6,853.5 31.0%	4,469.0 20.2%	83	22	23	3

Oiler								
Contractor: AMQUIP CRANE RENTALL LL	134.0	0.0 0.0%	0.0 0.0%	134.0 100.0%	1	0	0	1
Trade Totals	134.0	0.0 0.0%	0.0 0.0%	134.0 100.0%	1	0	0	1

Piledriver								
Contractor: A. A. WILL CORPORATION	225.0	107.0 47.6%	0.0 0.0%	0.0 0.0%	5	1	0	0
Contractor: EAST COAST SLURRY CO.	4,471.0	1,456.5 32.6%	331.5 7.4%	0.0 0.0%	19	4	4	0
Trade Totals	4,696.0	1,563.5 33.3%	331.5 7.1%	0.0 0.0%	24	5	4	0

Date Range: 11/05/2018 - 01/02/2020

BRJP Report #7

	Total Hours	Resident Hrs / %	POC Hrs / %	Female Hrs / %	Empls	Resident	POC	Female
Pipefitter								
Contractor: E. M. DUGGAN INC.	8.0	0.0 0.0%	0.0 0.0%	0.0 0.0%	1	0	0	0
Trade Totals	8.0	0.0 0.0%	0.0 0.0%	0.0 0.0%	1	0	0	0

	Total Hours	Resident Hrs / %	POC Hrs / %	Female Hrs / %	Empls	Resident	POC	Female
Sprinkler Fitter								
Contractor: E. M. DUGGAN INC.	2.0	0.0 0.0%	0.0 0.0%	0.0 0.0%	1	0	0	0
Trade Totals	2.0	0.0 0.0%	0.0 0.0%	0.0 0.0%	1	0	0	0
PROJECT TOTALS	65,668.0	27,714.0 42.2%	18,053.5 27.5%	11,424.0 17.4%	265	63	78	21

CONTRACTOR STATISTICAL REPORT

Date Range: 11/05/2018 - 01/02/2020

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Contractor: **EAST COAST SLURRY CO.**

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Cont ID: 10497

Worked on Project

BRJP Report #5

PROJECTS

Project	Period	Total Hours	Resident Hrs / %	POC Hrs / %	Female Hrs / %	Emps.	Res.	POC	Fem.
SEAPORT BLOCK L4	02/18/2019								
10395	04/22/2019								
Equipment Operator		2,393.5	0.0 0.0%	0.0 0.0%	406.5 17.0%	10	0	0	2
Laborer		2,798.0	1,059.5 37.9%	579.5 20.7%	0.0 0.0%	12	5	4	0
Piledriver		1,432.0	0.0 0.0%	0.0 0.0%	0.0 0.0%	9	0	0	0
SEAPORT BLOCK L4	Totals:	6,623.5	1,059.5 16.0%	579.5 8.7%	406.5 6.1%	31	5	4	2
WINTHROP CENTER	11/05/2018								
10284	12/09/2019								
Equipment Operator		23,676.0	9,115.5 38.5%	5,482.0 23.2%	6,049.0 25.5%	22	5	6	7
Laborer		11,991.5	8,337.0 69.5%	3,593.0 30.0%	2,550.0 21.3%	14	7	5	1
Piledriver		4,471.0	1,456.5 32.6%	331.5 7.4%	0.0 0.0%	19	4	4	0
WINTHROP CENTER	Totals:	40,138.5	18,909.0 47.1%	9,406.5 23.4%	8,599.0 21.4%	55	16	15	8
Contractor Totals									
EAST COAST SLURRY CO.	Totals:	46,762.0	19,968.5 42.7%	9,986.0 21.4%	9,005.5 19.3%	86	21	19	10

CONTRACTOR STATISTICAL REPORT

Date Range: 11/05/2018 - 01/02/2020

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Contractor: **SOUTH COAST STEEL LLC.**

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Cont ID: 12330

Worked on Project

BRJP Report #5

PROJECTS

GE NECCO BUILDING PROJECT 10066	02/17/2018 04/13/2019	Total Hours	Resident Hrs / %	POC Hrs / %	Female Hrs / %	Emps.	Res.	POC	Fem.
Iron Worker		726.5	136.0 18.7%	280.0 38.5%	106.0 14.6%	22	3	10	1
GE NECCO BUILDING PROJECT	Totals:	726.5	136.0 18.7%	280.0 38.5%	106.0 14.6%	22	3	10	1
OMNI HOTEL 10290	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
TWO DRYDOCK 10229	09/01/2018 07/13/2019	Total Hours	Resident Hrs / %	POC Hrs / %	Female Hrs / %	Emps.	Res.	POC	Fem.
Iron Worker		2,254.0	240.5 10.7%	1,025.0 45.5%	127.5 5.7%	26	3	12	1
TWO DRYDOCK	Totals:	2,254.0	240.5 10.7%	1,025.0 45.5%	127.5 5.7%	26	3	12	1
WINTHROP CENTER 10284	12/01/2018 10/26/2019	Total Hours	Resident Hrs / %	POC Hrs / %	Female Hrs / %	Emps.	Res.	POC	Fem.
Iron Worker		9,133.0	3,310.0 36.2%	3,851.0 42.2%	262.5 2.9%	35	9	17	2
WINTHROP CENTER	Totals:	9,133.0	3,310.0 36.2%	3,851.0 42.2%	262.5 2.9%	35	9	17	2
Contractor Totals		Total Hours	Resident Hrs / %	POC Hrs / %	Female Hrs / %	Emps.	Res.	POC	Fem.
SOUTH COAST STEEL LLC.	Totals:	13,869.0	4,103.0 29.6%	5,940.0 42.8%	540.0 3.9%	106	19	46	6

CONTRACTOR STATISTICAL REPORT

Date Range: 11/05/2018 - 01/02/2020

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Contractor: **LIBERTY CONST. SERVICES**

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Cont ID: 10644 Worked on

PROJECTS

Project

BRJP Report #5

Project	Start Date	Total Hours	Resident Hrs / %	POC Hrs / %	Female Hrs / %	Emps.	Res.	POC	Fem.		
BOSTON CHILDREN'S HOSPITAL CLINI 10062	06/18/2017	Total Hours									
	12/01/2019	6,239.5	3,039.0 48.7%	1,648.0 26.4%	0.0 0.0%	12	4	2	0		
		12,792.0	2,826.0 22.1%	5,446.0 42.6%	1,154.0 9.0%	62	14	26	7		
Totals:		19,031.5	5,865.0 30.8%	7,094.0 37.3%	1,154.0 6.1%	74	18	28	7		
BOSTON MEDICAL CENTER MENINO A 9640	06/15/2014	Total Hours									
	12/23/2018	266.0	0.0 0.0%	0.0 0.0%	0.0 0.0%	2	0	0	0		
		2,184.0	1,584.0 72.5%	509.0 23.3%	289.0 13.2%	17	10	6	2		
Totals:		2,450.0	1,584.0 64.7%	509.0 20.8%	289.0 11.8%	19	10	6	2		
MARINE WHARF 10247	12/02/2018	Total Hours									
	12/01/2019	16,884.0	3,614.0 21.4%	2,845.5 16.9%	445.5 2.6%	68	16	20	3		
		176.5	0.0 0.0%	0.0 0.0%	0.0 0.0%	3	0	0	0		
Totals:		14,807.5	5,383.0 36.4%	5,011.0 33.8%	1,265.5 8.5%	92	24	36	5		
MARINE WHARF	Totals:		31,868.0	8,997.0 28.2%	7,856.5 24.7%	1,711.0 5.4%	163	40	56	8	
	ONE DALTON STREET 9728	02/22/2015	Total Hours								
		11/10/2019	7,525.0	320.0 4.3%	208.0 2.8%	661.0 8.8%	21	4	2	1	
		58,381.0	13,978.5 23.9%	7,550.5 12.9%	1,753.0 3.0%	98	18	26	2		
Totals:		1,326.5	279.0 21.0%	442.0 33.3%	0.0 0.0%	5	1	2	0		
Taper	Totals:		152.0	152.0 100.0%	152.0 100.0%	0.0 0.0%	1	1	1	0	
	ONE DALTON STREET	Totals:		67,384.5	14,729.5 21.9%	8,352.5 12.4%	2,414.0 3.6%	125	24	31	3

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PROJECTS

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Project	Start Date	End Date	Total Hours	Resident Hrs / %	POC Hrs / %	Female Hrs / %	Emps.	Res.	POC	Fem.	
ORIENT HEIGHTS PHASE TWO 10291	01/20/2019 12/22/2019		Total Hours	4,929.0	3,698.0 75.0%	1,677.0 34.0%	1,027.0 20.8%	13	4	3	2
			Laborer	4,929.0	3,698.0 75.0%	1,677.0 34.0%	1,027.0 20.8%	13	4	3	2
			Totals:	4,929.0	3,698.0 75.0%	1,677.0 34.0%	1,027.0 20.8%	13	4	3	2
PARCEL K - HOTEL 10254	12/09/2018 12/22/2019		Total Hours	1,793.0	407.0 22.7%	84.0 4.7%	72.0 4.0%	22	6	3	2
			Carpenter	1,793.0	407.0 22.7%	84.0 4.7%	72.0 4.0%	22	6	3	2
			Cement Finisher	171.0	0.0 0.0%	0.0 0.0%	0.0 0.0%	3	0	0	0
Laborer	15,797.5	6,141.5 38.9%	5,887.5 37.3%	3,882.0 24.6%	68	25	24	3			
Totals:	17,761.5	6,548.5 36.9%	5,971.5 33.6%	3,954.0 22.3%	93	31	27	5			
PARCEL K-GARAGE / RESIDENTIAL 10132	02/04/2018 12/08/2019		Total Hours	250.0	0.0 0.0%	250.0 100.0%	0.0 0.0%	1	0	1	0
			Asbestos Worker	250.0	0.0 0.0%	250.0 100.0%	0.0 0.0%	1	0	1	0
			Carpenter	16,455.5	3,451.5 21.0%	5,330.0 32.4%	1,617.0 9.8%	73	17	21	5
Cement Finisher	216.0	0.0 0.0%	0.0 0.0%	0.0 0.0%	6	0	0	0			
Cement Laborer	117.0	0.0 0.0%	0.0 0.0%	0.0 0.0%	1	0	0	0			
Laborer	30,420.5	9,600.0 31.6%	11,052.0 36.3%	2,038.0 6.7%	108	33	40	8			
Totals:	47,459.0	13,051.5 27.5%	6,632.0 35.0%	3,655.0 7.7%	189	50	62	13			
WINTHROP CENTER 10284	02/10/2019 12/22/2019		Total Hours	470.0	77.0 16.4%	77.0 16.4%	77.0 16.4%	2	1	1	1
			Carpenter	470.0	77.0 16.4%	77.0 16.4%	77.0 16.4%	2	1	1	1
			Laborer	6,456.5	2,998.0 46.4%	2,433.0 37.7%	1,612.5 25.0%	10	4	4	1
Totals:	6,926.5	3,075.0 44.4%	2,510.0 36.2%	1,689.5 24.4%	12	5	5	2			

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Contractor Totals	Total Hours	Resident Hrs / %	POC Hrs / %	Female Hrs / %	Emps.	Res.	POC	Fem.
LIBERTY CONST. SERVICES	Totals: 197,810.0	57,548.5 29.1%	50,602.5 25.6%	15,893.5 8.0%	688	182	218	42

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PROJECTS

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Project	Start Date	Total Hours	Resident Hrs / %	POC Hrs / %	Female Hrs / %	Emps.	Res.	POC	Fem.
321 HARRISON AVE. 10307	05/11/2019	Total Hours							
	12/21/2019	5,171.0	1,228.0 23.7%	853.0 16.5%	358.0 6.9%	24	7	6	1
		320.0	8.0 2.5%	8.0 2.5%	0.0 0.0%	14	1	1	0
		6,161.5	2,513.5 40.8%	2,414.5 39.2%	0.0 0.0%	45	6	17	0
		865.5	416.0 48.1%	784.5 90.6%	360.0 41.6%	7	1	4	2
Totals:		12,518.0	4,165.5 33.3%	4,060.0 32.4%	718.0 5.7%	90	15	28	3
BOSTON CHILDREN'S HOSPITAL CLINI 10062	07/15/2017	Total Hours							
	12/07/2019	14,358.0	6,281.0 43.7%	7,214.0 50.2%	1,743.5 12.1%	86	30	37	5
		1,112.5	0.0 0.0%	0.0 0.0%	0.0 0.0%	13	0	0	0
		19,622.0	5,785.0 29.5%	6,212.0 31.7%	0.0 0.0%	102	13	42	0
		1,961.0	84.0 4.3%	1,205.0 61.4%	21.5 1.1%	36	5	16	2
Totals:		37,053.5	12,150.0 32.8%	4,631.0 39.5%	1,765.0 4.8%	237	48	95	7
GE NECCO BUILDING PROJECT 10066	02/10/2018	Total Hours							
	11/16/2019	860.5	40.0 4.6%	243.5 28.3%	0.0 0.0%	7	1	1	0
		445.0	86.5 19.4%	370.5 83.3%	8.0 1.8%	14	1	6	1
		329.5	0.0 0.0%	0.0 0.0%	0.0 0.0%	13	0	0	0
		4,191.0	667.5 15.9%	1,592.0 38.0%	0.0 0.0%	26	3	10	0
Totals:		45.0	0.0 0.0%	45.0 100.0%	0.0 0.0%	2	0	2	0
GE NECCO BUILDING PROJECT	Totals:	5,871.0	794.0 13.5%	2,251.0 38.3%	8.0 0.1%	62	5	19	1

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Project	Start Date	End Date	Total Hours	Resident Hrs / %	POC Hrs / %	Female Hrs / %	Emps.	Res.	POC	Fem.
MARINE WHARF	07/06/2019	11/30/2019								
10247			Total Hours	Resident Hrs / %	POC Hrs / %	Female Hrs / %	Emps.	Res.	POC	Fem.
Carpenter			3,230.0	977.0 30.2%	1,275.0 39.5%	0.0 0.0%	23	4	8	0
Equipment Operator			219.0	0.0 0.0%	0.0 0.0%	0.0 0.0%	10	0	0	0
Laborer			3,424.0	806.0 23.5%	1,038.5 30.3%	220.0 6.4%	41	4	15	2
Mason			846.5	87.0 10.3%	195.0 23.0%	0.0 0.0%	34	4	11	0
MARINE WHARF			Totals:	1,870.0 24.2%	2,508.5 32.5%	220.0 2.8%	108	12	34	2
MOXY HOTEL	12/23/2017	08/31/2019								
10013			Total Hours	Resident Hrs / %	POC Hrs / %	Female Hrs / %	Emps.	Res.	POC	Fem.
Carpenter			389.5	40.0 10.3%	40.0 10.3%	8.0 2.1%	7	2	2	1
Equipment Operator			97.5	0.0 0.0%	0.0 0.0%	0.0 0.0%	7	0	0	0
Laborer			1,046.5	96.0 9.2%	398.5 38.1%	0.0 0.0%	16	3	4	0
Mason			246.0	204.0 82.9%	221.5 90.0%	0.0 0.0%	6	1	3	0
MOXY HOTEL			Totals:	340.0 19.1%	660.0 37.1%	8.0 0.4%	36	6	9	1
NEW BALANCE SPORTS COMPLEX	05/25/2019	12/21/2019								
10323			Total Hours	Resident Hrs / %	POC Hrs / %	Female Hrs / %	Emps.	Res.	POC	Fem.
Carpenter			8,265.5	1,158.0 14.0%	2,894.5 35.0%	0.0 0.0%	30	3	12	0
Cement Finisher			8.5	0.0 0.0%	8.5 100.0%	0.0 0.0%	1	0	1	0
Equipment Operator			710.0	0.0 0.0%	0.0 0.0%	0.0 0.0%	14	0	0	0
Laborer			7,054.5	3,460.0 49.0%	2,624.5 37.2%	1,028.0 14.6%	50	7	24	1
Mason			324.5	0.0 0.0%	103.0 31.7%	0.0 0.0%	17	0	5	0
NEW BALANCE SPORTS COMPLEX			Totals:	4,618.0 28.2%	5,630.5 34.4%	1,028.0 6.3%	112	10	42	1

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PROJECTS

Project	Start Date	Total Hours	Resident Hrs / %	POC Hrs / %	Female Hrs / %	Emps.	Res.	POC	Fem.	
OMNI HOTEL	01/12/2019									
10290	12/14/2019	Total Hours	Resident Hrs / %	POC Hrs / %	Female Hrs / %	Emps.	Res.	POC	Fem.	
Carpenter		32,210.5	10,388.0 32.3%	10,679.0 33.2%	3,069.0 9.5%	95	28	41	5	
Cement Finisher		3,263.5	753.0 23.1%	1,256.5 38.5%	17.5 0.5%	48	6	20	2	
Equipment Operator		2,428.5	0.0 0.0%	0.0 0.0%	0.0 0.0%	14	0	0	0	
Laborer		34,588.0	9,506.5 27.5%	10,548.0 30.5%	755.0 2.2%	107	18	38	1	
Mason		802.0	604.0 75.3%	740.5 92.3%	0.0 0.0%	7	2	3	0	
OMNI HOTEL		Totals:	73,292.5	21,251.5 29.0%	3,224.0 31.7%	3,841.5 5.2%	271	54	102	8
ONE CONGRESS ST BULFINCH CROSSI	11/09/2019									
10404	12/17/2019	Total Hours	Resident Hrs / %	POC Hrs / %	Female Hrs / %	Emps.	Res.	POC	Fem.	
Carpenter		48.0	32.0 66.7%	16.0 33.3%	16.0 33.3%	3	2	1	1	
Laborer		72.0	0.0 0.0%	24.0 33.3%	0.0 0.0%	5	0	1	0	
ONE CONGRESS ST BULFINCH CROSSI		Totals:	120.0	32.0 26.7%	40.0 33.3%	16.0 13.3%	8	2	2	1
ONE DALTON STREET	01/11/2019									
9728	01/11/2019	Total Hours	Resident Hrs / %	POC Hrs / %	Female Hrs / %	Emps.	Res.	POC	Fem.	
Electrician		2,213.0	818.0 37.0%	563.0 25.4%	112.0 5.1%	59	21	15	3	
ONE DALTON STREET		Totals:	2,213.0	818.0 37.0%	563.0 25.4%	112.0 5.1%	59	21	15	3
ONE POST OFFICE SQAURE	10/19/2019									
10363	12/21/2019	Total Hours	Resident Hrs / %	POC Hrs / %	Female Hrs / %	Emps.	Res.	POC	Fem.	
Carpenter		198.0	77.0 38.9%	93.0 47.0%	0.0 0.0%	4	1	2	0	
Cement Finisher		48.0	10.0 20.8%	29.0 60.4%	10.0 20.8%	4	1	3	1	
Equipment Operator		7.0	0.0 0.0%	0.0 0.0%	0.0 0.0%	2	0	0	0	
Laborer		171.0	0.0 0.0%	16.0 9.4%	0.0 0.0%	7	0	2	0	
ONE POST OFFICE SQAURE		Totals:	424.0	87.0 20.5%	138.0 32.5%	10.0 2.4%	17	2	7	1

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Parcel / Project	Period	Total Hours	Resident Hrs / %	POC Hrs / %	Female Hrs / %	Emps.	Res.	POC	Fem.
PARCEL E FAN PIER 10424	10/12/2019 12/14/2019								
		Total Hours	Resident Hrs / %	POC Hrs / %	Female Hrs / %	Emps.	Res.	POC	Fem.
Carpenter		2,026.5	306.5 15.1%	1,029.5 50.8%	152.5 7.5%	21	5	9	1
Equipment Operator		174.0	0.0 0.0%	0.0 0.0%	0.0 0.0%	8	0	0	0
Laborer		1,732.5	648.0 37.4%	435.0 25.1%	0.0 0.0%	22	4	9	0
Mason		24.0	8.0 33.3%	20.5 85.4%	0.0 0.0%	4	1	3	0
PARCEL E FAN PIER		Totals:	962.5 24.3%	1,485.0 37.5%	152.5 3.9%	55	10	21	1
PARCEL K-GARAGE / RESIDENTIAL 10132	07/13/2019 12/07/2019								
		Total Hours	Resident Hrs / %	POC Hrs / %	Female Hrs / %	Emps.	Res.	POC	Fem.
Carpenter		1,172.5	70.0 6.0%	417.5 35.6%	0.0 0.0%	15	2	9	0
Equipment Operator		143.0	0.0 0.0%	0.0 0.0%	0.0 0.0%	10	0	0	0
Laborer		2,595.5	1,201.5 46.3%	359.5 13.9%	497.0 19.1%	29	5	6	1
Mason		351.5	0.0 0.0%	51.0 14.5%	0.0 0.0%	11	0	2	0
PARCEL K-GARAGE / RESIDENTIAL		Totals:	1,271.5 29.8%	828.0 19.4%	497.0 11.7%	65	7	17	1
PARCEL M1 & M2 10061	07/29/2017 12/21/2019								
		Total Hours	Resident Hrs / %	POC Hrs / %	Female Hrs / %	Emps.	Res.	POC	Fem.
Carpenter		5,315.5	2,314.5 43.5%	3,161.5 59.5%	496.0 9.3%	30	5	13	1
Equipment Operator		545.5	0.0 0.0%	0.0 0.0%	0.0 0.0%	13	0	0	0
Laborer		7,963.0	1,360.5 17.1%	3,373.5 42.4%	0.0 0.0%	55	1	24	0
Mason		2,262.0	343.0 15.2%	1,686.5 74.6%	410.0 18.1%	36	3	16	2
PARCEL M1 & M2		Totals:	4,018.0 25.0%	8,221.5 51.1%	906.0 5.6%	134	9	53	3

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PROJECTS	Worked on Project	Total Hours	Resident Hrs / %	POC Hrs / %	Female Hrs / %	Emps.	Res.	POC	Fem.
RESIDENTIAL TOWER AT BULFINCH C	03/10/2018 12/21/2019								
10099		Total Hours	Resident Hrs / %	POC Hrs / %	Female Hrs / %	Emps.	Res.	POC	Fem.
Carpenter		63,785.0	25,997.0 40.8%	29,372.5 46.0%	9,182.5 14.4%	128	44	48	12
Cement Finisher		4,427.5	139.0 3.1%	1,710.0 38.6%	453.0 10.2%	28	2	9	1
Equipment Operator		3,142.5	0.0 0.0%	0.0 0.0%	0.0 0.0%	15	0	0	0
Laborer		65,986.5	9,117.0 13.8%	24,505.0 37.1%	2,637.5 4.0%	108	14	45	5
Mason		176.0	15.5 8.8%	99.0 56.3%	0.0 0.0%	9	1	6	0
RESIDENTIAL TOWER AT BULFINCH C	Totals:	137,517.5	35,268.5 25.6%	5,686.5 40.5%	12,273.0 8.9%	288	61	108	18
SEAPORT BLOCK L4	07/20/2019 12/21/2019								
10395		Total Hours	Resident Hrs / %	POC Hrs / %	Female Hrs / %	Emps.	Res.	POC	Fem.
Carpenter		235.0	17.0 7.2%	105.5 44.9%	0.0 0.0%	12	2	7	0
Equipment Operator		85.0	0.0 0.0%	0.0 0.0%	0.0 0.0%	6	0	0	0
Laborer		237.0	57.0 24.1%	162.0 68.4%	0.0 0.0%	16	2	7	0
Mason		23.0	0.0 0.0%	4.5 19.6%	0.0 0.0%	4	0	1	0
SEAPORT BLOCK L4	Totals:	580.0	74.0 12.8%	272.0 46.9%	0.0 0.0%	38	4	15	0
TWO DRYDOCK	09/01/2018 12/21/2019								
10229		Total Hours	Resident Hrs / %	POC Hrs / %	Female Hrs / %	Emps.	Res.	POC	Fem.
Carpenter		2,503.0	837.0 33.4%	941.0 37.6%	0.0 0.0%	8	1	2	0
Cement Finisher		986.5	8.0 0.8%	457.0 46.3%	0.0 0.0%	18	1	7	0
Equipment Operator		361.0	0.0 0.0%	0.0 0.0%	0.0 0.0%	10	0	0	0
Laborer		3,730.5	0.0 0.0%	1,458.0 39.1%	0.0 0.0%	31	0	13	0
Mason		57.5	0.0 0.0%	34.0 59.1%	0.0 0.0%	5	0	3	0
TWO DRYDOCK	Totals:	7,638.5	845.0 11.1%	2,890.0 37.8%	0.0 0.0%	72	2	25	0

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PROJECTS

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	10/19/2019 12/21/2019	Total Hours	Resident Hrs / %	POC Hrs / %	Female Hrs / %	Emps.	Res.	POC	Fem.
WINTHROP CENTER									
10284									
Carpenter		1,696.0	650.5 38.4%	650.5 38.4%	169.5 10.0%	27	9	9	3
Cement Finisher		117.5	0.0 0.0%	41.5 35.3%	0.0 0.0%	8	0	4	0
Equipment Operator		173.0	0.0 0.0%	0.0 0.0%	0.0 0.0%	11	0	0	0
Laborer		1,550.5	337.5 21.8%	216.0 13.9%	0.0 0.0%	32	4	8	0
WINTHROP CENTER		Totals:	988.0 27.9%	908.0 25.7%	169.5 4.8%	78	13	21	3
Contractor Totals		Total Hours	Resident Hrs / %	POC Hrs / %	Female Hrs / %	Emps.	Res.	POC	Fem.
S & F CONCRETE		Totals:	95,190.5 26.2%	139,613.0 38.4%	23,448.0 6.4%	1,987	308	711	63

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Contractor: **A. A. WILL CORPORATION**

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PROJECTS

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PROJECTS	Worked on Project	Total Hours	Resident Hrs / %	POC Hrs / %	Female Hrs / %	Emps.	Res.	POC	Fem.
BUILDING H AT NORTH POINT 10311	02/04/2019 12/23/2019	Total Hours	Resident Hrs / %	POC Hrs / %	Female Hrs / %	Emps.	Res.	POC	Fem.
Equipment Operator		1,529.5	895.0 58.5%	1,118.5 73.1%	895.0 58.5%	14	1	5	1
Laborer		3,285.0	0.0 0.0%	2,894.5 88.1%	0.0 0.0%	10	0	5	0
Piledriver		5,828.0	3,493.5 59.9%	3,163.0 54.3%	354.0 6.1%	20	7	7	2
Totals:		10,642.5	4,388.5 41.2%	7,176.0 67.4%	1,249.0 11.7%	44	8	17	3
PARCEL E FAN PIER 10424	08/05/2019 12/23/2019	Total Hours	Resident Hrs / %	POC Hrs / %	Female Hrs / %	Emps.	Res.	POC	Fem.
Equipment Operator		2,320.5	0.0 0.0%	12.0 0.5%	0.0 0.0%	18	0	1	0
Laborer		2,841.5	1,294.5 45.6%	734.0 25.8%	0.0 0.0%	16	5	3	0
Piledriver		152.0	76.0 50.0%	84.0 55.3%	0.0 0.0%	7	2	2	0
Totals:		5,314.0	1,370.5 25.8%	830.0 15.6%	0.0 0.0%	41	7	6	0
PARCEL G AT NORTH POINT 10335	04/22/2019 12/16/2019	Total Hours	Resident Hrs / %	POC Hrs / %	Female Hrs / %	Emps.	Res.	POC	Fem.
Equipment Operator		2,767.0	112.0 4.0%	172.0 6.2%	112.0 4.0%	12	1	2	1
Laborer		1,816.0	0.0 0.0%	523.5 28.8%	0.0 0.0%	10	0	2	0
Piledriver		2,345.0	1,395.5 59.5%	1,641.5 70.0%	0.0 0.0%	16	6	7	0
Totals:		6,928.0	1,507.5 21.8%	2,337.0 33.7%	112.0 1.6%	38	7	11	1
PIER 4 PHASE 3 CONDO BLDG. 10075	10/15/2018 05/06/2019	Total Hours	Resident Hrs / %	POC Hrs / %	Female Hrs / %	Emps.	Res.	POC	Fem.
Equipment Operator		779.0	0.0 0.0%	0.0 0.0%	0.0 0.0%	12	0	0	0
Laborer		1,505.5	428.5 28.5%	24.0 1.6%	0.0 0.0%	11	1	1	0
Piledriver		8.5	0.0 0.0%	0.0 0.0%	0.0 0.0%	2	0	0	0
Totals:		2,293.0	428.5 18.7%	24.0 1.0%	0.0 0.0%	25	1	1	0

CONTRACTOR STATISTICAL REPORT

Date Range: 11/05/2018 - 01/02/2020

1/2/2020 2:08:26 PM

Contractor: **A. A. WILL CORPORATION**

PAGE 2

Cont ID: 844

PROJECTS

Worked on Project

BRJP Report #5

SEAPORT BLOCK L4	12/17/2018 10395	12/23/2019	Total Hours	Resident Hrs / %	POC Hrs / %	Female Hrs / %	Emps.	Res.	POC	Fem.
Equipment Operator			10,107.5	9.0 0.1%	710.0 7.0%	70.5 0.7%	41	1	3	2
Laborer			8,849.5	4,048.5 45.7%	739.0 8.4%	0.0 0.0%	25	6	4	0
Piledriver			19,389.0	3,770.0 19.4%	3,134.5 16.2%	1,709.0 8.8%	47	10	8	3
Totals:			38,346.0	7,827.5 20.4%	4,563.5 12.0%	1,779.5 4.6%	113	17	15	5
WINTHROP CENTER	09/09/2019 10284	12/23/2019	Total Hours	Resident Hrs / %	POC Hrs / %	Female Hrs / %	Emps.	Res.	POC	Fem.
Equipment Operator			1,640.5	72.0 4.4%	106.5 6.5%	72.0 4.4%	13	1	3	1
Laborer			1,609.5	308.0 19.1%	568.5 35.3%	306.5 19.0%	18	3	4	1
Piledriver			225.0	107.0 47.6%	0.0 0.0%	0.0 0.0%	5	1	0	0
Totals:			3,475.0	487.0 14.0%	675.0 19.4%	378.5 10.9%	36	5	7	2
Contractor Totals			Total Hours	Resident Hrs / %	POC Hrs / %	Female Hrs / %	Emps.	Res.	POC	Fem.
A. A. WILL CORPORATION			66,998.5	16,009.5 23.9%	15,625.5 23.3%	3,519.0 5.3%	297	45	57	11

A.A. WILL CORPORATION

GENERAL CONTRACTOR



July 2, 2019

Lyle Hamm, Director
New England Carpenters Training Fund
13 Holman Road
Millbury, MA 01527

RE: Winthrop Center Project, 115 Federal St. Boston, MA

Dear Mr. Hamm:

As you may be aware, projects throughout Massachusetts have been challenged to employ minorities and females at a greater percentage. As such, it has been difficult, if not impossible, to achieve the workforce goals and requirements, especially in the female category. Research has shown, when you increase female participation then minority participation will also increase.

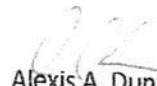
I am writing to implore your Committee to review the applicant pool, seek to increase the outreach to Boston neighborhoods, minorities and women and give favorable consideration to acceptance of Boston residents, women and minorities at a greater rate into the Apprenticeship program.

Because we have been unable to provide an adequate number of Boston residents, women and minorities, we are faced with corrective action measures and penalties from Owners, Regulatory Agencies and Construction Managers.

The workforce goals in Boston have increased to 51% Boston Residents, 40% Minorities and 12% Females. The Winthrop Center Project, which will soon be the largest project in New England, will be required to meet these goals. As we prepare for The Winthrop Square Project, we not only want to meet the identified goals, but to exceed them and we need your help to do so.

Please make every effort to address these deficits and know that we are your partner in this endeavor.

Sincerely,


Alexis A. Dunn, Esq.

CC: callen@suffolk.com, Suffolk Trade Partner Diversity and Community Outreach Officer
shelley@inorderbusiness.com, Suffolk Diversity Consultant at Winthrop Center Project

From: [Alexis Dunn](#)
To: ["office@local4training.org"](mailto:office@local4training.org)
Bcc: ["shelley@inorderbusiness.com"](mailto:shelley@inorderbusiness.com)
Subject: Winthrop Center Project, 115 Federal St. Boston, MA
Date: Tuesday, July 02, 2019 11:57:00 AM

Dear Mr. Gaffny:

As you may be aware, projects throughout Massachusetts have been challenged to employ minorities and females at a greater percentage. As such, it has been difficult, if not impossible, to achieve the workforce goals and requirements, especially in the female category. Research has shown, when you increase female participation then minority participation will also increase.

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Please make every effort to address these deficits and know that we are your partner in this endeavor.

Sincerely, Alexis Dunn

Alexis Dunn, Esq.

A.A. Will Corporation | East Coast Slurry Company
145 Island Street
Stoughton, MA 02072
(781) 341-4800
aawill.com | eastcoastslurry.com

A.A. WILL CORPORATION

GENERAL CONTRACTOR



July 2, 2019

Mr. Michael Bowes
IUOE Local 4
16 Trotter Drive
Medway, MA 02053

RE: Winthrop Center Project, 115 Federal St. Boston, MA
Workforce Diversity Request

Dear Mr. Bowes:

Please be advised that A.A. Will Corporation entered into a contract with Suffolk Construction for the Winthrop Center Project in Boston and anticipate work to begin on August 1, 2019.

The Winthrop Center Project is an \$800 million high rise in downtown Boston being developed by MP Boston, an affiliate of Millennium Partners. The project has committed to the Mayor to achieve the workforce goals of 51% Boston Residents, 40% Minorities and 12% Females.

As part of our contract we are to provide the current make-up of the tradespeople in the union so that we can provide accurate accounting of the ability of this trade to achieve this requirement. We request that this information be furnished no later than July 19, 2019.

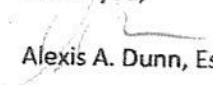
_____ MINORITIES

_____ FEMALES

_____ BOSTON RESIDENTS

If you are unable to fulfill this request, we are required by the Developer to provide documentation that you are unable to fulfill the request.

Thank you,


Alexis A. Dunn, Esq.

cc. callen@suffolk.com, Suffolk Trade Partner Diversity and Community Outreach Officer
shelley@inorderbusiness.com, Suffolk Diversity Consultant at Winthrop Center Project

A.A. WILL CORPORATION

GENERAL CONTRACTOR



July 2, 2019

Mr. David Borrus
Pile Drivers Local 56
750 Dorchester Avenue, Suite 3200
Boston, MA, 02125

RE: Winthrop Center Project, 115 Federal St. Boston, MA
Workforce Diversity Request

Dear Mr. Borrus:

Please be advised that A.A. Will Corporation entered into a contract with Suffolk Construction for the Winthrop Center Project in Boston and anticipate work to begin on August 1, 2019.

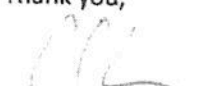
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_____ MINORITIES
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_____ BOSTON RESIDENTS

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Thank you,


Alexis A. Dunn, Esq.

cc. callen@suffolk.com, Suffolk Trade Partner Diversity and Community Outreach Officer
shelley@inorderbusiness.com, Suffolk Diversity Consultant at Winthrop Center Project

New England Carpenters Training Fund

Millbury Training Center

13 Holman Road
Millbury, MA 01527
Phone: (508) 792-5443
Fax: (508) 752-5762



Thomas Fischer
Executive Director

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Bruce Lydem
David Minasian
Rile Rhodes
Mike Shanahan

July 26, 2019

Alexis Dunn, Esq.
A.A. Will Corporation
145 Island Street
Stoughton, MA 02072

RE: Winthrop Center Project, 115 Federal Street Boston, MA

Dear Ms. Dunn:

I would like to thank you for reaching out to me on this important topic. Having taken the position as Executive Director of The New England Carpenters Training Fund 12 months ago after spending 20 years in public education as a teacher and administrator, I am acutely aware of the need to recruit, educate and mentor women and minorities into our Apprentice Program.

To that end, we have diversified our presenters and interviewers to mirror the population that we are trying to recruit. Our outreach program, through an initiative called, Career Connections, has grown to 50 schools and pre-apprenticeship programs throughout Massachusetts, Rhode Island and New Hampshire. Ultimately, having the opportunity to speak with young people about opportunities that they may not be aware of, will be part of the long-term solution.

We recently met with The Construction Mentoring Program out of Boston to see how we could join forces in getting women and people of color interested in careers in the construction field. Along with their help, we were recently able to place a young man of color from Madison Park Highschool out to co-op with a signatory contractor. TCMP has five construction projects in Boston and Cambridge. They are looking to involve the following Career Connection schools: Somerville, Cambridge Ridge & Latin, Medford Highschool, Madison Park, Everett Highschool and Youth Build Boston. We will be working closely with these schools this September.

I would like to extend an invitation to members of your organization to tour our central training facility in Millbury, MA to view our training model.

Sincerely,

Thomas Fischer
Executive Director

WCT Outreach Efforts

May 2019

Mel King Institute

May 29th, Suffolk Trade Partner Diversity Team were guests at the Mel King Institute's "Creating Access and Opportunity for Minority-Owned Businesses and People of Color on Construction Projects" class to discuss best practices at the invitation of Boston Employment Commission Chairman Travis Watson.

June 2019

CREST

MP Boston has again participated in the CREST (Commercial Real Estate Success Training), a program developed by Milton Benjamin and supported by NAIOP and ULI to expose people of color to the real estate industries. MP Boston welcomed Kemi Akande, to an internship program in their office and sponsored an intern for the office of Historic Boston, Inc. a non-profit preservation developer for the summer 2019 term.

Building Pathways Employer Panel

On June 7th, Suffolk participated in Building Pathways Employer Panel with industry colleagues. The panel shared their construction experience with the Building Pathways class and gave insights on succeeding in their careers.

Madison Park Technical Vocational High School Interviews

On June 10th, Suffolk and Liberty interviewed four juniors to discuss career opportunities. Three of the students have been referred to mentors in the fields they would like to pursue.

Historic Boston Inc. (HBI)

On June 20th, MP Boston and Suffolk participated in a tour of HBI's Fowler-Clark-Epstein Farm in Mattapan and participated in a discussion of HBI's next project, the preservation and adaptive reuse of St. James African Orthodox Church in Roxbury.

Building Pathways Employer Advisory Committee On June 25th, Suffolk participated in the Building Pathways Employer Advisory Committee quarterly meeting. It was announced that MP Boston will

receive a *Making A Difference* award at BP's September benefit for its work in creating a more diverse and inclusive workforce.

YouthBuild Boston (YBB)

Suffolk hosted YouthBuild Boston's design students at Suffolk's Smart Lab. The students got to see how Suffolk is using technology to transform the construction experience and how YBB might use some of these innovations as it expands its headquarters in Roxbury.

Policy Group on Trades Women Issues (PGTI)

On June 26th, Suffolk participated in the bi-monthly PGTI meeting and shared best practices on respectful work sites. There was also discussion of Winthrop Center's early success in female participation on the project as presented at the June Boston Employment Commission meeting.

Local 4

On June 26th, Kathy MacNeil and Brad Mahoney of MP Boston along with Bill Moran of Moran Associates meet with Local 4 representative Steve Sears to discuss the Moran Mentorship program with the union and how we can align with the goals of Local 4 to increase workforce diversity.

The meeting went well, and the MP Boston team is working with Local 4 to identify local youth or older members of the community that might be interested in the hoisting engineer field which includes elevator mechanics.

The local 4 apprenticeship program includes a collaboration with Wentworth University to provide credits toward a degree program.

July 2019

Wellness for Women in Real Estate

On July 24th, Suffolk sponsored and hosted a wellness breakfast and networking event for 50 female real estate professionals from the Greater Boston area titled "Passion to Purpose: WELL with WIRE". Panelists included Kathy MacNeil of MP Boston.

Madison Park Technical Vocational High School

On July 31st, Suffolk Construction visited North Bennet Street School to see the framework that a select group of rising juniors erected during their summer employment. On August 7th, Suffolk Construction hosted the same students, along with instructional and institutional staff from the North Bennet Street School for a Lunch and Learn at the Suffolk Winthrop Center Tower Office as well as a site visit from the 133 Federal Street patio. Intern Mauricio Ryes, Career Start Amanda Smith, Assistant Project Manager

Lucas Sauer and MP Boston Principal Kathy MacNeil shared their individual experiences in the construction industry, and did a deep dive into Top Down Construction and Slurry Wall, two of the unique facets of the construction of the Winthrop Center Tower, as the group dined on Boloco.

August 2019

Write Boston

On August 8th, Suffolk Construction participated in the Write Boston Networking Breakfast at the Boston Federal Reserve. Students spent the summer learning about journalism, and this event was their formal introduction to “Adult Networking”, exchanging business cards, practicing firm handshakes and strong eye contact, as well as learning from professionals of diverse backgrounds.

Summer Internship

On August 16th, Mauricio Reyes, a Latino male from Roxbury, completed his summer internship with the Winthrop Center Project. While focusing on Curtain Wall, and working directly with Project Manager, Mauricio collaborated across the project field and even led a tour of the site with fellow Suffolk interns. Mauricio will return to UMass Lowell in the fall for his senior year of college and continue to serve as the president of the UMass Lowell American Association of Civil Engineers Chapter and complete his B.S. in Civil Engineering.

September 2019

Building Pathways

On September 19th, MP Boston received an award from Building Pathways for their commitment to Diversity in the Boston Trades Unions.

On September 28th, East Coast Slurry/AA Will alongside Suffolk Construction hosted Building Pathways students and their instructors for a site tour of Winthrop Center. During the 90-minute tour, students learned about safety, current site logistics, building plan as well as some examples of the work that they may be taking a part of if they get place on Winthrop Center. when they join their respective unions.

October 2019

TechBoston Academy

On October 25th, Corey Allen and Margarita Polanco visited TechBoston Academy, a 6-12 Pilot School located in Dorchester, MA to have a dialogue with a senior Civics Class. We discussed the work we do for Suffolk Construction and provided information for upcoming open houses for the trades, EMT and CDL licensure. Will be following up with another visit early 2020 to meet with a broader group of seniors co-sponsored by Civics Class and Scholar Athletes.

November 2019

BECMA

On November 2nd, Corey Allen served on an MBE Diversity Panel, moderated by developer Richard Taylor, alongside Kenn Turner of MassPort and Beverly Scott, for MBTA General Manager, at the Black Economic Council of Massachusetts' first annual conference at the Boston Convention and Exhibition Center. Panelists answered questions around infrastructure, best practices used to increase engagement with MBEs and questions from the audience how to become certified on federal, state and local levels as well as grow and stabilize their companies. Congresswoman Ayanna Pressley gave a welcome before the panel began.

A-Plus Welding & Engineering

On November 4th, Suffolk Construction executed a Prime Tier Contract with A-Plus Welding & Engineering, an MBE firm based in Roxbury. A-Plus welding has taken architectural drawings, produced shop drawings for steel and are currently erecting the steel at the projects Visual Mockup Site in the Seaport. The APWE team is comprised of 92% Boston residents, 92% people of color and 20% female.

Mass Girls in Trades

On November 13th, Corey Allen, Brooke Woodson, Vera Addi and Dara Frederick attended Eastern Mass Girls in Trades Conference at IBEW 103. Over 600 girls from trades schools in Massachusetts attended, learned about pathways into the trades by interacting with general and subcontractors as well as pre-apprenticeship programs. Governor Charlie Baker and Lt. Governor Karyn Polito addressed the group at lunchtime. (Picture with Maggie Drouineaud, UMass Building Authority)

Elevator Interior Design

Elevator Interior Design, a firm that will be working on Winthrop Center as a subcontractor to Schindler Elevator, received their Women's Business Enterprise certification from the Massachusetts Supplier Diversity Office. Corey Allen corresponded with CEO of EID and advocated on the company's behalf to become certified with SDO.

Cannistraro

Boston Public Schools

As a longtime Suffolk Trade Partner, Cannistraro approached us seeking opportunities to diversify their workforce. One of the connections that was made with Boston Public Schools, specifically with BPS vocational educational leadership and subject area teachers from Madison Park Vocational Technical High School and Dearborn, Henry STEM Academy. A preliminary meeting with BPS and Cannistraro leadership took place on August 29th and a follow up meeting was facilitated by Suffolk on November 25th. Next steps are to bring some students from MPVTHS to Cannistraro facility in January or February for a shadow day with the goal of students who are proficient and interested interning with Cannistraro as a potential entry for full-time employment as shop hands at the Cannistraro facility.

December

December 2019

Cannistraro

Benjamin Franklin Institute of Technology

As a higher education institution offering two- and four-year degrees, BFIT boasts a student population that is 50% Boston residents. As Cannistraro's mission is to increase the recruitment and retention of Boston residents, a meeting between BFIT and Cannistraro was facilitated on December 5th to discuss possible employment opportunities for BFIT students in the trades and office positions with Cannistraro. Based on the information provided, BFIT will select students that they feel are good candidates for positions with Cannistraro and a tour with staff and students of the Cannistraro facility will take place in February or March of 2020, with the goal of onboarding students, pending graduation and proficiency, for the summer of 2020, and based on performance, potential permanent employment.

Diversity Orientation

On December 2nd, Winthrop Center began a first of its kind Diversity Orientation for all trade workers and foremen coming onto the site. Developed by Suffolk Construction, the training outlines types of discrimination, our zero-tolerance policy for discriminatory acts and a reminder that above being non-discriminatory, we expect for all our colleagues to be supportive of each other as we develop one of Boston's most iconic edifices.

Greater Egleston High School

On December 4th, Corey Allen and Margarita Polanco visited Greater Egleston High School to discuss careers in the Building Trades. As an alternative high school, students attend GEHS who have learning

disabilities, students that are currently or formerly English language learners, economically disadvantaged and/or high needs students. One of the students has applied to IBEW 103 and we are advocating for him to be allowed to take the test and considered for entrance.

Building Pathways

On December 9th, Marla Marcelin, a Boston resident female of color veteran, who graduated from Building Pathways the previous week, began working for Aztec Steel as an iron worker on Winthrop Center. Marcelin was a part of a group of students and staff from BP that toured Winthrop Center on September 28th with East Coast Slurry leadership, Murray Smith, WCT Superintendent and Corey Allen of Suffolk Construction. Smith was able to assist Marcelin with connecting to Aztec Steel and Marcelin's excellent record landed her a role with the company, or as Aztec President Terry Katz put it, "Joined the Aztec Family"

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 of week ending date - 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. Subcontractor 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 efforts 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