

South Station Air Rights Phase 1

November 18, 2020

Developer: Hines Interest LP
Development Impact Project Plan (DIPP)

General Contractor: Suffolk Co.

Construction Cost: \$862,000,000.00 **Construction Period:** 01/24/2020 – 7/31/2024

Construction Monitor: Manuel Barbosa

Completion Percentage: 12%

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

Project Description:

Located at 700 Atlantic Ave, Boston MA, the Air rights project is above South Station: 1,203,000 sf office, 321,000 sf residential, 360-room hotel in 3 phases, and 895 parking spaces. The Phase 1 Building will contain a total building area not to exceed 1,032,000 square feet. The building will contain a total building area not to exceed 711,000 square feet to be used for office uses which include approximately 7,000 square feet of retail space, and will contain a total building area not to exceed 321,000 square feet of residential space, which may either be for sale or rental units. The building height of the Phase 1 Building will be up to 640.4 feet in height to the top of the highest occupiable floor. Up to 527 parking spaces may be built during Phase 1; updated transportation studies will determine the final parking count for Phases 2 and 3.

Boston Employment Commission Project Review

I. Overall Numerical Compliance

Report Run Date: 11/12/20

Includes Work Records from: 02/02/20 – 11/07/20

# Workhours	# Workers	# Contractors	% Residents	% People of Color	% Female
34,691	249	15	24%	25%	5%

II. Numerical Compliance by Major Trades

Report Run Date: 11/12/20

Includes Work Records From: 02/02/20 – 11/07/20

Trade	# of Work hours	# of Workers	% Resident	% People of Color	% Female
Laborers	17,920	121	28%	24%	5%
Electrician	7,582	23	34%	28%	3%
Equipment Operators	3,629	33	1%	25%	4%
Wreckers	1,742	11	11%	22%	11%
Carpenters	1,362	25	12%	9%	1%

III. Numerical Compliance by Major Contractor

Report Run Date: 11/12/20

Includes Work Records From: 02/02/20 – 11/07/20

Contractor	# of Wrkhrs	# of Workers	% Resident	% People of Color	% Female
Liberty Construction	11,255	60	33%	25%	7%
<i>Liberty Construction employs Carpenters and Laborers.</i>					
McDonald Electric	7,588	24	34%	28%	3%
<i>McDonald Electric employs Electricians.</i>					
Hayward Baker	4,660	24	9%	32%	0%
<i>Hayward Baker employs Equipment Operators, Laborers, and Pile Drivers.</i>					
James W. Flett Co.	4,250	34	12%	26%	4%
<i>James W. Flett Co. employs Equipment Operators and Laborers.</i>					
Select Demo	3,112	32	22%	37%	11%
<i>Select Demo employs Equipment Operators, Wreckers, and Laborers.</i>					

Boston Employment Commission Project Review

BRJP Highlights and Concerns:

Project is 12% complete.

Project was going to use salesforce to report payroll submission, but was unable to move forward due to COVID (due to the scheduling and bringing in subcontractors for training). Payrolls were placed on hold during the time. Payroll is listed at 11 days but since moved on to access reporting has been at 6 days.

All Boston Residents have been verified for this project. Continue to verify Boston Residents once they go through their safety orientation because this has shown to be the most effective way in verifying residents.

For this project to be successful there has to be more attention focused towards the hiring of Boston Residents and Females through the union halls.

Continue to encourage subcontractors deficient in any category, to take steps to make improvements by providing information about pre-apprenticeship programs.

Continue engaging underperforming subcontractors by having them provide a corrective action plan to better meet the employment standards.

With the most hours worked, Liberty has underperformed on Boston Residency (33%). Improvements must be made in this area for project to be successful.

ATTACHMENTS:

- PROJECT STATISTICAL REPORT *by contractor*
- PROJECT STATISTICAL REPORT *by trade*
- BEST FAITH EFFORTS DOCUMENTATION
- HISTORY REPORT FOR TOP 5 CONTRACTORS
 - Liberty Construction
 - McDonald Electric
 - Hayward Baker
 - James W. Flett Co.
 - Select Demo