

INNOVATION SQUARE PHASE II

May 19, 2021

Developer: Related Beal

General Contractor: Consigli Construction Company

Construction Cost: \$140,000,000

Construction Period: 12/1/2019 – 6/1/2021

Construction Monitor: Stacey Watson

Completion Percentage: 75%

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

Project Description:

Proposal calls for the construction of approximately 359,000 SF multi-tenanted research and development/manufacturing facility and 129 parking spaces; Phase 1 consists of 120,000 SF and 84 accessory parking spaces. Phase 2 consists of 238,000 SF, of which approximately 10,000 sf may be local retail / restaurant / services space, and 45 enclosed accessory parking spaces.

Boston Employment Commission Project Review

I. Overall Numerical Compliance

Report Run Date: 5/11/21

Includes Work Records from: 01/04/20 – 04/25/21

# Workhours	# Workers	# Contractors	% Residents	% People of Color	% Female
192,910	875	27	24%	33%	5%

II. Numerical Compliance by Major Trades

Report Run Date: 5/11/21

Includes Work Records From: 01/04/20 – 04/25/21

Trade	# of Work hours	# of Workers	% Resident	% People of Color	% Female
Carpenter	35,726	181	25%	28%	2%
Electrician	27,440	51	15%	33%	8%
Iron worker	24,375	130	56%	44%	9%
Pipefitter	12,341	20	37	45	1%
Laborer	11,744	107	13.6%	48%	1%

III. Numerical Compliance by Major Contractor

Report Run Date: 5/11/21

Includes Work Records From: 01/04/20 – 04/25/21

Contractor	# of Wrkhrs	# of Workers	% Resident	% People of Color	% Female
McDonald Electric	27,487	54	15	33	8
J.K. Glass	23,615	52	28	33	4
E.M. Duggan	20,699	35	28	35	3
New England Finish Systems Inc.	18,855	70	15	36	2
G&C Concrete	17,628	79	1	0	28

BRJP Highlights and Concerns

The project is 75% complete.

- Weekly Submission Rate 7 business days
- Boston Resident Verifications (90%)
- Workforce Request Forms (12)
- Best Faith Efforts were submitted by 90% of contractors.

RECOMMENDATIONS: The BRJP Office recommends that –

Contractors need to make stronger efforts to work with their union representatives in order to increase their “core” resident workforce and people of color.

Ongoing request should be made to the City Jobs Bank Coordinator, Janine Mc Laren.

Underperforming subcontractors should provide weekly documentation of their best faith efforts.

Enforcement of 7 Compliance Efforts (*Compliance Determination Rubric is attached*)

- Pre-construction meeting – in compliance
- Weekly payroll submission – in compliance
- Corrective Action meeting – in compliance
- Boston Employment Commission Meeting – in compliance
- Providing communications/confirmations – in compliance
- Jobs Bank Referral(s) – in compliance
- Boston Resident Verifications are at 90% - in compliance

ATTACHMENTS:

- STATISTICAL REPORT
- BEST FAITH EFFORTS DOCUMENTATION
- LIST OF CONTRACTORS
- HISTORY OF 5 MAJOR CONTRACTORS
 - McDonald Electrical
 - JK Glass
 - EM Duggan
 - New England Finish Systems
 - G & C Concrete