

**650-660 Commonwealth Ave.
(Kenmore/Beacon)**

November 17, 2021

Developer: Related Beal
Development Impact Project Plan (DIPP)

General Contractor: Commodore Builders

Construction Cost: \$150 Million

Construction Period: 1/21 - 8/22

Construction Monitor: William Dickerson

Percentage Complete: 20%

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

Project Description:

The original parcel of four buildings at this location only 660 Beacon Street (previously Boston University bookstore) will remain and receive a substantial interior renovation. The other three buildings have been demolished and will be replaced by a mixed use seven story addition to 660 Beacon Street comprising of the following,

First floor / basement restaurant/retail/ amenity spaces
Six upper levels of core / shell /office/ lab space
Mechanical penthouse level

Boston Employment Commission Project Review

I. Overall Numerical Compliance

Report Run Date: 11/09/21

Includes Work Records from: 01/16/2021 – 10/17/2021

# Workhours	# Workers	# Contractors	% Residents	% People of Color	% Female
27,404	289	12	21%	26%	2%

II. Numerical Compliance by Major Trades

Report Run Date: 11/09/21

Includes Work Records From: 01/16/2021 – 10/17/2021

Trade	# of Work hours	# of Workers	% Resident	% People of Color	% Female
Iron Worker	9,023	57	31%	23%	5%
Laborer	8,988	68	27%	37%	0%
Carpenter	4,531	37	8%	33%	0%
Equipment Operator	3,107	18	0%	0%	0%
Electrician	950	11	12%	5%	8%

III. Numerical Compliance by Major Contractor

Report Run Date: 11/09/21

Includes Work Records From: 01/16/2021 – 10/17/2021

Contractor	# of Work Hours	# of Workers	% Resident	% People of Color	% Female
Manafort Brothers Inc.	9,136	79	14%	43%	0%
Manafort employs Carpenters, Iron Workers, Laborers and Masons					
HUB Foundation	5,238	25	14%	14%	0%
Hub Foundation employs Equipment Operators, Laborers and Piledrivers					
Prime Steel Erecting Inc.	4,630	24	39%	20%	9%
Prime Steel Erecting Inc. employs Ironworkers					
The Welch Corp.	2,613	19	42%	8%	0%
The Welch Corp. employs Equipment Operators and Laborers					
Charles Services & Equip.	2,039	24	0%	25%	0%
Charles Service & Equipment employs Carpenters and Laborers					

Boston Employment Commission Project Review

BRJP Highlights and Concerns:

- Percentages are low in all categories with Carlisle Engineering, Charles Services and Cox Engineering, registering 0% in the Boston residents' category.
- Carlyle Engineering, Charles Equipment, Cox Engineering, HB Foundation, New Hampshire Steel and The Welch Corp are recording 0% participation in the female category.
- The equipment operator's Trade has 0% participation in all categories with 3,107 hours recorded. This is weighing heavily on the bottom line percentages.
- Select Demo is exceeding the goal in the POC category at 51%.
- There are a number of contractors with minimum hours thus far which presents an opportunity to increase diversity moving forward.

Recommendations:

- Outreach documentation need to be submitted for all underperforming contractors in each perspective trade.
- Corrective action meetings must be scheduled for underperforming contractors.
- Contractors must be encouraged to keep individuals that are within the required categories upon downsizing.
- Contractors should seek to acquire apprentices within the necessary categories - train and maintain.

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 - in compliance

ATTACHMENTS:

- PROJECT STATISTICAL REPORT *by trade*
- PROJECT STATISTICAL REPORT *by contractor*
- HISTORY REPORT FOR Top 5 CONTRACTORS
 - Manafort Brothers Inc.
 - HUB Foundation
 - Prime Steel
 - The Welch Corp.
 - Charles Services and Equip.