

## One Congress St at Bulfinch Crossing

*December 16, 2020*

**Developer:** HYM Investments Group  
**Development Impact Project Plan (DIPP)**

**General Contractor:** John Moriarty & Associates, Inc.

**Construction Cost:** \$408,000,000.      **Construction Period:** 10/2019-10/2022

**Construction Monitor:** Pamela Ruffo

**Percentage Complete:** 25%

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

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**Project Description:**

The project consists of a 12-story laboratory building with 2 levels of penthouse and 3 levels of underground parking. The project location is divided between Cambridge and Brighton. The Brighton portion of the project is 375,000 square feet which represents 50% of the total project square feet.

# Boston Employment Commission Project Review

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## I. Overall Numerical Compliance

Report Run Date: 12/03/20

Includes Work Records from: 11/09/19 – 11/24/20

# Workhours	# Workers	# Contractors	% Residents	% People of Color	% Female
97,699	481	9	30%	45%	7%

## II. Numerical Compliance by Major Trades

Report Run Date: 12/03/20

Includes Work Records From: 11/09/19-11/24/20

Trade	# of Work hours	# of Workers	% Resident	% People of Color	% Female
<b>Laborers</b>	36,997	125	26%	51%	6%
<b>Iron Workers</b>	26,112	170	25%	43%	5%
<b>Carpenters</b>	22,348	94	49%	53%	11%
<b>Equipment Operators</b>	8,226	43	16%	12%	0%
<b>Piledrivers</b>	2,019	12	2%	21%	19%

## III. Numerical Compliance by Major Contractor

Report Run Date: 12/03/20

Includes Work Records From: 11/09/19-11/24/20

Contractor	# of Work Hours	# of Workers	% Resident	% People of Color	% Female
<b>S&amp;F Concrete</b>	37,353	85	34%	53%	7%
<i>S&amp;F Concrete employs Carpenters, Cement Finishers, Equipment Operators, Laborers, &amp; Masons</i>					
<b>Accord Steel</b>	16,917	208	25%	31%	10%
<i>Accord Steel employs Equipment Operators, Iron Workers, &amp; Oilers</i>					
<b>John Moriarty &amp; Associates</b>	16,124	18	47%	48%	12%
<i>John Moriarty &amp; Associates employs Carpenters &amp; Laborers</i>					
<b>Treviicos Corp</b>	12,893	39	13%	36%	3%
<i>Treviicos Corporation employs Equipment Operators, Laborers &amp; Piledrivers - Completed Scope of Work</i>					
<b>Lund Rebar Services</b>	9,863	83	17%	52%	4%
<i>Lund Rebar employs Iron Workers</i>					

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## BRJP Highlights and Concerns:

- The project had a BEC Special Presentation on 11/20/19. The project is at 25% complete.
- JMA payroll submissions are currently at 7 days.
- JMA resident verification is low at 60% verified. JMA is working with all the subcontractors & expects to have a higher verified percentage by the BEC review.
- JMA established a contract requirement from each subcontractor with regard to workforce compliance. This contract request each subcontractor prior to starting onsite to provide on company letterhead their plan to achieve the workforce goals as well as submit any correspondence from their interaction with the Union Halls. The contract further states failure to submitted required paperwork will result in the subcontractor's requisition being withheld. (contract attached)
- JMA is leading by example with workforce outstanding participation of Resident 47%, POC 48% & Female 12% which exceeds POC & Female goals. JMA is committed to workforce diversity on all their projects & provide documentation of the project Best Faith effort attached.
- JMA makes a significant effort to work with MBE/WBE on this project. A list of MBE/WBE companies is attached.
- 3 out of the top 5 Subcontractors are struggling in Resident workforce: Accord Steel is the 2<sup>nd</sup> largest subcontractor onsite with 25% Resident participation. They are doing well in POC 31% & Female 10%. And Lund Rebar the 5<sup>th</sup> largest trade onsite with 17% Resident participation.  
  
Treviicos Corporation is the 4<sup>th</sup> largest subcontractor onsite has completed their scope of work with low workforce at 13% Resident & 3% Female. They exceeded the POC goal with 36%. Attached is a letter from Local 56 Piledrivers Union.
- J. Derenzo is the 6<sup>th</sup> largest subcontractor onsite with low workforce participation for Resident 12% & POC 18%. After repeated attempts from JMA for them to address their workforce. JMA has requested they attend the BEC.
- The Laborers trade is the 1<sup>st</sup> major trade onsite with low resident participation 26%.
- The Carpenters trade is the 2<sup>nd</sup> major trade onsite is starting strong with 49% Resident, 53% POC & 11% Female.
- 1 Work Request form has been submitted by Lund Rebar for Local 7 Ironworkers on 09/23/20. Lund Rebar has stated the struggle in placement for rebar workers. They provided a copy of a text from a worker that left to work in structural steel.

## RECOMMENDATIONS:

**RECOMMENDATIONS:** The BRJP Office recommends that JMA:

- Work with the subcontractors to establish a better internal resident verification system to assist in verifying the Boston Residents easier & quicker from project to project.

## ATTACHMENTS:

- PROJECT STATISTICAL REPORT *by contractor*
- PROJECT STATISTICAL REPORT *by trade*
- HISTORY REPORT FOR CONTRACTORS
  - S&F Concrete
  - Accord Steel
  - John Moriarty & Associates
  - Treviicos Corporation
  - Lund Rebar Services
- JMA SUBCONTRACTOR CONTRACT
- Lund Rebar Work Request Form & copy of Worker Text message.
- Treviicos Corporation Local 56 Union Letter
- JMA Best Faith Effort documentation