

Omni Hotel
August 19, 2020

Developer: The Davis Company
Development Impact Project Plan (DIPP)

General Contractor: John Moriarty & Associates

Construction Cost: \$ 400,000,000.00 **Construction Period:** 10/2018 – 02/2021

Construction Monitor: Manuel Barbosa

Completion Percentage: 50%

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

Project Description:

This project is located at 440 Summer Street, South Boston, MA.

The Davis Companies and Omni Hotels Management Corporation, have proposed the construction of two 21-story hotel towers with a connecting podium on a site owned by the Massachusetts Port Authority (“Massport”). The Summer Street Hotel project will contain approximately 788,500 sf to be comprised of approximately 1,054 hotel rooms, ballrooms, function rooms, meeting spaces, restaurant/retail space, and together with public realm improvements.

Boston Employment Commission Project Review

I. Overall Numerical Compliance

Report Run Date: 08/05/2020

Includes Work Records from: 10/07/2018 – 08/02/2020

# Workhours	# Workers	# Contractors	% Residents	% People of Color	% Female
413,237	1,380	30	28%	32%	8%

II. Numerical Compliance by Major Trades

Report Run Date: 08/05/2020

Includes Work Records From: 10/07/2018 – 08/02/2020

Trade	# of Work hours	# of Workers	% Resident	% People of Color	% Female
Laborers	121,557	269	35%	29%	9%
Carpenters	83,807	250	30%	33%	7%
Iron Workers	77,873	229	25%	39%	7%
Electricians	41,187	85	24%	39%	11%
Equipment Operator	32,139	79	13%	16%	12%

III. Numerical Compliance by Major Contractor

Report Run Date: 08/05/2020

Includes Work Records From: 10/07/2018 – 08/02/2020

Contractor	# of Wrkhrs	# of Workers	% Resident	% People of Color	% Female
S & F Concrete	100,980	319	27%	33%	5%
<i>S & F Concrete employs carpenters, Cement Finishers, Equipment Operators, Laborers, & Masons.</i>					
John Moriarty & Associates	46,770	33	51%	30%	12%
<i>John Moriarty & Associates employs Carpenters and Laborers.</i>					
State Electric	39,587	78	21%	36%	11%
<i>State Electric employs Electricians.</i>					
Regis Steel	38,079	77	25%	40%	5%
<i>Regis Steel employs Iron Workers.</i>					
J. Derenzo	31,382	71	26%	16%	10%
<i>J. Derenzo employs Equipment Operators and Laborers.</i>					

BRJP Highlights and Concerns:

- I would like to commend John Moriarty & Associates for “driving the bus” on this project and showing a commitment to meeting the workforce goals as a performing subcontractor. (51% -30% -12%)
- J.Derenzo has taken strides in meeting the female numbers at 10%
- Payroll submission had been submitted at an excellent time of 5 days.
- 231/244 Boston Residents have been verified (94%). Please continue the strong success of verifying Boston Residents as soon as they start on site.
- Continue engaging underperforming subcontractors by having them provide a corrective action plan to better meet the employment standards.
- Continue Exceptional efforts providing documentation for best faith efforts.
- With the most hours worked, S&F has underperformed on Boston Residency (27%) and Female participation (5%). Improvements have to be made in this area for project to be successful.

ATTACHMENTS:

- PROJECT STATISTICAL REPORT *by trade*
- PROJECT STATISTICAL REPORT *by contractor*
- HISTORY REPORT FOR TOP 5 MAJOR CONTRACTORS
 - S&F Concrete
 - John Moriarty & Associates
 - State Electric
 - Regis Steel
 - J. Derenzo