

## Commonwealth Pier

*November 17, 2021*

**Developer:** Pembroke Real Estate  
**Development Impact Project Plan (DIPP)**

**General Contractor:** Turner Construction

**Construction Cost:** \$430,000,000

**Construction Period:** 08/2020-11/2023

**Construction Monitor:** Pamela Ruffo

**Percentage Complete:** 35%

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

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### **Project Description:**

Turner Construction Company and JANEY Construction have come together to form a joint venture partnership on this project. The revitalization of the SWTC is a transformative project that will modernize and reposition the existing building and Commonwealth Pier for its next generation of use as a vibrant place for work, retail, events and active public waterfront experiences within the Seaport District at 200 Seaport Blvd. The project will enhance its current uses by replacing the existing exhibition hall with new public realm spaces and improvements and expanded ground-floor retail space, as well as creating new flexible and innovative office space and first class event spaces.

- Approximate 670,000 GFA of core/shell office space
- Approximate 80,000 GFA of Event Space
- Approximate 54,000 GFA of Retail Space

# Boston Employment Commission Project Review

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## I. Overall Numerical Compliance

Report Run Date: 11/08/21

Includes Work Records from: 08/21/20 – 11/07/21

| # Workhours | # Workers | # Contractors | % Residents | % People of Color | % Female |
|-------------|-----------|---------------|-------------|-------------------|----------|
| 471,321     | 1,137     | 27            | 22%         | 38%               | 8%       |

## II. Numerical Compliance by Major Trades

Report Run Date: 11/08/21

Includes Work Records From: 08/21/20-11/07/21

| Trade       | # of Work hours | # of Workers | % Resident | % People of Color | % Female |
|-------------|-----------------|--------------|------------|-------------------|----------|
| Laborers    | 174,865         | 437          | 31%        | 35%               | 9%       |
| Painters    | 69,585          | 74           | 9%         | 63%               | 6%       |
| Carpenters  | 42,368          | 103          | 31%        | 39%               | 9%       |
| Ironworkers | 40,175          | 119          | 28%        | 28%               | 8%       |
| Piledrivers | 33,098          | 51           | 20%        | 23%               | 9%       |

## III. Numerical Compliance by Major Contractor

Report Run Date: 11/08/21

Includes Work Records From: 08/21/20-11/07/21

| Contractor  | # of Work Hours | # of Workers | % Resident | % People of Color | % Female |
|---|-----------------|--------------|------------|-------------------|----------|
| Select Demo   | 112,545         | 331          | 22%        | 39%               | 6%       |
| Select Demo employs Asbestos, Equipment Operators, Laborers & Wreckers                    |                 |              |            |                   |          |
| Turner Construction   | 67,959          | 101          | 37%        | 23%               | 14%      |
| Turner Construction employs Carpenters & Laborers   |                 |              |            |                   |          |
| Select Paint  | 53,870          | 59           | 12%        | 55%               | 5%       |
| Select Paint employs Painters & Sandblasters  |                 |              |            |                   |          |
| Coastal Marine  | 53,694          | 82           | 13%        | 42%               | 8%       |
| Coastal Marine employs Cement Masons, Divers, Equipment Operators, Laborers & Piledrivers |                 |              |            |                   |          |
| The Dow Co.   | 24,250          | 47           | 21%        | 22%               | 8%       |
| The Dow Co. employs Equipment Operators, Laborers & Piledrivers                           |                 |              |            |                   |          |

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## BRJP Highlights and Concerns:

- The project was before the BEC for a Special Presentation on November 18, 2020. The project is being monitored under our new Salesforce system. Turner Construction has 3 DIPP projects being monitored in the Salesforce system. Turner Construction stepped up to pilot the first BRJP large project in the system. They continue to be a committed partner with the BRJP as we navigate Salesforce to be rolled out to all projects.
- Turner Construction continues to work with various organizations to showcase the opportunities in the trades as well as connecting subcontractors to these organizations as a way to build the pipeline. (See further details attached).
  1. Career panel hosted by Turner's Inclusion Focus Group | RAMP Program (8/1/20)
  2. SoMa site tour | RAMP Program (8/12/20)
  3. Site tour & career panel | Various Umass student organizations (9/30/20)
  4. Trades career panel and live demo | Just a Start – YouthBuild (10/2/20)
  5. Career exploration panel focusing on the trades | Fenway High School (10/21/20)
  6. 12 Turner employees mentoring weekly | ACE Mentor Program (began 10/21/20)
- Triple J Drywall has exceeded all the BRJP workforce goals working 3,403 hours with workforce participation of 58% Resident, 94% POC & 24% Female.
- Select Paint is the 3<sup>rd</sup> largest subcontractor onsite who requires industrial painters with Lead Paint certification and C.A.S. certification. They are struggling with low resident participation of only 12%. I was contacted by 2 Resident/POC painters from a Tobin Bridge project looking for work as that project was ending in 2 weeks. I contacted Select Paint and they immediately hired 1 of the worker's even though they were not in a position to increase their crew size for quite some time. Select Paint has exceeded the POC goal with 55% participation. They continue to work at increasing their 5% Female participation.
- Coastal Marine is the 4<sup>th</sup> largest subcontractor onsite struggling with low overall resident participation of only 13%, They have exceeded the POC goal with 42% and Female 8%. Their Equipment Operators workforce is outstanding at 46% Resident, 51% POC & 24% Female. Their other trades are contributing to their low resident performance. They have submitted 6 Worker Request forms (attached). 4 request to Local 4 Equipment Operators Union and 3 request to Local 56 Piledriver Union. Detailed below:

Local 56 Piledrivers: 08-17-20 requested 3 Resident/POC/Females-received 1 Female.  
08-24-20 requested 3 Resident/POC/Females-received 1 Female apprentice.  
10-11-21 requested 1 Resident/POC/Female-received Resident/POC/Female.

Local 4 Operators: 10-30-20 requested 2 Resident/POC-received 2 Resident/POC  
10-11-21 requested 1 Resident/POC/Female –received 1 Resident/POC/Female.
- Work Request forms were submitted on behalf of these other subcontractors (attached):

Quinn Bros.to Local 7 Ironworkers, Select Demo to Local 223 Laborers & The Dow Co submitted 2 to Local Equipment Operators, 7 to Local 223 Laborers & 1 to LIUNA Local 429.
- Corrective Action Plans were requested and attached for the following subcontractors: Coastal Marine, Ipswich Bay Glass, Select Demo, Select Paint, The Dow Co., Titan Roofing & Thomas G. Gallagher.
- The top trades with highest overall workforce: Carpenters 31% Resident, 39% POC & 9% Female and Laborers 31% Resident, 35% POC & 9% Female.

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## **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

## **RECOMMENDATIONS:** The BRJP Office recommends that Turner Construction:

- Continue to monitor the subcontractors that submitted corrective action plans. To make sure those subcontractors are carrying out the action plans to increase their workforce diversity on the project.
- Continue to encourage subcontractors deficient in any category, to take steps to make improvements by providing information about pre-apprenticeship programs, such as Building Pathways and Madison Park Vo-technical High School.

## ATTACHMENTS:

- SALESFORCE PROJECT STAT REPORT
- SALESFORCE PROJECT TRADE REPORT
- HISTORY REPORT FOR CONTRACTORS
  - Select Demo
  - Turner Construction
  - Select Paint
  - Coastal Marine
  - The Dow Co.
- Corrective Action Letters
- Work Request Forms
- Turner Construction Pipeline PDF
- BRJP Compliance Rubric