



INNOVATION SQUARE PHASE II

Boston Employment Commission: Special Presentation

Wednesday September 16, 2020

Consigli Construction Co., Inc. | Related Beal | Boston Planning & Development Agency



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Innovation Square Phase II Project Quick Facts

- Innovation Square is a 375,000 sq. ft. research and development life science campus comprised of two buildings situated in Boston's Marine Industrial Park.
- The second of two phases, includes the construction of a 269,000 sq. ft. four-story structure that will house four floors of office and lab space for Vertex Pharmaceuticals, as well as a below-grade, 45-space parking garage.





The project site is part of a long-term ground lease agreement with the Economic Development and Industrial Corporation (EDIC) of Boston. Vertex Pharmaceuticals has signed a lease for 100% of the building. Innovation Square Phase I was completed in April 2019 and is also 100% leased



Duration/Completion: Core/Shell construction began in August 2019 and is scheduled for completion in August 2021. Vertex interior fit-out began in August 2020 and is scheduled for completion in February 2022.



269,000 square foot core/shell laboratory and office development with one level of underground parking located at 316-318 Northern Avenue in Boston's Seaport District



Cost: Core & Shell \$110 Million
Vertex Interior Fit-Out \$120 Million

Innovation Square Phase II Project Facts

Innovation Square Phase II: Project Facts



THE BUILDING WILL BE COMPRISED OF A STEEL SUPERSTRUCTURE WITH ARCHITECTURAL PRECAST CONCRETE AND CURTAIN WALL FAÇADES AND SUPPORTED BY 16" CONCRETE PILES AND GRADE BEAMS.



THE BUILDING'S ROOFTOP WILL BE FITTED WITH MECHANICAL PENTHOUSES, GARDENS AND SOCIAL SPACE OVERLOOKING THE WATERFRONT.



THE PROJECT WILL BE BUILT IN ACCORDANCE WITH BOSTON'S CLIMATE CHANGE PREPAREDNESS AND RESILIENCY REQUIREMENTS AND LEED GOLD CERTIFICATION STANDARDS.



RESILIENCY EFFORTS WILL INCLUDE THE USE OF A PORTABLE FLOOD-PROTECTION BARRIER SYSTEM CONSTRUCTED OF MARINE-GRADE LAMINATE PANELS THAT OFFER RAPID DEPLOYMENT AROUND THE BUILDING WITHIN HOURS OF A PENDING FLOOD EVENT.



Boston Residents Jobs Policy



Consigli/Related Beal has a dedicated Diversity/Community Outreach Manager on the project team.



BRJP requirements/goals is included in all subcontracts.



Subcontractor's BRJP historical reports are reviewed prior to awarding contracts, to help set expectation and mitigate any foreseen participation shortfalls.



As a standard practice, Consigli/Related Beal specifically discusses the BRJP employment standards with all subs prior to their contract award.



All subcontractors are provided with the BRJP pre-construction package. Prior to attending the preconstruction meeting the subcontractor provides Consigli/Related Beal with their contact responsible for their workforce onsite and their contact responsible for submitting weekly reports.



BRJP is an agenda item at our weekly subcontractor and owner meetings where the projects actual goals and concerns regarding workforce are discussed

Committed Subcontractors to Date

- RF Roach – Selective Demolition / Site Enabling & Sitework/Excavation
- EM Duggan – Plumbing & HVAC
- Northeast Automatic Sprinkler – Fire Protection
- Prime Steel – Structural Steel / Precast Erection
- G&C Concrete – Concrete
- JK Glass Company – Aluminum/ Interior Glass & Glazing
- McDonald Electrical – Electrical
- Otis Elevator – Elevators
- Brand Safway – Hoist
- Heritage Restoration – Waterproofing & Joint Sealants
- Ryan Ironworks – Miscellaneous Metals
- RicMor Construction Inc. – Fireproofing
- NER Construction – Masonry
- SOEP-Specialty Insulation Group – Insulation
- Greenwood Industries – Roofing
- Collins Overhead Door – Overhead Doors/Loading Equipment
- Thompson Door – Doors/Frames/Hardware
- New England Finish Systems – Drywall & Rough Carpentry
- Select Paint – Painting
- American Anchor – Window Washing Equipment
- AquaFence – Deployable Flood Barrier
- Allan Construction – Acoustical Ceiling
- Specialty Services of New England – Specialties
- Brightview – Landscaping & Site Improvements
- Allegheny Contract, Inc. - Flooring



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