

Suffolk

Northeastern University

815 Columbus Avenue



Northeastern
University

PAYETTE

ARUP

Suffolk

Prove impossible wrong

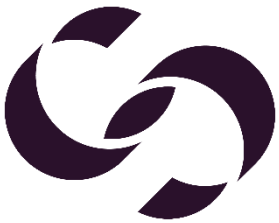


Northeastern EXP is a nine-story, 350,000-square-foot research center on Columbus Avenue. This preliminary rendering shows a facility that will include state-of-the-art labs, dedicated space to support the university's innovative work in autonomous vehicles, drones, and humanoid robots, and a makerspace to promote collaboration between students across disciplines.



NORTHEASTERN UNIVERSITY - EXP PROJECT TEAM

- Northeastern University - Owner
 - Catherine Walsh, VP Facilities Division
 - Jacqueline Valencia, Project Manager
 - Paul McAndrew, Project Manager
 - Dan Boyd, Owners Rep: Leggat McCall Properties LLC
 - Ronaldo Cheek, Diversity Consultant: Diversity Development
- Suffolk – Construction Manager
 - Denis Garriepy , Project Executive
 - Lisa Kochilaris, Project Executive
 - Emilia Howard, Project Manager
 - Brooke Woodson, National Director of Trade Partner Diversity
 - Shelley Webster, Diversity Consultant: In Order Business Development



EXP from Melnea Cass



Project Name: Northeastern EXP

Project Address: 815 Columbus Avenue

Size: approx. 350,000gsf

Levels: 9

Space: Wet and Dry Labs
including Makerspace
and Robotics

Construction Length: 36 months

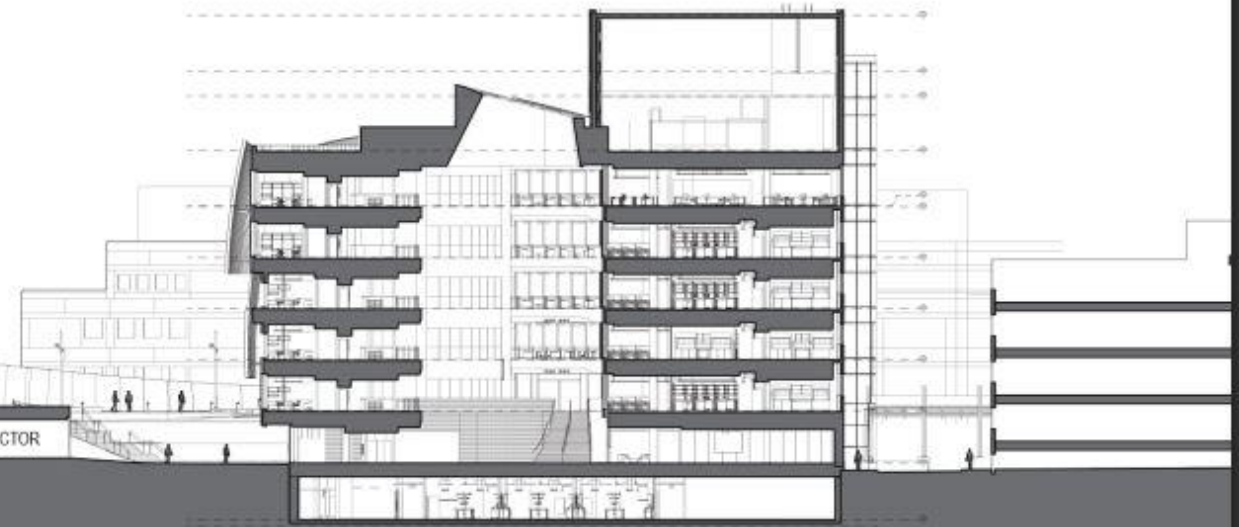
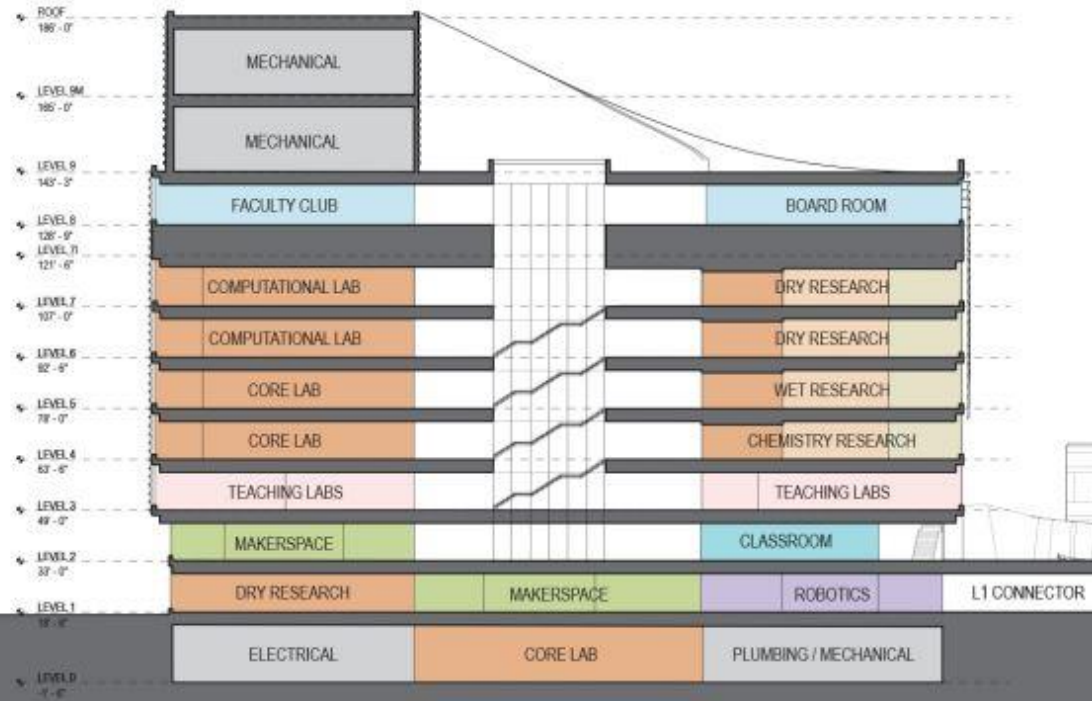


BUILDING SECTION

EXP PROGRAM

Research Programs	200,000	gfa
Academic Programs	73,000	gfa
Administrative Programs	18,000	gfa
Faculty Club	7,000	gfa
Building Support	17,000	gfa
Total Building Gross Floor Area (GFA)	315,000	gfa

Building Mechanical Support	35,000
Building Total Gross Square Foot Area (GSF)	350,000



EXP

ISEC



live

Affordable Housing

- DIP payment of \$2.56M for Housing Trust Fund



work

1275

Jobs

- ~ 550 new permanent jobs (faculty, staff, grad students)
- ~ 725 new construction jobs



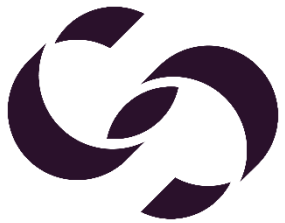
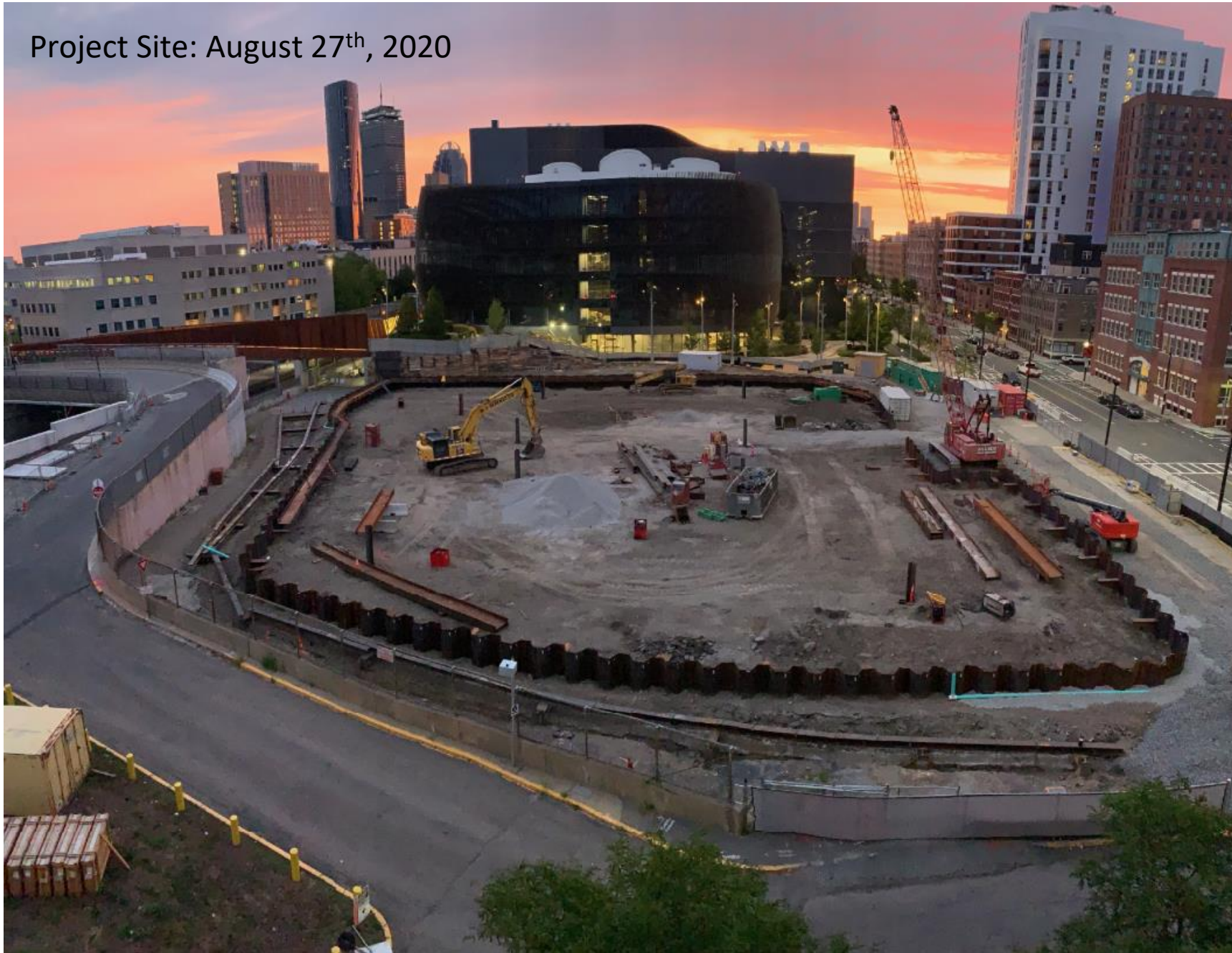
connect

126

Indoor Bike Spaces 2020 Guidelines

- Building Wifi
- Minimum LEED Gold

Project Site: August 27th, 2020



Summary Schedule

MILESTONES

M-1000	CM Award	99	0	94	01-Oct-18A	15-Feb-19A
A2910	Site Available (MBTA Vacate Site)	0	0	0	01-Jun-20A	
M-1015	Start Temp Ramp	0	0	0	15-Jun-20A	
M-1030	Construction Duration	846	737	768	10-Jul-20A	01-Aug-23
A2900	Start Full Construction	0	0	0	15-Jul-20A	
M-1060	Temporary Certificate of Occupancy (8/1/23) (Calendar Days)	0	0	0		01-Aug-23*
C-2000	Owner Equipment Move In/FFE	55	55	55	02-Aug-23	19-Oct-23
M-1111	Final Certificate of Occupancy (Calendar Days)	0	0	0		22-Aug-23

SUMMARY

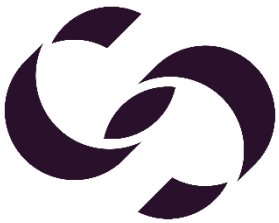
SUM1010	Soil Characterization and Approvals	30	0	43	15-Jun-20A	14-Aug-20A
SUM1020	Initial Excavation and Utility Relocations	0	5	45	26-Jun-20A	28-Aug-20
SUM1000	Enabling and Temp Ramp	20	4	35	10-Jul-20A	27-Aug-20
SUM1030	SOE and Bracing	56	35	60	20-Jul-20A	13-Oct-20
SUM1040	Mass Excavation	54	54	54	29-Sep-20	16-Dec-20
SUM1050	Foundations	62	62	62	21-Oct-20	20-Jan-21
SUM1080	Concrete Core	55	55	55	19-Jan-21	06-Apr-21
SUM1060	Tower Crane Install and Usage	309	309	309	05-Feb-21	29-Apr-22
SUM1090	Steel Erection	141	141	141	07-Apr-21	27-Oct-21
SUM1100	Concrete Decks/SOG	106	106	106	02-Jul-21	03-Dec-21
SUM1110	Spray Fireproofing	87	87	87	05-Aug-21	09-Dec-21
SUM1070	Hoist Install and Usage	205	205	205	16-Aug-21	09-Jun-22
SUM1150	Rough	199	199	199	02-Sep-21	20-Jun-22
SUM1120	Facade	139	139	139	08-Nov-21	27-May-22
SUM1140	Elevators	186	186	186	31-Jan-22	25-Oct-22
SUM1130	Roofing	65	65	65	01-Apr-22	05-Jul-22
SUM1160	Finish	205	205	205	08-Apr-22	01-Feb-23
SUM1180	Commissioning and Balancing	105	105	105	26-Jan-23	26-Jun-23
SUM1170	Final Inspections for TCO	85	85	85	02-Feb-23	05-Jun-23

BUYOUT SCHEDULE

BOUGHT

- Beauce Atlas, Structural Steel
- Delta Beckwith Elevator, Elevator
- EG Sawyer, Electrical
- Heritage Restoration, Waterproofing
- J. Derenzo Company, Sitework & Utilities
- JL Marshall, Concrete
- Liberty Construction, ADA Ramp and Electrical Shed
- Union Fence, Fencing

PENDING



COMMUNITY PARTNERSHIPS & ENGAGEMENT

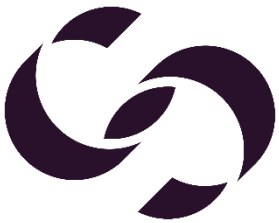
- **Northeastern's** engagement of Janey as Owner's Project Manager with Joseph Magandazi as Clerk of Works
- **Suffolk Cares** Foundation supports organizations and initiatives that address some of the greatest challenges facing our neighborhoods.
- **In Order and Suffolk** are active members and serve on several committees of the following organizations:

Workforce

- **Policy Group on Tradeswomen's Issues**
- **Massachusetts Girls in Trades**
- **Building Pathways**
- **Northeast Center for Tradeswomen's Equity**
- **Youthbuild Boston**

Business

- **Massachusetts Minority Contractors Association**
- **Black Economic Council of Massachusetts**
- **Emerald Cities – Boston: Boston Contractors Academy**
- **Mass Housing Investment Corp's Racial & Equity Committee**
- **City of Boston's Supplier Diversity Advisory Council**



BEST PRACTICES

Diversity & Inclusion

PGTI's Finishing the Job Best Practices for a Diverse Workforce in the Construction Industry

MGC's Built to Last: Best Practices for Diversity in the Construction Industry

- Set Diversity Expectations Requirements Early
 - Bidding Stages
 - Review Diversity History
 - Contract Language
- Monitoring, Contractor Engagement, Corrective Action
 - Weekly
 - Calls, Emails
 - Minimum Expectation at least 1 out of 3 diverse
 - Immediate Corrective Action
 - Project Team Support
- Walk-on Trade Application Signage
 - Two Separate Locations on Site
- Publish Bid Opportunity Timeline Early – MBEs/WBEs
- Commitment Strategy Submitted with Bid
- Ongoing engagement and follow-up with underperforming Trade Partners

Suffolk Construction Company										Week Ending: 08/31/2020									
65 Allerton Street Boston, MA 02119 617) 445-3500										Northeastern University Northeastern EXP WEEKLY WORK HOUR REPORT									

Figures for week ending: 08/31/2020													Project to Date (Cumulative)									
Contractor or Sub. Name	Trade Name	# of Empl	Total Hours	Minority Hours			Total	Minority Total %	Female Hours	Female Total %	Resident Hours	Resident Total %	Total				Minority Total %	Female Hours	Female Total %	Resident Hours	Resident Total %	
				Black	Hispan	Other							Hours	Black	Hispan	Other						Total
EG Sawyer	Electrician												339.0	44.0	0.0	50.0	94.0	27.7%	0.0		94.0	27.7%
													0.0	0.0	0.0	0.0	0.0		0.0		0.0	
													0.0	0.0	0.0	0.0	0.0		0.0		0.0	
													0.0	0.0	0.0	0.0	0.0		0.0		0.0	
	Total		0.0	0.0	0.0	0.0	0.0	0.0%	0.0	0.0%	0.0	0.0%	0.0	339.0	44.0	0.0	50.0	94.0	27.7%	0.0	0.0%	94.0
J Derenzo	Equipment Operator	2	64.0			24.0	24.0	37.5%			24.0	37.5%	615.5	0.0	0.0	80.0	80.0	13.0%	0.0		80.0	13.0%
	Laborer	8	264.0	64.0			64.0	24.2%	24.0	9.1%	64.0	24.2%	1541.0	312.0	0.0	16.0	328.0	21.3%	24.0	1.6%	184.0	11.9%
													0.0	0.0	0.0	0.0	0.0		0.0		0.0	
													0.0	0.0	0.0	0.0	0.0		0.0		0.0	
	Total		10.0	328.0	64.0	0.0	24.0	88.0	26.8%	24.0	7.3%	88.0	26.8%	2156.5	312.0	0.0	96.0	408.0	18.9%	24.0	1.1%	264.0
Union Fence	Laborer												176.0	0.0	0.0	0.0	0.0		0.0		0.0	
													0.0	0.0	0.0	0.0	0.0		0.0		0.0	
													0.0	0.0	0.0	0.0	0.0		0.0		0.0	
													0.0	0.0	0.0	0.0	0.0		0.0		0.0	
	Total		0.0	0.0	0.0	0.0	0.0	0.0	0.0%	0.0	0.0%	0.0	0.0%	176.0	0.0	0.0	0.0	0.0	0.0%	0.0	0.0%	0.0
Hub Foundation Co.	Equipment Operator												298.0	146.0	0.0	0.0	146.0	49.0%	103.0	34.6%	41.5	13.9%
	Laborer												147.0	0.0	0.0	0.0	0.0		0.0		0.0	
	Piledriver/Dock Worker												267.5	0.0	0.0	0.0	0.0		0.0		0.0	
													0.0	0.0	0.0	0.0	0.0		0.0		0.0	
	Total		0.0	0.0	0.0	0.0	0.0	0.0	0.0%	0.0	0.0%	0.0	0.0%	712.5	146.0	0.0	0.0	146.0	20.5%	103.0	14.5%	41.5
Liberty Construction Serv	Carpenter												207.0	0.0	20.0	38.0	58.0	28.0%	0.0		18.0	8.7%
	Laborer												87.0	0.0	9.0	0.0	9.0	10.3%	0.0		49.0	56.3%
													0.0	0.0	0.0	0.0	0.0		0.0		0.0	
													0.0	0.0	0.0	0.0	0.0		0.0		0.0	
	Total		0.0	0.0	0.0	0.0	0.0	0.0	0.0%	0.0	0.0%	0.0	0.0%	294.0	0.0	29.0	38.0	67.0	22.8%	0.0	0.0%	67.0
Allied Pile Driving	Piledriver/Dock Worker												647.5	0.0	170.5	194.0	364.5	56.3%	234.0	36.1%	0.0	
	Equipment Operator												357.5	0.0	0.0	229.5	229.5	64.2%	0.0		128.0	35.8%
													0.0	0.0	0.0	0.0	0.0		0.0		0.0	
													0.0	0.0	0.0	0.0	0.0		0.0		0.0	
	Total		0.0	0.0	0.0	0.0	0.0	0.0	0.0%	0.0	0.0%	0.0	0.0%	1005.0	0.0	170.5	423.5	594.0	59.1%	234.0	23.3%	128.0
TOTALS	Total	10.0	328.0	64.0	0.0	24.0	88.0	26.8%	24.0	7.3%	88.0	26.8%	4683.0	502.0	199.5	607.5	1309.0	28.0%	361.0	7.7%	594.5	12.7%

MBEs/WBEs

- Turtle & Hughes, WBE Material Supplies
- DeMelo Construction, WBE Waterproofing Materials Supplier
- The Edwards Group, M/WBE Trucking
- Don Martin Paving, MBE Paving Subcontractor
- Moor Metals, MBE Materials Supplier
- Charter Contracting Company, MBE Environmental Waste Disposal



WALK ON APPLICATION



EXP from PedX

