# Boston Employment Commission Presentation

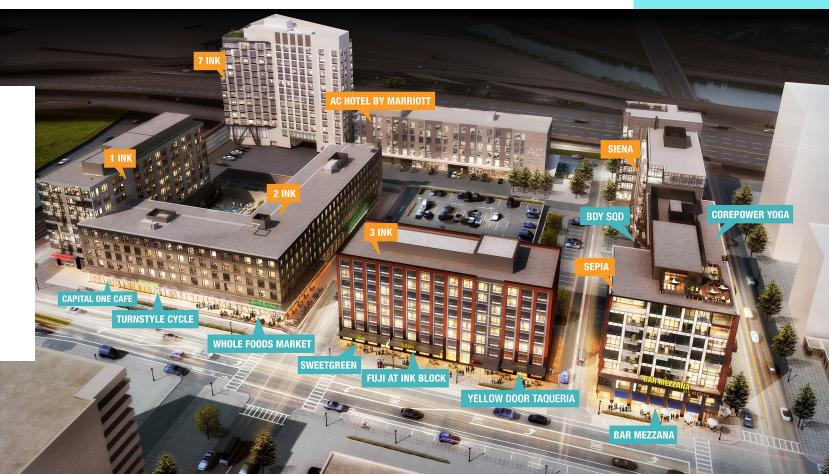
Cranshaw Construction National Development

December 16, 2020





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- Former location of the Boston Herald newspaper
- 7th and final building at Ink Block, South End
- Ink Block includes 3 apt. buildings, 2 condo buildings, hotel, Whole Foods, retail
- 7INK will be Boston's first co-living building
- 14 stories, 180 units, 353 bedrooms
- Mix of studios and 1BR's (90) and multi-bedroom apartments (90)
- All affordable units (46 total bedrooms) will be provided on-site





### **Project Team**

Owner/Developer: National Development

**General Contractor:** Cranshaw Construction

Architect: Elkus Manfredi

Landscape Architect: Copley Wolff Design Group, Inc.

Site/Civil: VHB

MEP: AHA Consulting Engineers

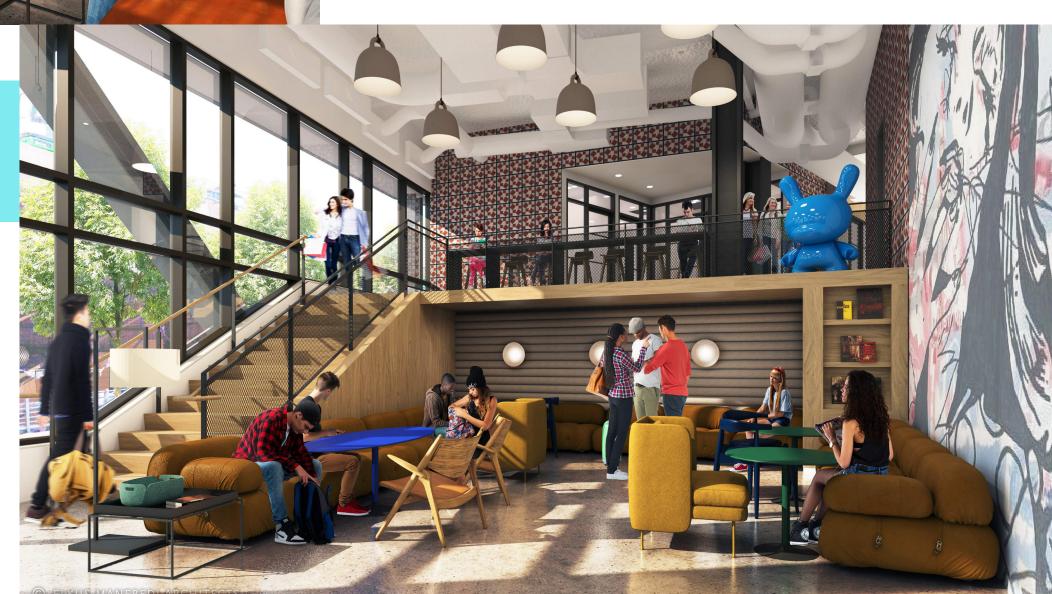
Structural: McNamara Salvia Structural Engineers





## Café

## **Great Room**





## **Backyard Garden**



Lobby



### **Construction Schedule**

**Key Start Dates:** 

Demo & enabling July 2019

Piles/foundations Jan 2020

COVID delay Mar-May 2020

Structural steel Sep 2020

MEP Nov 2020

Topping off Dec 2020

Exterior panels Mar 2021

Elevators Apr 2021

Drywall Apr 2021

Finishes May 2021

Site/landscape Oct 2021

Project completion Feb 2022



#### 15th Floor Roof Deck



### **Subcontract Awards**

Awarded Trades Awarded Subcontractors

Daily Cleaning Front Line, Inc.

Sitework Manafort Transit

Vynorius Pile Driving

Concrete Marguerite Concrete

Masonry Fred Salvucci Corporation

Structural Steel Erection Boss Steel

Miscellaneous Metals Watertown Iron Works

Finish Carpentry

Spray Fireproofing

Roofing

Barlow Millwork

H. Carr & Sons

Marshall Roofing

Waterproofing / Sealants Beacon Waterproofing

Doors, Frames & Hardware Eaton Door

Glazing / Curtainwall and Metal Panels

Drywall

**Acoustical Ceilings** 

Flooring

Painting and Wallcovering

Residential Casework Installation

Countertops

Window Washing Equipment

Conveying

Temporary Hoist

Chutes

Fire Protection

Plumbing HVAC

Electrical

Willco Sales

Otis Elevator

Marr Scaffold

Beacon Fire Protection

**Ipswich Bay Glass** 

**Business Interiors** 

McAdam Painting

Great In Counters

**East Coast Interiors** 

Watertown Iron Works

Save-On-Wall

H. Carr & Sons

EM Duggan

Fred Williams Inc.

Aldon Electric

#### **Still to be Awarded Trades**

Landscaping & Irrigation TBD
Specialties TBD
Blinds / Shades TBD

M/WBE Awards Highlighted in yellow



## Workforce Diversity Efforts/Community Partners

#### **Working with Subcontractors**

- Diversity goals are in each subcontract
- Meet with each sub prior to their start of work
- Involvement of BPDA/BRJP Compliance Officer to set goals
- Monthly check-ins

#### **Working with Unions**

- 7INK is a 100% union project
- Each union is a partner in helping to bring a diverse workforce to the project

#### **Working with the Community**

- On-site application box is located on Herald Street Cranshaw works to match any applicants with appropriate positions and subcontractors
- Cranshaw has reached out to the City of Boston's Jobs Bank

#### **Working to Meet and Exceed Goals**

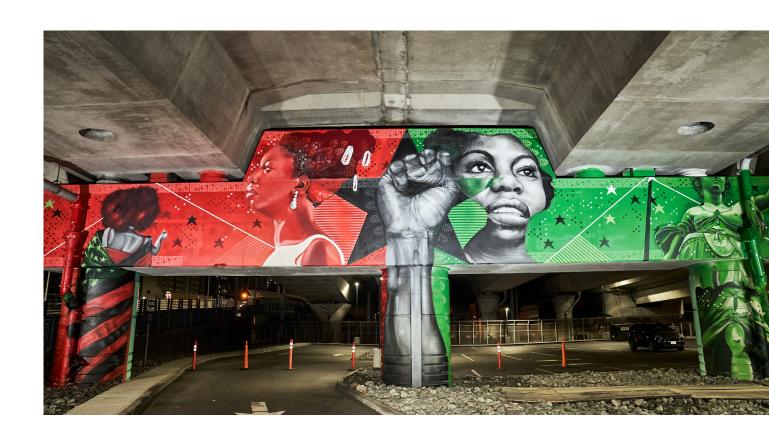
#### 7INK - BRJP Compliance Goals

Resident Pec		
51%	40%	12%

#### 7INK - Current BRJP Totals

Resident People of Color Female 21.8% 29.4% 12.2%

Total Project Hours ~ 37,000





# Thank you.



