

Boston Employment Commission Presentation

MGM Music Hall Project

April 21, 2021

Construction Manager:
Gilbane Building Company

Developer:
Fenway Sports Group Real Estate
d/b/a 175 Ipswich Street, LLC

Owner's Project Manager:
Jones Lang Lasalle



MGM Music Hall Project

Project Description

Vertical Expansion of Existing Laundry Building

- Integrates Into Fenway Park
- Overlook Level Creates a Concessions Amenity for the RF Bleachers
- Function Level Creates a Group Function Space
- TCO for Opening Day 2022

MGM Music Hall

- Approximately 5,200 Patron Capacity Music Hall
- Front Entrance at Corner of Ipswich Street and Lansdowne Street
- Ticket Office on Lansdowne Street
- COO for Summer 2022

MGM Music Hall Project

Project Team

Role	Company
Developer	Fenway Sports Group Real Estate d/b/a 175 Ipswich Street, LLC
Owner's Project Manager	Jones Lang Lasalle
Architect	DAIQ Architects
Structural Engineer	McNamara Salvia
Civil Engineer	VHB
MEP Engineer	WSP
Construction Manager	Gilbane Building Company

MGM Music Hall Project

Rendering 1



MGM Music Hall Project

Rendering 2



Night View



Day View

Lansdowne Street Elevations

MGM Music Hall Project

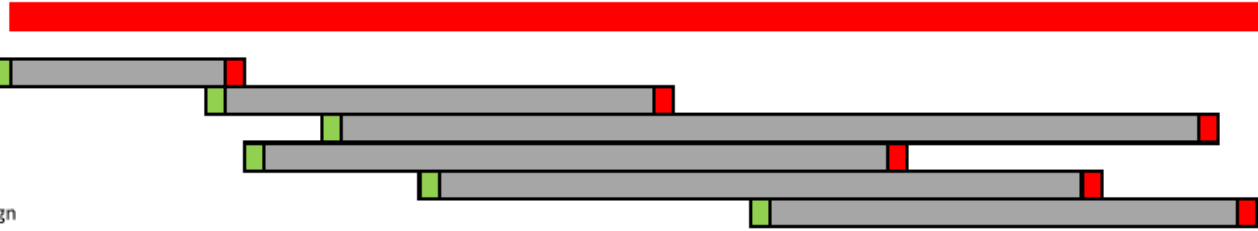
Construction Schedule

Two Phases

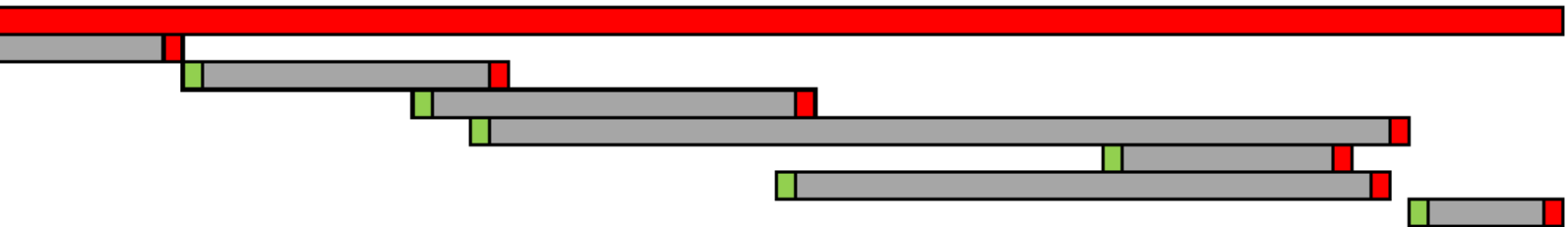
- Vertical Expansion – TCO for Opening Day 2022
- MGM Theater – COO for Summer 2022

2021												2022																																																																								
1Q21			2Q21			3Q21			4Q21			1Q22			2Q22																																																																					
1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25	26	27	28	29	30	31	32	33	34	35	36	37	38	39	40	41	42	43	44	45	46	47	48	49	50	51	52	53	54	55	56	57	58	59	60	61	62	63	64	65	66	67	68	69	70	71	72	73	74	75	76	77	78	79	80	81	82	83	84	85
01/04/21	01/11/21	01/18/21	01/25/21	02/01/21	02/08/21	02/15/21	02/22/21	03/01/21	03/08/21	03/15/21	03/22/21	03/29/21	04/05/21	04/12/21	04/19/21	04/26/21	05/03/21	05/10/21	05/17/21	05/24/21	05/31/21	06/07/21	06/14/21	06/21/21	06/28/21	07/05/21	07/12/21	07/19/21	07/26/21	08/02/21	08/09/21	08/16/21	08/23/21	08/30/21	09/06/21	09/13/21	09/20/21	09/27/21	10/04/21	10/11/21	10/18/21	10/25/21	11/01/21	11/08/21	11/15/21	11/22/21	11/29/21	12/06/21	12/13/21	12/20/21	12/27/21	01/03/22	01/10/22	01/17/22	01/24/22	01/31/22	02/07/22	02/14/22	02/21/22	02/28/22	03/07/22	03/14/22	03/21/22	03/28/22	04/04/22	04/11/22	04/18/22	04/25/22	05/02/22	05/09/22	05/16/22	05/23/22	05/30/22	06/06/22	06/13/22	06/20/22	06/27/22	07/04/22	07/11/22	07/18/22	07/25/22	08/01/22		

Vertical Expansion



MGM Theater



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Construction Buyout/Awarded Trades

Bid Packages	Scope of Work	Sub Awarded
01A	General Cleaning	GO
02A	Demolition	Select Demo
03A	Cast In Place Concrete	Manafort Precision
03B	Concrete Pre-Cast	Stresscon
04A	Masonry/Waterproofing	NER Construction Management
05A	Structural Steel	Beauce Atlas
05B	Misc Metals	Capco Steel Erectors
06A	Millwork	Wright Architectural Millwork
07A	Traffic Coating	Grande Masonry
07B	Roofing	Marshal Roofing
07D/E	Fireproofing	East Coast Fire Proofing
08A	DFH	Unified
08B	Coiling Doors and Frames	Frommelt Overhead Doors
08C	Glass and Glazing	Chandler Architectural
09A	General Trades	Central Ceilings
09B	ACT	Central Ceilings
09C	Carpet/Resilient	Allegheny
09D	Painting	Selctec Paint
09E	Tile/Stone	JAJ Co. Inc
09F	Polish/Epoxy/"Supercap"	Select Tile
10A	Toilet Compartments	Specialties Systems of NE
10B	Folding Partition Doors	Pappas
14A	Elevators	Kone
21A	Fire Suppression	Ellis Fire Suppression
22A	Plumbing	Pinnacle Piping and Service
23A	HVAC	Thomas G Gallagher
26A	Electrical	Gaston
31A	Sitework	JW Flett
31B	Special Foundations	Hayward Baker
32A	Landscape/Site Improvements	Brightview

MGM Music Hall Project

Workforce Diversity Efforts/Community Partners

A Top-Down Message

- D&I is a team effort. Not just a one-person job.

Frequent, Direct Communication

- Regular meetings are held with our subcontractors to stress the importance of these goals.
- Project team works with each subcontractor towards compliance.

Relationships – To Foster a Diverse Incoming Workforce

- Building Pathways
- Madison Park Technical Vocational HS
- MA Girls in Trades
- PGTI

Gilbane Rising Contractors Program

- Since 2010
- Best-In-Class Training Program
- Mentorship relationship between subcontractor and Gilbane mentors.

MGM Music Hall Project

List of M/WBE Subcontractors

Subcontractor
DAV Construction, Tier Subcontractor to Select Demolition Services
IAT Logistics, Tier Subcontractor to Select Demolition Services
PC Trucking, Tier Subcontractor to Select Demolition Services
Axiom, Tier Subcontractor to Select Demolition Services
Edge-Global Technology Solutions
Welch Associates Land Surveyors
JAJ Tile

MGM Music Hall Project

Job Application Process

A QR Code posted on site will give potential workers easy access to the Walk On Application.

All applications will be reviewed in order to be sent to all potential employers as well as any appropriate unions.

Gilbane

WALK ON APPLICATIONS

SCAN TO APPLY



MGM MUSIC HALL