

# Parkway Apartments Lincoln Parkway LLC

CONSTRUCTION MANAGERS

## Boston Employment Commission Presentation September 16, 2020



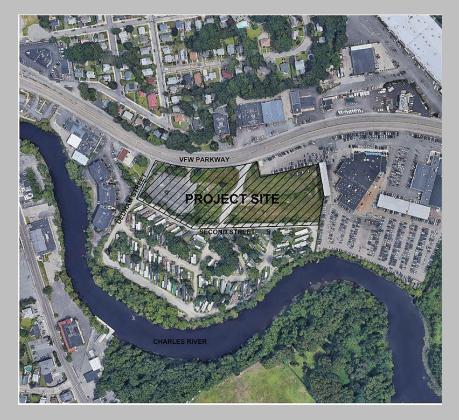


# **Project Overview**

Lincoln Parkway LLC

#### Location

- Project Highlights
  - LEED (Gold)
  - Two 4 Story Buildings
    - 254 Apartment Units
  - 5 Story Precast Parking Garage
  - Outdoor Pool, Exterior
     Courtyard, Fitness
     Center, Café, Pet Spa



1545 & 1555 VFW Parkway West Roxbury, MA 02132

#### 

# **Project Team**

### Lincoln Parkway LLC

- Executive Vice President Northeast: John Noone
- VP of Construction Northeast: *Rob Tierney*
- Assistant Construction
   Manager: *Zach Merrill*
- Development Analyst: Eric Rosenthal

## Callahan Inc.

- Project Executive: Steve Carley
- Project Manager: Peter Cadwallader
- Assistant Project Manager: *Michelle Latino*
- Superintendent: *Derek Bernat*





# **Project Schedule**

#### Lincoln Parkway LLC

#### CONSTRUCTION MANAGERS

tivity ID	Activity Name	Orig		Start	Finish	TF		
		Dur	Dur				2021 S Oct N Dec Jan F Mar Apr M Jun Jul A Sep Oct N	2022
FW Parkway A	Apartments - UPDATE 7A - 08-19-20						S OCT N Dec Jan F War Apr M Jun Jul A Sep Oct N	Dec Jan F Mar Apr M Jun Jul A 3
MILESTONES								
A1050	BUILDING B WOOD FRAME START	0	0	9/9/20		10	♦ BUILDING B WOOD FRAME START	
A1020	BUILDING & FOUNDATION START	0	0	9/14/20		58	◆ BUILDING A FOUNDATION START	
A1120	BUILDING & FOUNDATION START BUILDING B AMENITIES ROUGHS START	0	0	11/17/20		187	BUILDING B AMENITIES ROUGHS START	
A1060	BUILDING & WOOD FRAME START	0	0	11/25/20		39	BUILDING A WOOD FRAME START	
		0		11/25/20	414104		BUILDING B WEATHER TIGHT	+++++++++++++-
A1070	BUILDING B WEATHER TIGHT		0	1/5/21	1/4/21	114 167	BUILDING B FINISHES START	
A1090	BUILDING B FINISHES START	0	0	1/5/21	4/6/21	48	♦ BUILDING A WEATHER TIGHT	
A1080 A1100	BUILDING A WEATHER TIGHT BUILDING A FINISHES START	0	0	4/29/21	4/6/21	48	♦ BUILDING A FINISHES START	
		0	0			25		ITIES ROUGHS START
A1120	BUILDING A AMENITIES ROUGHS START	0		8/4/21	04000	25		CERTIFICATE OF OCCUPANCY
A1130	CERTIFICATE OF OCCUPANCY	0	0		2/10/22	0		CERTIFICATE OF OCCOPANCE
CONSTRUCTIO	N							
SITE WORK								
UTILITIES								
WATER							E IN TO STREET	
A1370 ELECTRIC	TIE IN TO STREET	10	10	7/27/20 A	8/13/20	167		
		40	4.0	014 410 0	0.07.000	407	INSTALL TELE/DATA DUCT BANK	
A1410 BUILDING B	INSTALL TELE/DATA DUCT BANK	10	10	8/14/20	8/27/20	167	INSTALL FELEIDATA DUCT DANK	
A1420	REQUEST & SET EVERSOURCE TRANSFORMER	20	20	8/28/20	9/25/20	167	REQUEST & SET EVERSOURCE TRANSFORMER	
A1420 A1430	PULL SECONDARIES & SIGN OFF	15	15	9/28/20	10/16/20		PULL SECONDARIES & SIGN OFF	
A1430 A1440	ENERGIZE TRANSFORMERS & SET METERS		20		5/4/21	48	ENERGIZE TRANSFORMERS & SET	METERS
BUILDING A	ENERGIZE TRANSFORMERS & SET METERS	20	20	4/7/21	5/4/21	48		METERS
A1450	REQUEST & SET EVERSOURCE TRANSFORMER	20	20	9/28/20	10/23/20	207	REQUEST & SET EVERSOURCE TRANSFORMER	*****
A1450	PULL SECONDARIES & SIGN OFF	15	15	10/26/20	11/13/20		PULL SECONDARIES & SIGN OFF	
A1460	ENERGIZE TRANSFORMERS & SET METERS	20	20	5/5/21	6/2/21	88	ENERGIZE TRANSFORMERS &	SET METERS
LANDSCAPING		20	20	3/3/21	0/2/21	00		
BLDG B								
COURTYARD B		_	_	_	_	-		
A1550	INSTALL POOL EQUIPMENT ROOM	25	25	4/30/21	6/4/21	58	INSTALL POOL EQUIPMENT R	OOM
A1560	INSTALL POOL	15	15	6/7/21	6/25/21	58	INSTALL POOL	
A1570	FORM & PLACE CONCRETE SEATWALLS (W-01)	5	5	6/28/21	7/2/21	58	FORM & PLACE CONCRE	TE SEATWALLS (W-01)
A1580	FORM & PLACE CONCRETE SEATWALL FOOTINGS (W-05)	5	5	7/6/21	7/12/21	58		RETE SEATWALL FOOTINGS (W-05)
A1590	INSTALL UNDERGROUND ELECTRICAL	5	5	7/13/21	7/19/21	58	INSTALL UNDERGROU	
A1600	PREP & PLACE CONCRETE PAVING	5	5	7/20/21	7/26/21	58	PREP & PLACE CON	CRETE PAVING
A1610	INSTALL UNIT PAVERS	15	15	7/27/21	8/16/21	82	install unit pa	AVERS
A1620	INSTALL WOOD DECKING	7	7	8/17/21	8/25/21	82	INSTALL WOOD	
A1620	IMPORT & SPREAD LOAM	3	3	8/26/21	8/30/21	82	E IMPORT & SPR	
A1640	INSTALL PLANTINGS	5	5	8/31/21	9/7/21	82	INSTALL PLA	
A1650	INSTALL PLANTINGS	5	5	9/8/21	9/14/21	82	INSTALL IR	
A1650	INSTALL TRRIGATION	5	5	9/8/21	9/14/21	82		STONE DRIP EDGE
A1670	INSTALL STONE DRIF EDGE	3	3	9/22/21	9/24/21	82	I INSTALL S	
A1680	INSTALL SOD INSTALL FENCES & GATES	4	4	9/27/21	9/24/21	82		FENCES & GATES
A1690	INSTALL FENCES & GATES	4	5	10/1/21	10/7/21	82		L SITE FURNISHINGS
BLDG PERIME		5	5	10/1/21	10///21	02		
A1480	PREP & PLACE CONCRETE PAVING	5	5	7/27/21	8/2/21	58	III PREP & PLACE CO	NCRETE PAVING
A1490	IMPORT & SPREAD LOAM	5	5	8/3/21	8/9/21	58	IMPORT & SPREA	
chedule: 5707-UP0 tart Date: 12/13/19 nish Date: 2/10/22		V	W	Park	way		ents - UPDATE 7A - 08-19-20	CALLAHAI
ata Date: 7/31/20 un Date: 8/19/20 upe 1 of 25	Remaining Work Cirkus/Remaining Work Cirkus/Remaining Work Cirkus/Remaining Work			R	ema	in	ork - Sort By Phase	CONSTRUCTION MANAG

## 24 Month Schedule - Completion Date 2/15/22



# **Buyout Progress**

Description of Work	Subcontractor
Sitework	J. Derenzo Co.
Ground Improvement	Helical Drilling
Precast Garage	Dailey Precast
Concrete Foundations	Marguerite
Gypcrete	Optiline
Masonry	Marmelo Brothers
Misc metal & Structural	Lawton Welders
Rough Framing	Colt Builders
Waterproofing	New England Waterproofing
Insulation	Optiline
Siding	TCT Contractors
Roofing	TCT Contractors
Metal Paneling	Boston Panel Systems
Doors & Hardware	Jackson Lumber
Overhead Doors	Collins Overhead Doors
Windows	Vytex Windows
Storefront & Glazing	Century Glass
Drywall & Insulation	Optiline
Flooring	AJ Rose
ACT	Optiline
Countertops	International Stone*
Painting	Anthony Contracting
Specialties - Fireplace	Architectural Fireplaces
Trash Chutes	Atlantic Specialties
Appliances	Percy's
Conveying Equipment	Kone
Fire Protection	A&E Fire Protection
Plumbing	Macco Services
HVAC	Macco Services
Electrical	Aldon Electric

- In Progress:
  - Millwork/Finish
     Carpentry
  - Cabinets
  - Landscaping
  - Pool
  - Specialties (ie mailboxes, fire extinguishers, closet shelves, etc...)

\*M/WBE Businesses



TRUCTION MANAGERS

# Diversity Efforts and Best Practices

Lincoln Parkway LLC

#### **BPDA Requirements**

- 40% Minority
- 12% Female Tradespersons
- 51% Boston Residents

#### **Parkway Apartments\***

- 19.5% Minority
- 6.6% Female Tradespersons
- 13.0% Boston Residents



**Best Practices** 

- Diversity Consultant
- Walk-On Trade Application Signage. Applications distributed to contractors
- Monitoring and Tracking

\*This data is as of 9.8.2020 and includes 9 contractors