

Boston Employment Commission Presentation

Cranshaw Construction
National Development

December 16, 2020

7 INK



- 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



© ELKUS MANFREDI ARCHITECTS

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

- Daily Cleaning
- Sitework
- Piles
- Concrete
- Masonry
- Structural Steel Erection
- Miscellaneous Metals
- Finish Carpentry
- Spray Fireproofing
- Roofing
- Waterproofing / Sealants
- Doors, Frames & Hardware
- 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

Still to be Awarded Trades

- Landscaping & Irrigation
- Specialties
- Blinds / Shades

Awarded Subcontractors

- Front Line, Inc.
- Manafort Transit
- Vynorius Pile Driving
- Marguerite Concrete
- Fred Salvucci Corporation
- Boss Steel
- Watertown Iron Works
- Barlow Millwork
- H. Carr & Sons
- Marshall Roofing
- Beacon Waterproofing
- Eaton Door
- Ipswich Bay Glass
- Save-On-Wall
- H. Carr & Sons
- Business Interiors
- McAdam Painting
- East Coast Interiors
- Great In Counters
- Watertown Iron Works
- Otis Elevator
- Marr Scaffold
- Willco Sales
- Beacon Fire Protection
- EM Duggan
- Fred Williams Inc.
- Aldon Electric

- TBD
- TBD
- 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	People of Color	Female
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.

