

Enterprise Research Campus Lab Project Turner | Janey | J&J Joint Venture

September 20, 2023

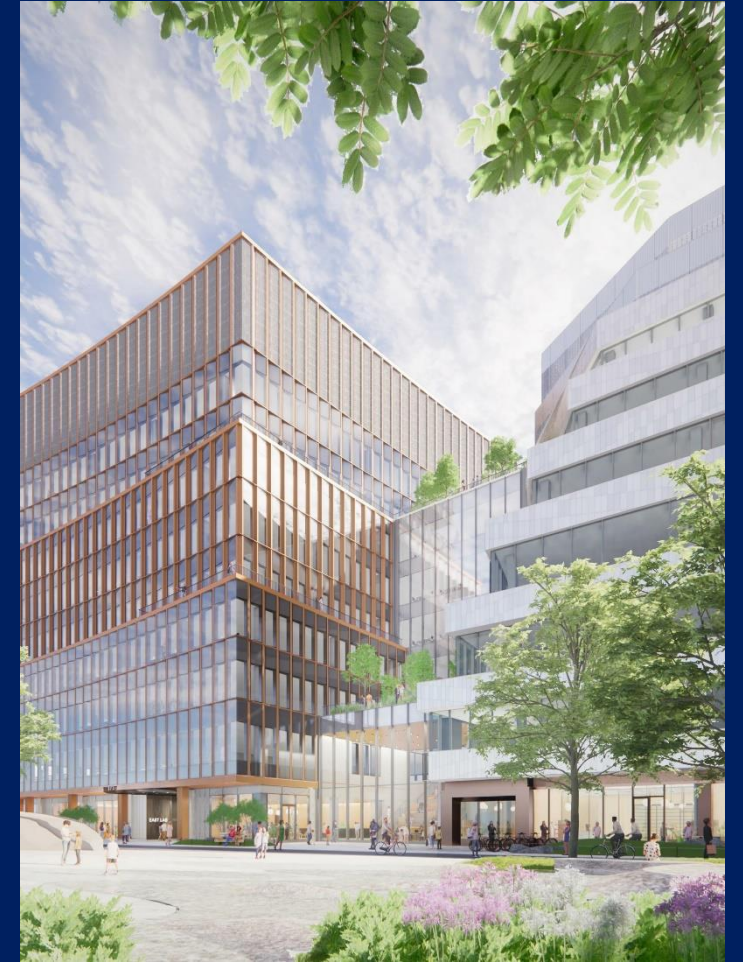
Boston Employment Commission Presentation

Project Description

The Enterprise Research Campus Lab Project is located on Western Avenue in Allston, Massachusetts. The project is a 440,000 SF complex that consists of two lab/office towers connected by a central 'Convener' that serves as an entrance and shared gathering space.

When complete, the building will include 14 total floors of tenant lab/office spread across the two towers, with a shared parking level, and ground floor consisting of retail/common space/BOH. The design generally includes a structural mat foundation, a steel framed/composite deck superstructure, a unitized aluminum-framed curtainwall envelope, and an extensive infrastructure of MEPs and lab equipment.

The lab/office building at the ERC will be eligible for Fitwel certification, ensuring a healthier workspace environment that will improve occupancy health and productivity with a focus on sustainability, resiliency, and equity.



Project Team

Tishman Speyer/Breakthrough Properties

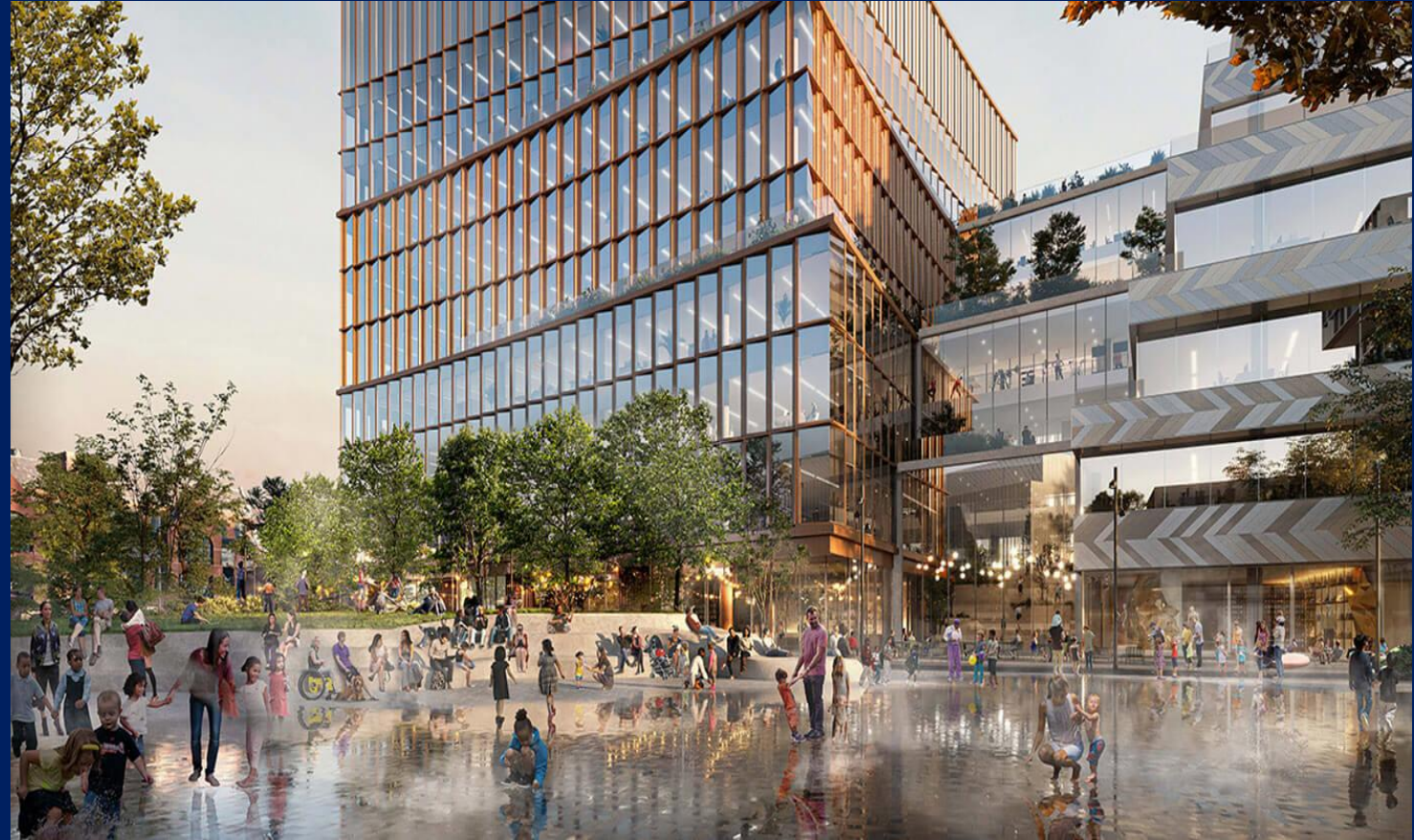
- Corey Hoelker
- Eric Stadelmann
- Chris Whittier

Turner|Janey|J&J

- Genci Leno
- Eurick Dorsett
- Kamlesh Patel
- Greg Eitas
- Alison Stanton
- Amanda DiLando
- Liz Harvey

DEI Advisory Team

- THM Advisors – Taidgh McClory
- KAGE Growth Strategies – Milton Benjamin
- InOrder Business Solutions – Dakota Jones



Project Schedule

- Approximately 28 months of construction
- 25% Complete: 01/2024
- 50% Complete: 07/2024
- 75% Complete: 12/2024
- 100% Complete: 01/2026



Diversity, Equity, and Inclusion

Tishman Speyer's ERC team is dedicated to building a neighborhood that works for the community - a new model for inclusive, equitable, and community focused development. A key focus has been to integrate Diversity, Equity, and Inclusion (DEI) into each phase of the development. Components of the ERC - DEI strategic plan include:

- **Job Creation:**
The ERC project is estimated to create 2,000 construction jobs in a variety of trades, and 2,300 permanent on-site jobs in a variety of fields including life sciences, building operations, retail, and hospitality.
- **Workforce Development:**
The team is working to establish a workforce development plan to increase opportunities for Allston-Brighton residents, minorities and women in the construction, life sciences and commercial real estate industries. The ERC team is committed to offering local A/B high schools such as Brighton High and Boston Green Academy career exploration programs in life science, and design & construction.
- **Inclusive Equity Ownership:**
Tishman Speyer has raised ~\$30 million in equity, equal to 5% of the project equity, from over 150 Black and Latinx households from a wide range of backgrounds and professions, including local Bostonians. This represents the first opportunity for many to invest in a large-scale development project of this nature.
- **Local Retail & Cultural Uses:**
25% of retail set aside for local, small, minority-owned, and/or women-owned businesses (MBE/WBEs). Approximately 1,500 SF ground floor retail space in the Proposed Phase A Project designated as a flexible arts space that will include a rotating program of art and cultural uses.
- **Supplier Diversity:**
Tishman Speyer is also making DE&I in the design, construction and operations procurement process a priority to boost participation by MBE/WBEs. During our design phase, the team awarded more than 30% of project design costs to date to certified MBE and WBE firms. During the construction phase of the ERC, we have committed to award at least 15% of its construction cost to certified MBE and WBE firms.

Trade Partners

- Beauce Atlas
 - Boss Steel (WBE installer)
- Beacon Waterproofing & Restoration
 - (includes WBE Testing Co. & Material Suppliers)
- Component Assembly Systems
- E.M. Duggan
- H. Carr
- Harry Grodsky & Co
- JC Cannistraro
- Massey Plate Glass & Aluminum (WBE)
- Mitsubishi
 - Draper Elevator (WBE)
- Ryan Iron
- State Electric
- Titan Roofing (MBE)
- Tractel
- W.L. French

Boston Residents Jobs Policy

Boston Residents Jobs Policy (BRJP) Compliance is treated as a team effort and includes the following:

- Workforce goals are included in all trade partner contracts.
- After award an onboarding/kick off meeting is held.
- Union Business Agents are invited to an onsite meeting to discuss the project.
- DEI and BRJP topics are included in the weekly Owner-Architect-Contractor meetings.
- BRJP Preconstruction meeting status is discussed in the weekly staff meeting.
- Resident verification is included in the site safety orientation.

Community & Citizenship

Recent and Upcoming Community Activities:

- In May 2023 the ERC project hosted a student intern from Boston Green Academy. We are currently planning for a student intern to join us in April 2024.
- The ERC project team is working on assisting The Compliance Mentor Group with their group learning, job shadowing and mentoring activities.
- ERC team members have committed to assisting the AGC Committee for Diversity and Inclusion with a volunteer day in the Boston Public Schools in October 2023.
- Working towards planning future volunteer activities with West End House
- Working towards planning future jobsite tours with our partners

Organizations We Partner With:

- ACE Mentor Program
- Building Pathways
- Build a Life That Works
- Mass Girls in Trades
- Policy Group on Tradeswomen's Issues
- Wentworth RAMP

Company Initiatives:

- YouthForce Program
 - To increase students' awareness of career opportunities that exist within the construction industry