



Redgate – 144 Addison St. Apartments

PREPARED FOR THE BOSTON EMPLOYMENT COMMISSION

Project Overview

- Located in East Boston, MA.
- Multi-family, 230 unit residential development.
- 169 ground floor parking spaces.
- Connected North and South Buildings.
- Steel framed construction, levels 1 & 2.
- Wood framed construction above level 2.
- Metal wall panel and brick exteriors.



Project Team

- Redgate Residential
- Arrowstreet Architects
- Dellbrook | JKS
- Veitas & Veitas Engineers
- WBA Engineers
- BR+A



Project Schedule

| | | | | | | | |
|----|---|---------------------|-----------------|--------------------|---------------------|--------------------|---------------------|
| 0 | 144 Addison Street | 46% 644 days | 0 days | Fri 10/4/19 | Tue 2/8/22 | Fri 10/4/19 | Fri 4/29/22 |
| 1 | Milestones | 100% 79 days | 0 days | Fri 2/7/20 | Mon 6/1/20 | Fri 2/7/20 | Mon 6/1/20 |
| 2 | Notice to Proceed | 100% 1 day | 0 days | Fri 2/7/20 | Fri 2/7/20 | Fri 2/7/20 | Fri 2/7/20 |
| 3 | Building Permit | 100% 1 day | 0 days | Fri 3/13/20 | Fri 3/13/20 | Fri 3/13/20 | Fri 3/13/20 |
| 4 | Soil Approval to leave site | 100% 1 day | 0 days | Tue 4/14/20 | Tue 4/14/20 | Tue 4/14/20 | Tue 4/14/20 |
| 5 | Ground Improvements Design Complete | 100% 62 days | 0 days | Wed 3/4/20 | Mon 6/1/20 | Wed 3/4/20 | Mon 6/1/20 |
| 6 | Construction Start (SOE) | 100% 1 day | 0 days | Mon 3/9/20 | Mon 3/9/20 | Mon 3/9/20 | Mon 3/9/20 |
| 7 | South Building Milestones | 0% 301 days | 138 days | Tue 7/28/20 | Tue 10/12/21 | Mon 7/27/20 | Tue 10/12/21 |
| 8 | South - Foundation Complete | 0% 0 days | 440 days | Tue 7/28/20 | Tue 7/28/20 | Mon 7/27/20 | Mon 7/27/20 |
| 9 | South - Steel erection complete | 0% 0 days | 378 days | Thu 9/17/20 | Thu 9/17/20 | Fri 10/23/20 | Fri 10/23/20 |
| 10 | South - Weather tight | 0% 0 days | 5 days | Mon 2/1/21 | Mon 2/1/21 | Wed 2/10/21 | Wed 2/10/21 |
| 11 | South - Start sheetrock | 0% 0 days | 13 days | Tue 3/16/21 | Tue 3/16/21 | Thu 3/25/21 | Thu 3/25/21 |
| 12 | South - Permenant Power | 0% 0 days | 10 days | Mon 6/28/21 | Mon 6/28/21 | Mon 6/7/21 | Mon 6/7/21 |
| 13 | South - Current TCO | 0% 0 days | 0 days | Tue 10/12/21 | Tue 10/12/21 | Tue 10/12/21 | Tue 10/12/21 |
| 14 | South Contract TCO - AMEND 10/12/21 | 0% 0 days | 0 days | Tue 10/12/21 | Tue 10/12/21 | Tue 10/12/21 | Tue 10/12/21 |
| 15 | North Building Milestones | 0% 334 days | 58 days | Wed 8/19/20 | Tue 2/8/22 | Fri 10/2/20 | Tue 2/8/22 |
| 16 | North - Foundation Complete | 0% 0 days | 392 days | Wed 8/19/20 | Wed 8/19/20 | Fri 10/2/20 | Fri 10/2/20 |
| 17 | North - Steel erection complete | 0% 0 days | 366 days | Fri 9/25/20 | Fri 9/25/20 | Tue 11/10/20 | Tue 11/10/20 |
| 18 | North - Weather tight | 0% 0 days | 9 days | Fri 3/19/21 | Fri 3/19/21 | Thu 4/8/21 | Thu 4/8/21 |
| 19 | North - Start Sheetrock | 0% 0 days | 73 days | Mon 5/3/21 | Mon 5/3/21 | Mon 5/10/21 | Mon 5/10/21 |
| 20 | North - Permenant Power | 0% 0 days | 9 days | Mon 8/9/21 | Mon 8/9/21 | Fri 8/27/21 | Fri 8/27/21 |
| 21 | North - Current CO | 0% 0 days | 0 days | Tue 2/8/22 | Tue 2/8/22 | Tue 2/8/22 | Tue 2/8/22 |
| 22 | North Contract CO - AMEND 2/8/22 | 0% 0 days | 0 days | Tue 2/8/22 | Tue 2/8/22 | Tue 2/8/22 | Tue 2/8/22 |
| 23 | Change Management | 100% 38 days | 0 days | Tue 3/17/20 | Fri 5/8/20 | Tue 3/17/20 | Fri 5/8/20 |
| 24 | COVID-19 Delay | 100% 38 days | 0 days | Tue 3/17/20 | Fri 5/8/20 | Tue 3/17/20 | Fri 5/8/20 |
| 25 | City of Boston Shutdown (3/17/20 to 4/7/20) | 100% 15 days | 0 days | Tue 3/17/20 | Mon 4/6/20 | Tue 3/17/20 | Mon 4/6/20 |
| 26 | City of Boston Shutdown Extended (4/7/20 to 5/4/20) | 100% 18 days | 0 days | Tue 4/7/20 | Fri 5/1/20 | Tue 4/7/20 | Fri 5/1/20 |
| 27 | City of Boston Shutdown Review | 100% 6 days | 0 days | Fri 4/24/20 | Fri 5/1/20 | Fri 4/24/20 | Fri 5/1/20 |
| 28 | City of Boston Shutdown Lifted (project exemption) | 100% 1 day | 0 days | Fri 5/1/20 | Fri 5/1/20 | Fri 5/1/20 | Fri 5/1/20 |
| 29 | Remobilization of Trades | 100% 5 days | 0 days | Mon 5/4/20 | Fri 5/8/20 | Mon 5/4/20 | Fri 5/8/20 |

Subcontractors

D&M Civil

- Site work, drainage, and paving.

Turner Brothers, LLC

- Concrete, rebar, foundation walls, and footings.

Building Envelope Systems

- Structural steel, decking, and misc. metals.

Wallace Building Products

- Rough framing, sheathing, and exterior finish carpentry.

A. Scolaro & Sons

- CMU, exterior stone veneer, adhered thin-brick masonry.



Subcontractors

AMPS Electric

- Electrical, fire alarm, tel-data, and security systems.

Superior Plumbing

- Plumbing, drainage, gas, and fixtures.

Atlantis Comfort Systems

- Ductwork, controls, RTUs, piping/duct insulation, FCUs, EUHs, garage CO system, and commissioning.

A&E Fire Protection

- Wet sprinkler system, standpipe, hydraulic calcs, and testing.



Upcoming Subcontractors

Universal Drywall, LLC

- CFMF, wall and floor assemblies, interior partitions, exterior ceiling system, and insulation.

Hydra Concrete Waterproofing

- Bituminous damproofing, fluid-applied waterproofing, polymer-modified cement waterproofing, and air barriers.

Middlesex Glass Co.

- Rigid insulation, exterior metal wall paneling, fiber cement siding, wood siding, sheetmetal flashing and trim, and storefronts.



Upcoming Subcontractors

TCT Roofing

- TPO membrane roofing, tapered insulation, flashing, and standing-seam metal roofing.

Master Millwork

- Interior architectural woodwork and residential casework.

KBF Contracting

- Tiling, carpeting, wood flooring, resilient flooring, and vapor mitigation.

First Nick

- Wall coverings, painting, and coating.



M/WBE Subcontractor Participation

TCT Roofing

- TPO membrane roofing, tapered insulation, flashing, and standing-seam metal roofing.

Building Envelope Systems Inc (BESI)

- Miscellaneous Iron and Steel work

Middlesex Glass

- Rigid insulation, exterior metal wall paneling, fiber cement siding, wood siding, sheet metal flashing and trim, and storefronts.



Job Application Process

1. Job application box is on site to collect applications

2. Applications are collected and reviewed on a weekly basis

3. Once reviewed, applications will be given to subcontractors whom:

- have openings and/or

- have low BR, POC and/or Women percentages

4. Subcontractors will be asked to interview candidates and report back to the PM on hiring status

5. Applications and hiring status of each applicant will be reported to the BRJP monitor and Jobs Bank coordinator on a regular basis.



Questions/Comments

144 ADDISON ST. APARTMENTS