



TISHMAN SREYER

Enterprise Research Campus Residential & Hotel

09/20/2023



CONSIGLI

SMOOT
BOS

CONSIGLI / SMOOT JOINT VENTURE

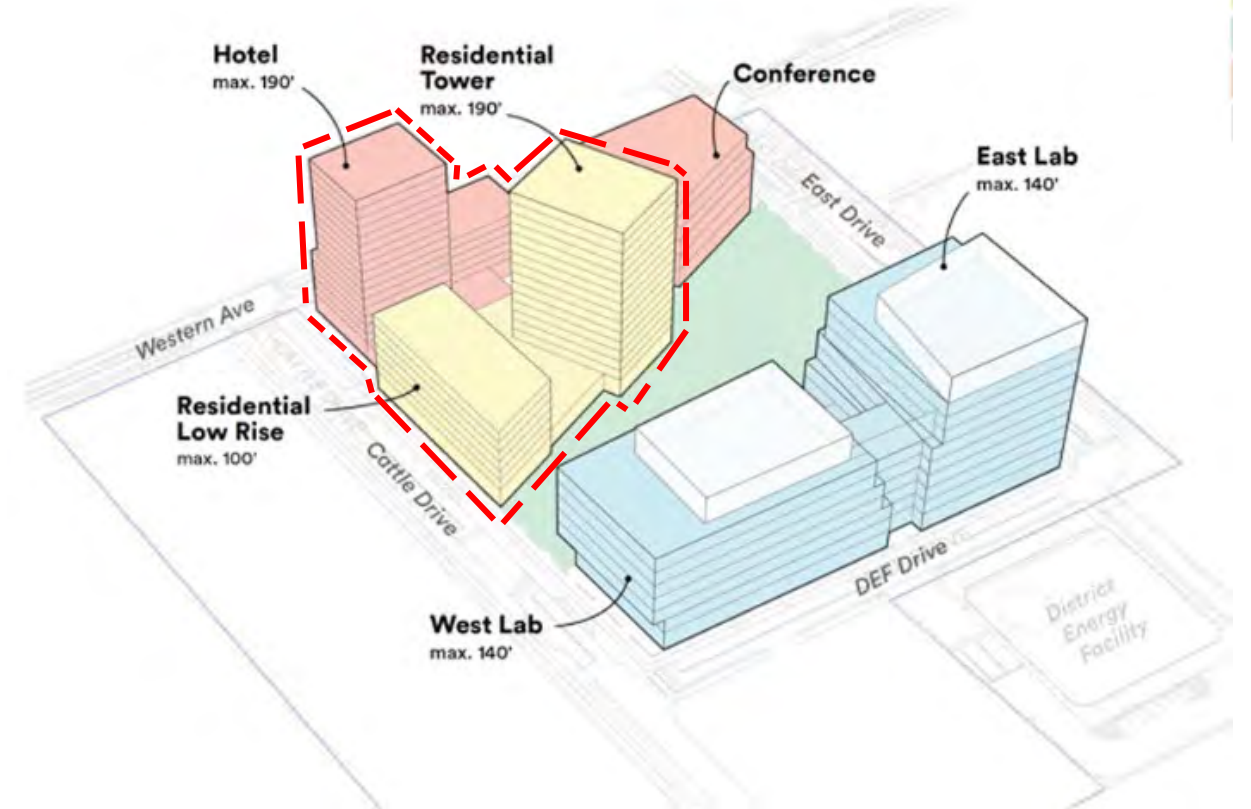
Design/Development Partners

- **Developer**
Tishman Speyer
- **Construction Manager - Joint Venture**
Consigli/Smoot Construction (MBE)
- **DEI Strategic Advisors**
T.H. McClory LLC (MBE)
KAGE Growth Strategies LLC (MBE)
InOrder Business (MBE/WBE)
- **Architect of Record**
Moody Nolan (MBE)
- **Design Architect - Residential**
MVRDV
- **Design Architect - Hotel**
Marlon Blackwell (MBE/WBE)



Key Dates & Information – Residential & Hotel

- **263,500 sq. ft. Residential**
(1) 8 Stories & (1) 17 Stories
343 units (~25% to be affordable units)
- **135,000 sq. ft. Hotel / 16 Stories**
246 keys
- **85,000 sq. ft. Garage / Basement**
~300 of spaces
- **Start Date – 06/2023**
- **Planned Completion – 2025**



ERC – 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 AND 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

Construction Management Team

Executive Oversight



Ryan Jennette,
LEED AP
Principal-In-Charge / Director
of Operations
(508) 382-2279
rjennette@consigli.com



Omar McIntosh
Regional Executive/Senior
Vice President
(202) 604-2923
omcintosh@smootbuilds.com

DEI Oversight



Chrystal Stowe
Vice President
(202) 25101072
cstowe@smootbuilders.com



Haley Hirsch
Workforce Compliance
Coordinator
(857) 327-3708
hhirsch@consigli.com



Darrin Ball
Project Executive
(617) 593-6735
dball@consigli.com

+ + + + +



Steven O'Toole
General
Superintendent
(617) 293-6007
sotoole@consigli.com






Stefan Nicotra
Senior Project
Manager
(774) 573-4398
snicotra@consigli.com





Bill Hayes
Project Superintendent
(774) 737-6042
whayes@consigli.com

HOTEL

PROJECT MANAGEMENT	FIELD
 <p>Aaron Davis Project Manager Consigli (774) 217-2379 adavis@consigli.com</p>	<p>TBD - Consigli Superintendent</p>
 <p>Rochelle Gayle Assistant Project Manager, Consigli rgayle@consigli.com (617) 356-2745</p>	<p>TBD - Smoot Assistant Superintendent 6/24-9/25</p>
 <p>Jack Walker Project Engineer Consigli (774) 727-9544 jack.walker@consigli.com</p>	

RESIDENTIAL

PROJECT MANAGEMENT	FIELD
 <p>Andrew Moore Sr. Project Manager Smoot (202) 317-9204 amoore@smootbuilds.com</p>	 <p>Lonnie Miller Superintendent Consigli (413) 464-2101 lonnie.miller@consigli.com</p>
<p>TBD - Consigli Assistant Project Manager 8/23-8/25</p>	<p>TBD - Smoot Assistant Superintendent 11/23-7/25</p>
 <p>Arsene Ntwali Project Engineer Consigli (857) 327-3707 antawli@consigli.com</p>	<p>TBD - Smoot Assistant Superintendent 6/24-9/25</p>

MEP



Cynthia Djongoue-Kamga
MEP Manager
Consigli
(857) 278-1489
ckamga@consigli.com

FACADE

TBD - Consigli
Superintendent
3/24-7/25

TBD - Smoot
Project
Enginee10/23-11/24

SAFETY



Dan Della-Giustina
Regional Safety
Manager
(774) 462-1481
ddgiustina.jr@consigli.com

Consigli + Smoot Alliance

The mission of the Consigli-Smoot Alliance is to bring together national & local construction industry partners in the Boston metro area with the goal of providing minority & women-owned business enterprises (MBE/WBE/DBE) scalable, equitable growth opportunity throughout Massachusetts while aligning partners to grow, learn & strengthen our industry & communities.

CURRENT GREATER BOSTON AREA PROJECTS



Nubian Square Redevelopment



MIT, East Campus Parallels



Harvard, David Rubenstein Treehouse



Harvard, ERC Resi/Hotel

Current Executed Contracts & M/WBE Participation

During the permitting process Tishman Speyer committed to **15% M/WBE participation**. The Consigli/Smoot team prioritized M/WBE outreach and participation throughout the bidding and procurement process, requiring **all bidders** to provide MBE and WBE participation options. Currently, the project is **80% bought out** and we are on target to exceed the 15% goal. We have **15 Executed** prime subcontract agreements which include the award of **19 M/WBE** firms at both the prime and sub-tier level.

EXECUTED CONTRACTS

- Marr Scaffolding
- S&F Concrete
- Beacon Waterproofing & Restoration
- Sunrise Erectors / AZA
- Lymo/JK Glass / Aliva
- TJ McCartney
- K&H Electrical
- H. Carr
- MEUS
- PJ Dionne
- Fred Williams
- Derenzo
- EM Duggan
- Your Electrical Solutions

M/WBE PARTICIPATION

- Aztec Steel WBE
- Boss Steel WBE
- Anvil Steel MBE
- Northeast Contractors WBE
- Thompson & Lichtner WBE
- Architectural Products WBE
- Angelini Plastering WBE
- Synergy MBE
- H&B MBE
- Fire Code Design M/WBE
- Carl-Louis + Co MBE
- Inner City Fire Protection MBE
- VAV Engineering MBE
- Aura Insulators WBE
- Osprey Construction Supply, LLC WBE
- Albanes WBE
- Moore Metals MBE
- Turtle & Hayes WBE
- McCartney Interiors WBE
- Boss Steel / Trimax WBE

Boston Residents Jobs Policy



Consigli/Smoot has a dedicated Diversity/Community Outreach Manager on the project team.



BRJP requirements/goals is included in all subcontracts.



Subcontractor's BRJP historical reports are reviewed prior to awarding contracts. Subcontractors/Trade Partners are required to submit a workforce compliance plan once the contract has been awarded.



As a standard practice, Consigli/Smoot specifically discusses the BRJP employment standards with all subs prior to their contract award.



All subcontractors are provided with the BRJP pre-construction package. Prior to attending the preconstruction meeting the subcontractor provides Consigli with their contact responsible for their workforce onsite and their contact responsible for submitting weekly reports.



BRJP is an agenda item at our weekly subcontractor and owner meetings where the projects actual goals and concerns regarding workforce are discussed.

Community Outreach

Organizations & Resources

- The Policy Group on Tradeswomen's Issues (PGTI)
- AGC Diversity & Inclusion Committee
- NAWIC
- Massachusetts Minority Contractors Association (MMCA)
- ACE Mentor Program of Greater Boston
- Building Pathways (Boston, Worcester, Springfield)
- Subcontractor Diversity Information Series
- Recruiting
- Benjamin Franklin Cummings Institute of Technology
- Pacesetters
- Specialized Career Guidance (SCG)



