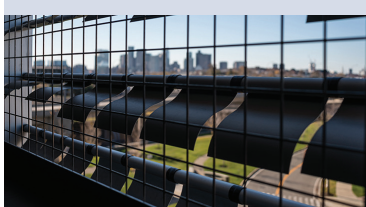




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## Quick Read

**Linetec finishes alum. flapper panels for Logan garage**



EXTECH manufactured the 48,000 aluminum flapper panels, each panel as finished by Linetec in Class I clear anodize.  
**SEE PAGE 2C**

**Duncan honored by American Galvanizers Assn.**



For Faneuil Hall Marketplace and Longfellow Bridge (shown).  
**SEE PAGE 6C**

**Project of the Month**  
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**Tsoi/Kobus provides design for Moakley Cancer Ctr. at BMC**



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THE LARGEST COMMERCIAL/INVESTMENT REAL ESTATE NEWSPAPER IN THE WORLD

Section C

New England Real Estate Journal

April 15 - 21, 2016

**DEVELOPED BY WOOD PARTNERS AND MONGRAM RESIDENTIAL TRUST**

## Lendlease serves as CM for 392-unit ZINC apartment project

**CAMBRIDGE, MA** Lendlease served as the construction manager for ZINC, a 15-story, 531,900 s/fluxury apartment building featuring 392 residential units and 351 parking spaces. The project, located at 22 Water St., was developed by Wood Partners and Monogram Residential Trust. Tenant amenities include a fitness facility, roof garden, community spaces, covered parking, coffee shop and multi-purpose hiking/biking trail adjacent to the property. The project was the beneficiary of a number of innovations, which lead to improved time to delivery, enhanced quality control and most importantly, improved worker safety.

### Prefabrication Exterior Façade with Integrated Balconies:

- The primary reason prefabrication was determined to be the best option for the exterior façade was that each floor plate is 31,500 s/f with 1,250 lf of exterior façade, twice the



traditional ratio of an ideal building façade-to-square-footage. Moreover, the complexity of the cement panel color scheme strengthened the case for using a modular alternative, as did enhancements in project safety,

logistics, quality control, budget and schedule.

- Each panel is typically 25'6" x 9'8". The panels span from column-to-column and floor-to floor, similar in nature to a concrete precast

panel. The panelized façade includes interior light-gauge framing to receive drywall; air and vapor barrier; insulation; cement panels; windows; sliders and balconies. The most unique feature of this system is the integrated balconies, as they are not part of the superstructure, but the panelized façade panel. This integrated balcony has not previously been used with precast or panelized façade.

- Field erection of a panelized façade takes one third of the time of conventional stick-built construction and much less real estate, thereby allowing for easier management of site logistics, as it can be installed inside the very tight space between the building and the property line.

- Lendlease's previous experience with panelized façade systems allowed us to streamline the design and collaborate with the owner's design team and trades to create a schedule savings of six months and save over \$1 million from the project budget.

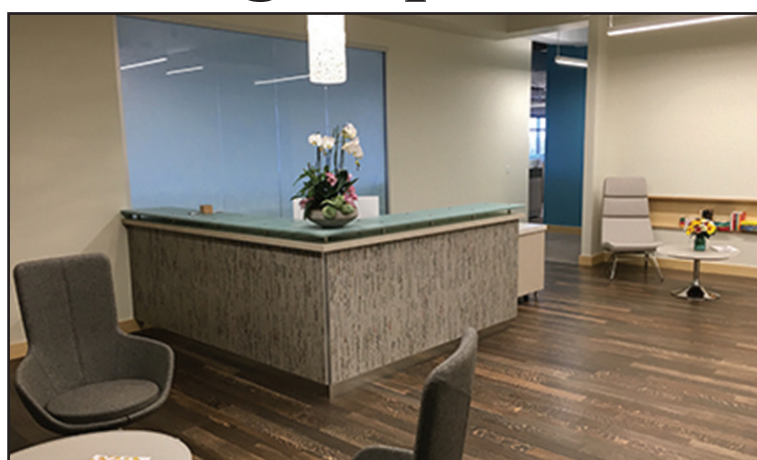
- A major challenge of this project was that the façade square footage, at 170,000 s/f, is twice the aspect ratio of a traditional façade to floor space ratio, thereby requiring more time during design, coordination and construction. Furthermore, the design complexity of the color scheme, along with making sure that 600 panels were weather-tight in an area with harsh winters, was challenging due to limited schedule and space constraints.

**PROJECT TEAM INCLUDES COLUMBIA CONST. AND HARVARD UNIV.**

## J&M Brown completes Harvard Business Publishing hdqtrs. fit-out

**BRIGHTON, MA** J&M Brown Company (JMB) has completed the electrical fit-out of Harvard Business Publishing's (HBP) new 125,000 s/f headquarters' office space at Boston Landing, 20 Guest St. The fast-track, 4-month electrical project entailed the demolition and customized fit-out of five floors for HBP. The project team includes the owner, Harvard University and the general contractor Columbia Construction.

BIM and CAD coordination were integral to the project, and key factors enabling the NECA Boston contractor to meet the aggressive schedule. The office space features an open ceiling design and JMB's field crew installed metal clad (MC) cable high and tight into ceiling areas, maneuvering around duct work and sprinklers to hang hundreds of LED pendant lighting fixtures. Digital lighting control is provided by a



networked nLight digital lighting control system, specified and installed for enhanced energy savings and user configurability.

The scope included J&M Brown's installation of over 1,700 feet of cable tray to support wire and cable runs, as well as installation of the facility's vast

Audio Visual infrastructure, which will accommodate A/V installations for dozens of conference rooms, Huddle rooms, and a video studio room.

J&M Brown's Special Projects Group handled the project, managing a field crew of 26 IBEW electricians at peak construction.

### BRAGB PRISM Awards registration begins May 1

**BOSTON, MA** The Builders and Remodelers Association of Greater Boston (BRAGB), named the categories for its 2016 PRISM Awards. Awards will be presented at the annual PRISM Awards Gala on October 6 at the Boston Park Plaza Hotel. This formal event is typically attended by close to 400 building industry professionals.

Registration opens May 1.  
 Deadline: Entries must be received by July 31, 2016

Online submission form: <http://www.prism-awards.com/>