

MASSACHUSETTS BUILDING CONGRESS
INNOVATION SQUARE III
JULY 23, 2024



PANELISTS



Kim Sherman Stamler
Related Beal
President



Stephen Faber
Related Beal
Executive Vice President



Dr. Aisha Miller
Related Beal
Vice President, Corporate &
Community Engagement



Dakota Jones
InOrder Business
Principal



Greg Janey
Janey Construction
President & CEO



Troy Depeiza
DREAM Collaborative
Principal / Co-Founder

PROJECT PRINCIPLES



**INCLUSIVE +
EQUITABLE
OPPORTUNITIES**



**COMMITMENT TO
SUSTAINABILITY,
RESILIENCY +
WELLNESS**



**ROBUST
PUBLIC &
COMMUNITY
BENEFITS**



**RESPONSIBLE +
BEAUTIFUL
DESIGN**



**CITY WORKFORCE
INVESTMENT +
ECONOMIC
GROWTH**



BUILDING A TEAM OF EXPERTS

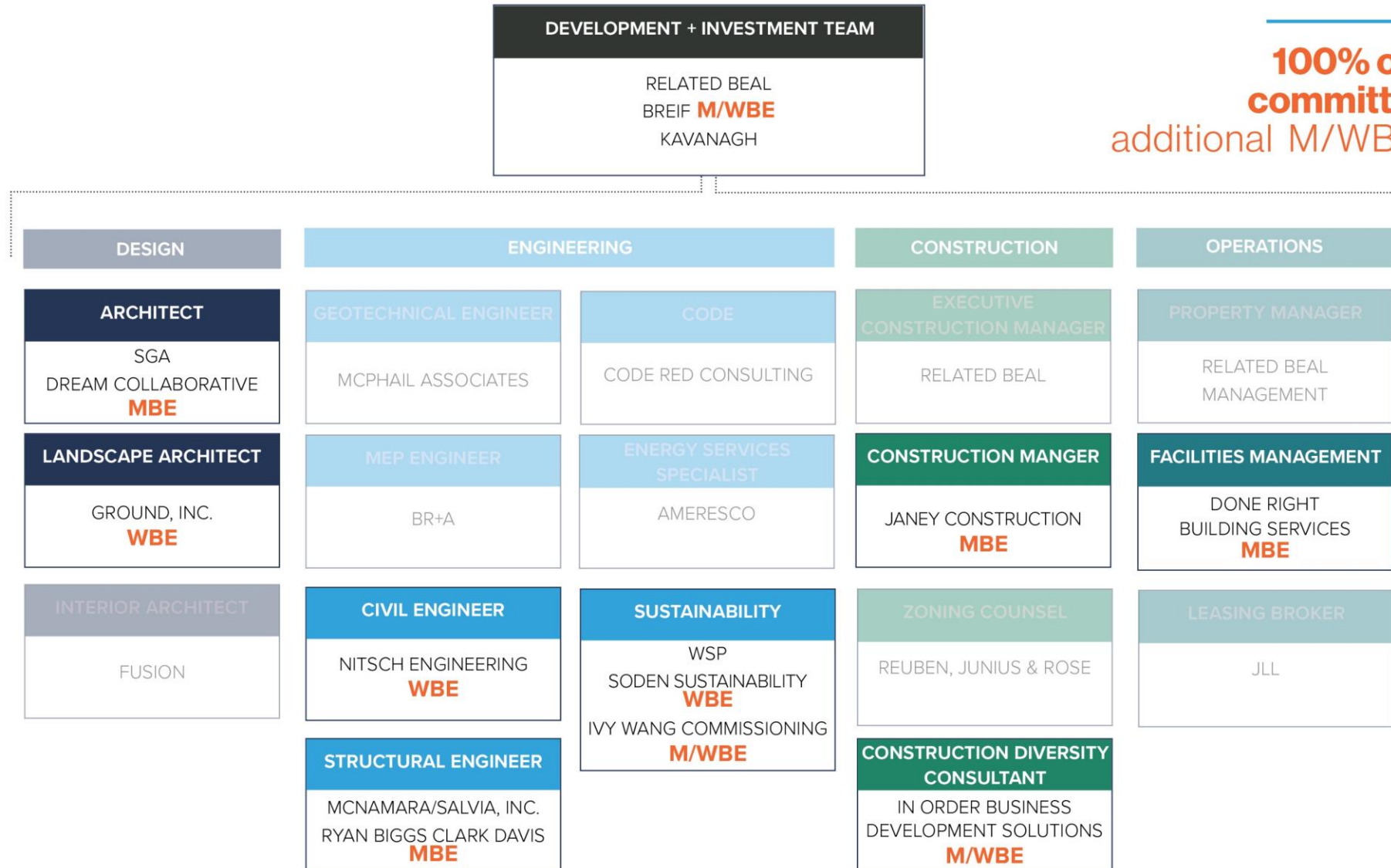
Early team selection and commitment to diverse partnerships to execute a best-in-class project



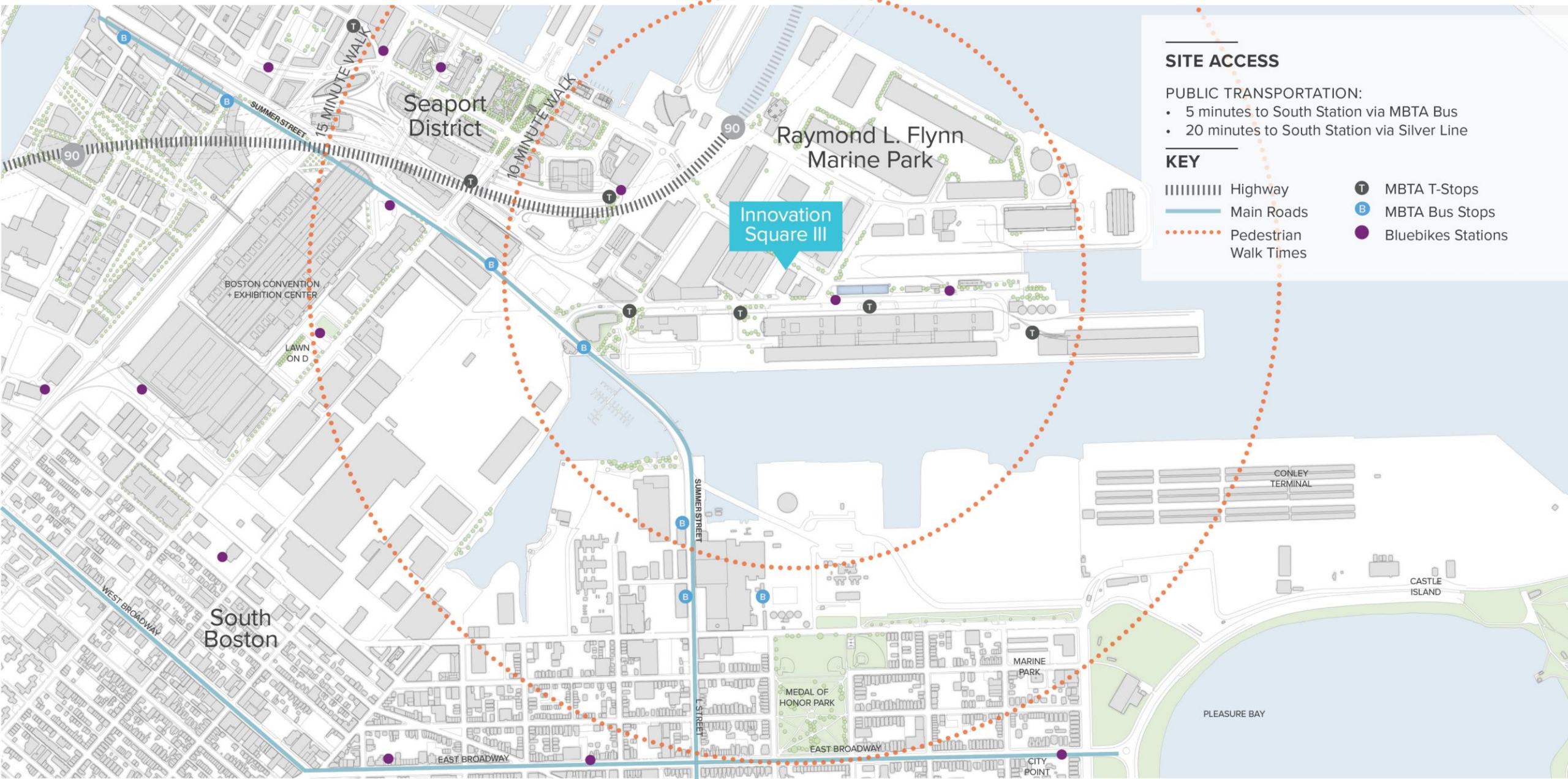
ROBUST DE&I PROGRAM

Our team is comprised of **45% M/WBE firms**

100% of the team has committed to obtaining additional M/WBE participation



LOCATION SITE OVERVIEW



SITE ACCESS

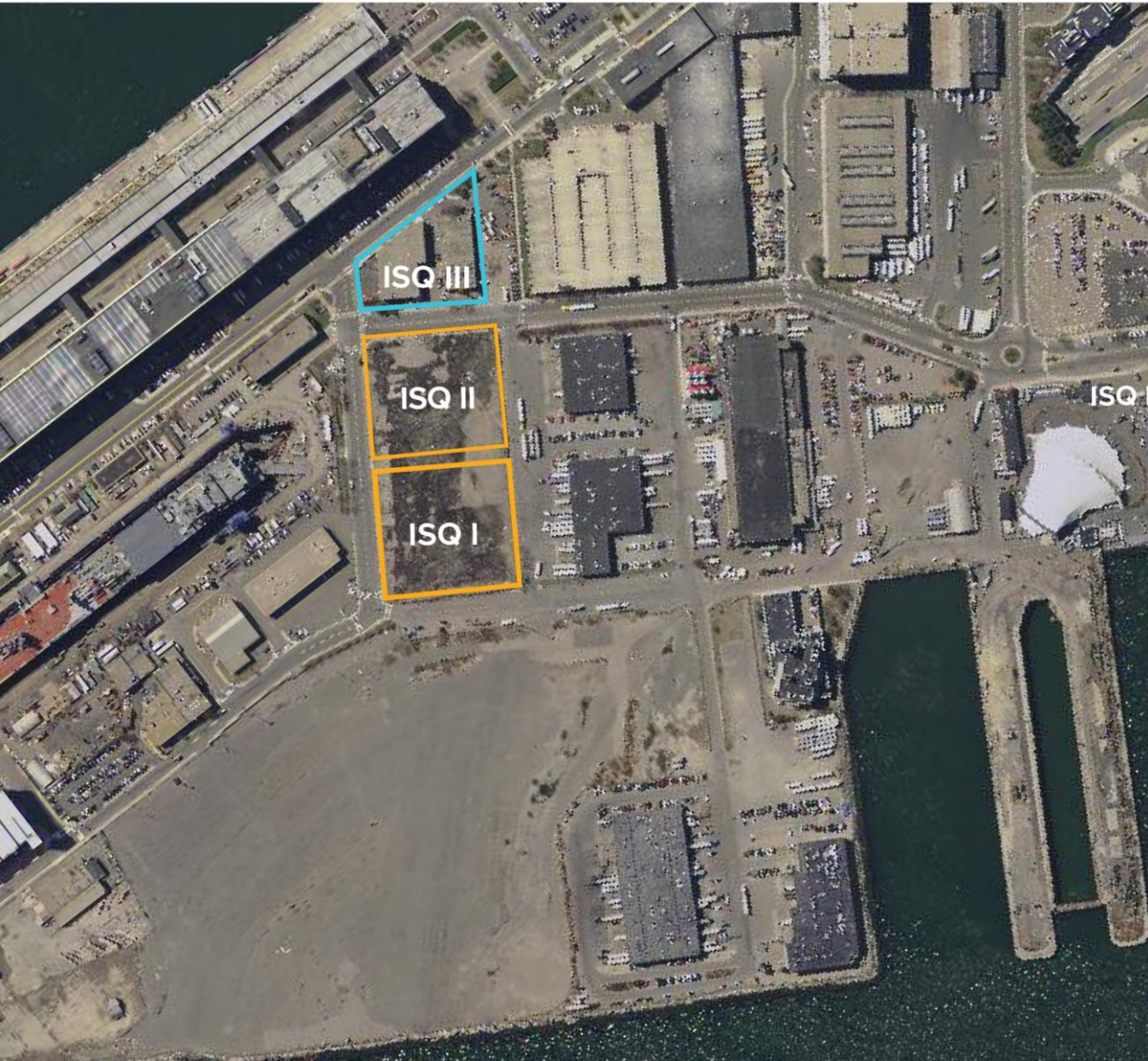
PUBLIC TRANSPORTATION:

- 5 minutes to South Station via MBTA Bus
- 20 minutes to South Station via Silver Line

KEY

- ||||| Highway
- Main Roads
- Pedestrian Walk Times
- T MBTA T-Stops
- B MBTA Bus Stops
- Bluebikes Stations

INNOVATION SQUARE CAMPUS



INNOVATION SQUARE III



PROJECT SUMMARY

319,000

SQUARE FEET LIFE SCIENCE SPACE

7

FLOORS

35,000

SQUARE FEET OPEN SPACE

145

BELOW-GRADE PARKING SPACES

3,000

SQUARE FEET TEACHING SPACE FOR GMGI

3,200

SQUARE FEET GROUND FLOOR RETAIL

Parks & Public Space

AT GROUND FLOOR

100% Leased

VERTEX PHARMACEUTICALS



DESIGNED FOR THE FUTURE OF LIFE SCIENCE

- Collaboration between SGA and DREAM
- Transformation of an underutilized industrial site into an innovation and discovery center
- Massing and façade design that responds to the urban and historical industrial context of the area
- Open space that creates opportunities for diverse, accessible community activation.



ACTIVE PUBLIC REALM WITH ON-SITE AMENITIES

- New public realm designed by Ground, Inc.
- Outdoor public seating
- First floor that is open and welcoming to the community
- On-site training facilities and amenities including a café, fitness center, conference and event space



CONSTRUCTION SUMMARY

2 Stories
BELOW GRADE

93
DRILLED SHAFTS

Steel Frame
Superstructure

Integrated Base Building &
Tenant Interiors

Elevated Building &
Electrical Room

184 Solar panels

Heat & Energy
Recovery Systems

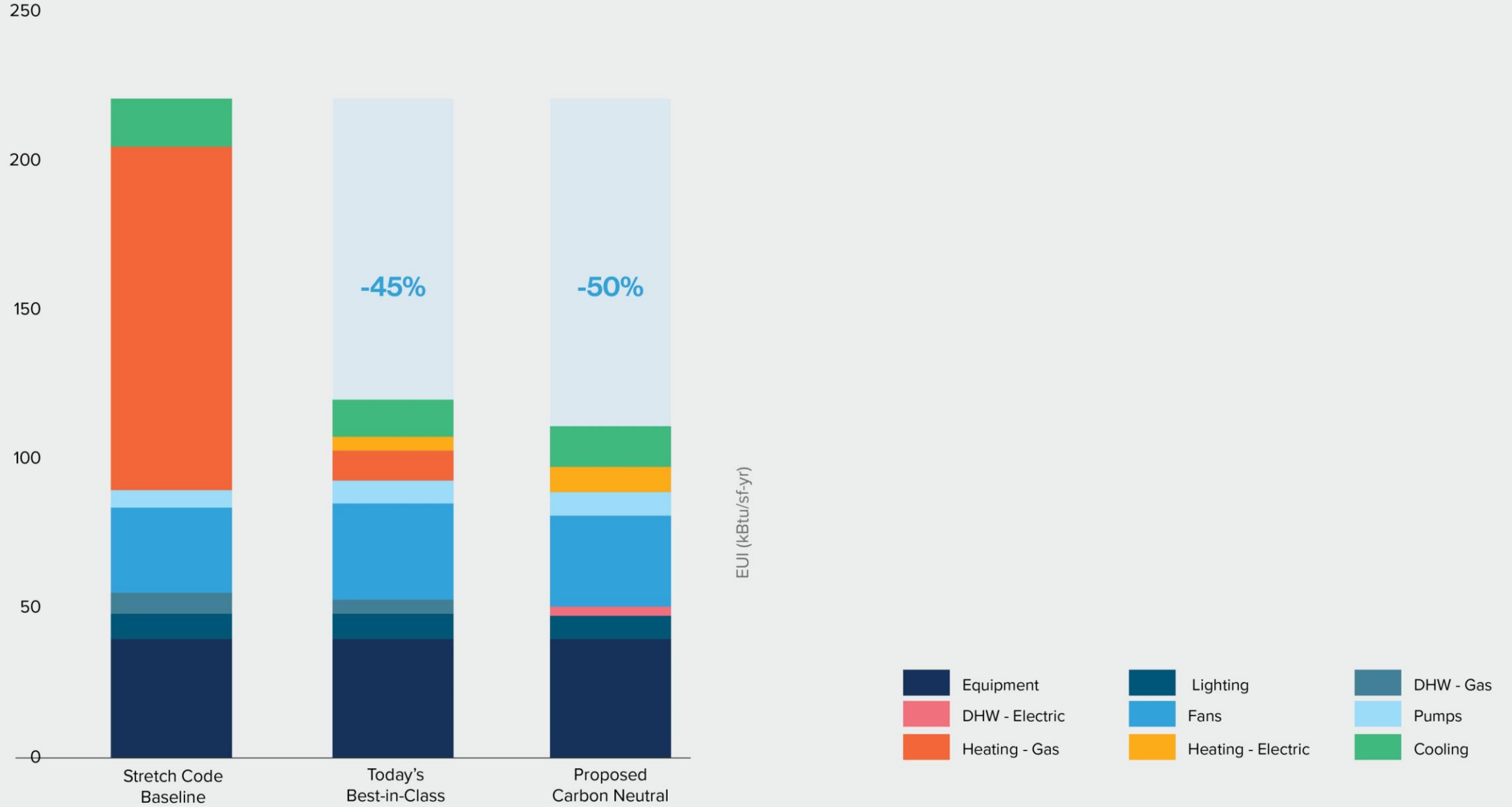


NEW MODEL OF SUSTAINABILITY

- Sustainability design & consulting by WSP, Soden Sustainability, Ivy Wang Commissioning
- LEED Platinum Certification
- LEED Zero Carbon Certification
- High performance envelope design
- MEP electrification using heat pump technologies
- Maximum on-site renewable generation via rooftop PV
- Reduced embodied carbon using whole building life cycle assessment

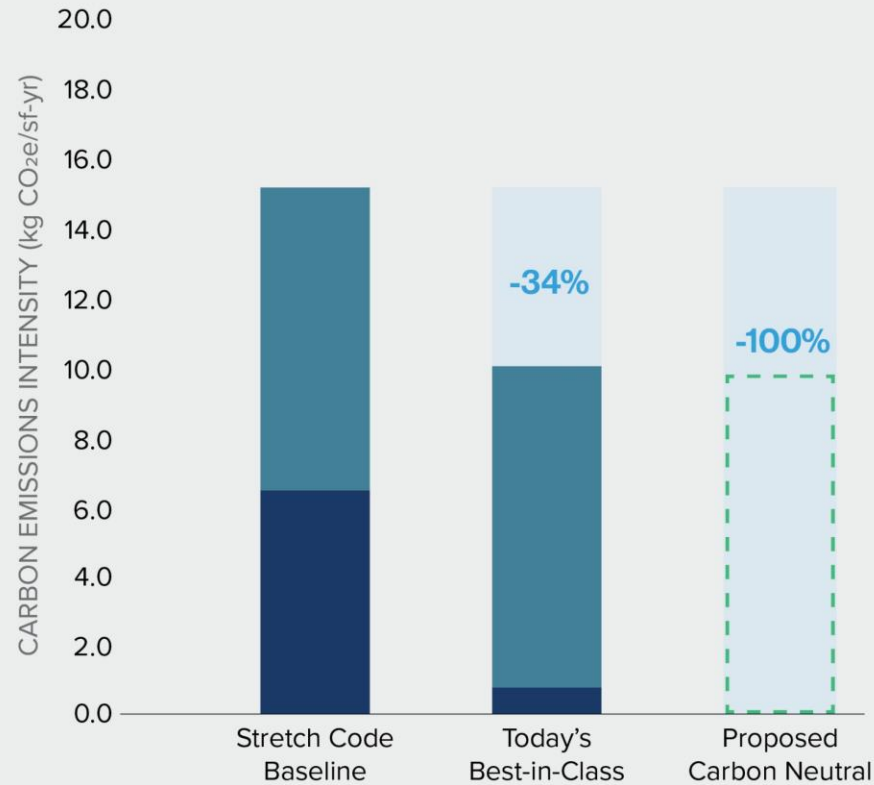


REDUCED ENERGY USE

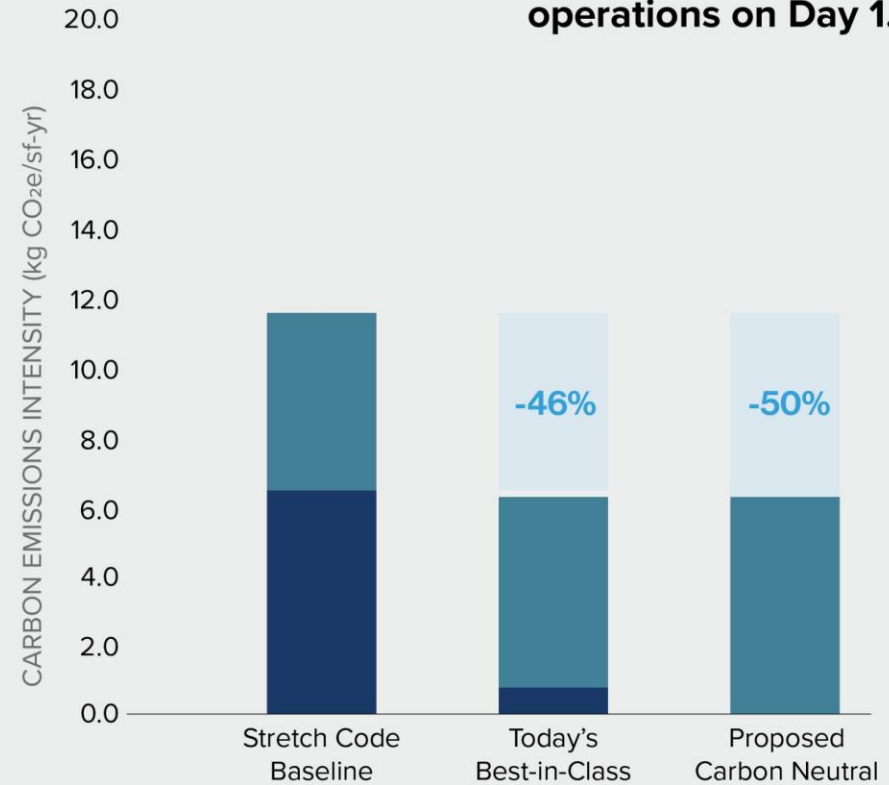


CARBON NEUTRAL FROM DAY 1

TODAY



2035



Building Electrification paired with on-site PV and off-site renewables will allow for **carbon neutral operations on Day 1**.



VERTEX PHARMACEUTICALS COMMITMENT & EXPANSION

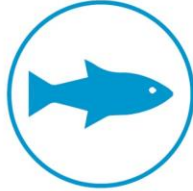


BUILD-TO-SUIT FOR VERTEX PHARMACEUTICALS

- Interiors designed by Gensler
- Vertex Pharmaceuticals will fully occupy ISQ3
- The building will house labs, offices and manufacturing capabilities
- Flexible labs and workspace space for 500 employees
- Ground floor space for educational use



ROBUST PUBLIC BENEFITS



Boston Fisheries Foundation

Contribution for the establishment of a Fisherman's Relief Fund

Working capital for the Boston Seafood Festival

Initial funding of a Boston Fisheries Foundation Museum



New Landscaped Open Space

35,000+ SF of open space + terraced plaza
Improved pedestrian experience



Additional Community Funds Program

Unallocated funds for the community to weigh in on during the Article 80 process

TOTAL VALUE OF PUBLIC BENEFITS

\$12,000,000+



ROBUST PUBLIC BENEFITS



Gloucester Marine Genomics Institute

On-site state-of-the-art lab & classroom space
Endowment for Job Training
Endowment for BPS / GMGI Programs



Boston Collegiate Charter School

Endowment for a STEM Chair for the school



No Books No Balls Basketball Program

Contribution towards the scholarship program



PieRSquared

Assistance with costs of daily meals, SAT prep materials, WiFi and other resources



GLOUCESTER MARINE GENOMICS INSTITUTE



PROJECT SCHEDULE



Q&A