



# THE PIPELINE

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**“We don’t have a shortage of workers.”**

- Harry Brett, Local 12  
Cover

**“I’m very proud that our contractors have answered the call.”**

- Jeremy Ryan, GBPCA  
Cover

**“This is not a project; this is the creation of a neighborhood.”**

- Yanni Tsipis,  
WS Development  
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## GBPCA contractors and Local 12 plumbers on Merrimack Valley recovery front line

People typically take plumbing and heating systems for granted—until something goes wrong. Then they realize the critical roles that plumbers and gasfitters play.

Things went horribly wrong in Lawrence, Andover, and North Andover on September 13 when a natural gas disaster caused explosions and fires throughout the communities. One person was killed, two dozen people were injured, and many properties sustained damage. About 8,400 Columbia Gas customers had their service shut off, and, in the weeks that have followed, have had to cope with the loss of heat and hot water as well as the use of their gas-fueled appliances. An army of Local 12 plumbers representing many Greater Boston Plumbing Contractor Association members has been playing a critical role in the recovery effort.

As with any large-sale catastrophe and emergency response, the challenges have been daunting, and the process has been trying at times. For example, Columbia Gas originally said that it would fully restore service by mid-November, but it struggled to meet its deadline and needed to extend it. Still, homeowners and businesses are thrilled when the recovery team’s plumbers knock on their doors.

“People in the Merrimack Valley have been so grateful for our help and so gracious to us,” says Harry Brett, business manager for Local 12. “They know that we are the ones that will get them heat and hot water.”

There is no way to predict when disaster strikes, of course, but the timing of the Columbia Gas debacle couldn’t have been worse in terms of marshaling plumbers to help. The construction industry is boom-



A crew from Peak Mechanical Services, led by John Ahl (center), is on the scene in Andover.

ing, and contractors and mechanics are exceptionally busy working on projects around the region. Nonetheless, GBPCA contractors and Local 12 members have been leading the way and providing the majority of plumbers and gasfitters for the recovery effort.

“I’m very proud that our contractors have answered the call,” says Jeremy Ryan, GBPCA’s executive director. “They understand the dire need, and

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## Shortage of plumbers—what shortage?

MASSACHUSETTS, AND THE BOSTON AREA IN PARTICULAR, has one of the highest rates of unfilled construction jobs in the country. As they try to staff up to meet surging demand amid a red-hot construction market, many contractors are singing the blues. But not GBPCA contractors that work with Plumbers Local 12.

“We don’t have a shortage of workers,” says Harry Brett, business manager for Local 12. According to a famous movie line, if you build it, they will come. The union finds that if it offers decent wages and benefits, a steady stream of people will come to Local 12—and they will help build any project, large or small, for GBPCA contractors. “We have plenty of applicants for our apprentice program,” Brett adds. “They know that they are applying for a lifelong, prosperous career, not just a job.”

Conversely, non-union shops are having difficulty finding help, especially in such a tight labor market.

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# Celts and Bruins among Boston Landings' tenants

IT'S NOT EVERY DAY that GBPCA contractors and Local 12 plumbers get to build projects that will be used by Boston's beloved sports teams. Valante Mechanical, however, recently completed not one, but two such projects. In the fall, the shop wrapped up the Celtics' new practice and training facility. A couple of years before that, it was part of the crew that constructed the Warrior Ice Arena, which serves as the Bruins' home base to train and hone their skills.

Both of the complexes are part of Boston Landing, an enormous mixed-use development on a 15-acre site in the Allston-Brighton neighborhood. As with most mixed-use projects, Boston Landing includes a combination of office, residential, and retail spaces. It also offers lab space and has plans for a hotel. The sports franchises' facilities bring unique components to the mix.

In addition to the Bruins' and the Celtics' training facilities, Valante did the plumbing and mechanical work for New Balance's world headquarters at Boston Landing. The 250,000-square-foot building has a distinctive, sneaker-inspired design. "The plumbing inspector said that it looks like a skyscraper



tipped onto its side," says Herb Whipple, Valante's foreman for the three jobs. Located aside the Mass Pike, the long, squat building and the two sports teams' buildings, with their prominent Celtics and Bruins logos, are eye-catching for motorists traveling along the highway.

Working on the project has been an adventure according to Whipple, who has been a plumber for 32 years and has worked for Valante for 13 years. It wasn't uncommon to bump into Marcus Smart, Patrice Bergeron, or their famous teammates during construction. The Celtics' and Bruins' buildings had unusual specifications and posed unique challenges. "Both have therapy pools, steam saunas, lap pools, and exercise pools," says Whipple. "These aren't things we typically see on the job."

Also, Valante had to

work with a compressed and fairly rigid time schedule. On most jobs, owners and users can be forgiving about end dates when weather and other factors cause delays. With the Bruins and Celtics, however, Whipple says there wasn't much wiggle room. "Their season is set in stone. They had to start their training camps. The schedule was the schedule." At the height of construction, Valante had about 30 workers at the job site.

"This has truly been a team effort between the developers, The HYM Investment Group, NB Development Group, general contractor John Moriarty and Associates, Local 12, and us," says Joseph R. Valante, Jr., president of Valante Mechanical. "We all had to do our part to make this complex project come to fruition."

In addition to Valante, the multi-phase Boston Landing project has been keeping other GBPCA contractors and union plumbers busy over the past five years, says Barry Keady, Local 12 business agent. For example, P. J.

Dionne has been working on The Residences at 125 Guest Street, a 295,000-square-foot, 17-story building with 295 apartment units along with retail and restaurants. And TG Gallagher did the work on the Boston Landing commuter rail station, which is now open. "The train station is key," Keady says. "It provides

**The Celtics' and Bruins' buildings had unusual specs and posed unique challenges.**

public transportation to downtown and makes Boston Landing a true smart growth development."

Among other pieces

yet to be built are additional office spaces, a large fitness complex, and a boutique, 175-room hotel. In total, Boston Landing will span 1.9 million square feet.

Previously a long-vacant brownfield site, Boston Landing is part of a surge of development in the Allston-Brighton area. Harvard University, for example, is constructing a major science and engineering complex and has additional plans to expand its campus on the large tract of land it owns.



The public is invited at no charge to watch the Bruins practice at Warrior Ice Arena, part of Boston Landing.

# GBPCA celebrates Industry Appreciation Night



Mayor Marty Walsh was the event's keynote speaker.

Continuing a tradition that dates back many decades, the Greater Boston Plumbing Contractors Association presented its biennial Industry Appreciation Night in October. The capacity crowd of 400 guests gathered for the event at the John F. Kennedy Presidential Library and Museum to celebrate and honor the people who help advance and support the region's plumbing industry.

According to GBPCA President Dan Bent, funds generated at the event are used to award college scholarships, which have totaled more than \$30,000 every year, to

the children of member contractors' employees as well as Local 12 plumbers. "Thanks to the generosity of the sponsors and attendees at this year's Industry Appreciation Night, along with the unprecedented success of our annual golf tournament, we are creating a \$250,000 scholarship fund endowment," announced Bent. "It will enable us to maintain our commitment to our kids' college educations for generations to come." The GBPCA plans to increase the amount of the scholarships it will award beginning next year.

In his opening remarks, GBPCA Executive Director Jeremy Ryan shared the stories of Local 12 applicants who acknowledged that getting accepted into the Local's apprenticeship program and working for signatory contractors are life-changing opportunities. Through these stories, Ryan reminded the audience of the impact these well paying jobs with benefits and job security can have on many peoples' lives. Yet it is rare it is to find jobs like these outside of the unionized plumbing industry.

Boston Mayor Marty Walsh provided an upbeat update on

the state of the city in his keynote address. Drawing on his past experience in the construction industry, he said that he learned the importance of partnerships and that he has carried that with him in his role as mayor. Walsh referred to the great working relationship that Local 12 and the GBPCA have with one another and cited it as key to the organizations' mutual success.

The GBPCA presented two Lifetime Achievement Awards at the event. Tom Hannon, a past president of the organization, was honored for his exemplary work on behalf of the industry. He is the principal of Commonwealth Plumbing Corp., which he founded in 1990. Among Hannon's many positions, he has served as chairman of the Industry Fund, as a member of the Plumbers Education Fund and Contractor Negotiation Team, and on the Plumbers Benefit Funds and Local 12 Labor Management committees.

In his introduction of Kevin Cotter, who was presented with the second Lifetime Achievement Award, Kevin Walsh, senior vice president of plumbing at E.M.

Duggan, drew a comparison of the former Local 12 business manager to President Kennedy. "Like JFK, Kevin Cotter was a bridge builder," he said. Cotter led Local 12 for over 25 years, and won awards from many labor, political, religious, and professional organizations during his tenure.

Jim Solloway, CFA, managing director and portfolio manager for SEI, shared his analysis of the economy and offered a mostly positive outlook for the coming year. Local 12 Business Manager Harry Brett talked about the important role that plumbers have in the recovery efforts following the series of gas explosions and fires in Lawrence, Andover, and North Andover.



Kevin Cotter, Lifetime Achievement Award recipient, addresses the audience.



Lifetime Achievement Award recipient Tom Hannon (center) is flanked by (L to R) Local 12 Business Manager Harry Brett, Commonwealth Plumbing Corp. VP Peter Hannon, GBPCA President and American Plumbing and Heating Executive VP Dan Bent, and GBPCA Executive Director Jeremy Ryan.



Guests had the opportunity to explore the John F. Kennedy Presidential Library and Museum.

# Plumbers help gas disaster recovery effort

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have made adjustments so that they can be part of the response.”

In the wake of the disaster, Governor Charlie Baker’s office contacted the GBPCA and Local 12 to inquire about sending help, and both organizations sounded the alarm. 12 GBPCA contractors have joined the recovery team (see sidebar). Brett reached out to other United Association locals, and ones based in New Hampshire, Central Massachusetts, Western Massachusetts, and as far away as New York, Maryland, and Texas have sent plumbers to the Merrimack Valley.

Jim Vaughan, business agent for Local 12, has been working with the plumbers and contractors and coordinating the UA response. “These people are hurting,” he says, referring to displaced residents who have sought alternative housing as well as ones who are trying to tough it out by remaining in their homes as temperatures have plummeted. “We are trying to do everything we can to make it possible for them to return home and get their lives back to normal.”

The recovery team works twelve-hour shifts, seven days a week. There is a large contingency of plumbers during the

week. But their ranks swell to hundreds on the weekend as plumbers working on other jobs pitch in on their days off to help.

“We call them the weekend warriors,” says John Ahl, general foreman for Peak Mechanical. The contractor with the most plumbers on site for the recovery effort, Peak has about 65 mechanics during the week and as many as 300 reporting for duty on Saturdays and Sundays.

The plumbers are part of assessment groups that include electricians and representatives from Columbia Gas and Gilbane, the general contractor that has been contracted by the utility company to manage the recovery process. The groups have been going property to property to test systems, assess the damage, and identify what needs to be replaced and repaired. The plumbers disconnect meters, boilers, hot water heaters, and all appliances and then perform a gas test to determine each home’s ability to withstand pressure.

According to Ahl, more than 50% of the systems have been failing the initial tests. They require repairs before their gas supplies can be restored and the properties can be considered “house ready.” There have been

## GBPCA Contractors on the Merrimack Valley Recovery Team

- Commonwealth Plumbing Corp
- E. M. Duggan
- Harding and Smith
- Harry Grodsky Company
- J. C. Cannistraro
- Jeffrey Peabody Plumbing
- Limbach
- N. B. Kenney
- P.J. Dionne Company
- Peak Mechanical
- Pinnacle Piping & Service
- T. Sullivan Mechanical

other factors that have slowed the recovery process. For example, many of the buildings are old and have pre-existing conditions such as compromised venting systems, chimneys that are overloaded, or bad couplings and fittings that need to be addressed.

“We completely understand that people are anxious to get their systems up and running,” Vaughan says. “But safety is our first priority. We need to make sure that everything meets building code specifications.”

Initially, the recovery teams were replacing all boilers, hot water heaters, and other appliances with new fixtures. To help speed up the recovery process, plumbers and gasfitters began repairing appliances when possible. They will return later to install new fixtures.

In some cases, plumbers and gasfitters completed all of the work inside a home or business, but needed to wait until Columbia Gas brought its gas supply to the property as the last piece of the puzzle. In late October, the utility announced that it had replaced all 45 miles of damaged gas mains in the three communities, three weeks ahead of schedule.

Peak Mechanical’s Ahl says that things can get frustrating and a bit overwhelming for everyone. But he tries to keep everything in perspective and reminds his workers that it is a major recovery effort and that they need to take it one step at a time. “I tell them to make it personal,” he says. “Consider what it would be like if your own family didn’t have heat or hot water. That’s what keep us going.”

Yes, the plumbers are getting paid for their work, Ahl acknowledges. At the same time, a lot is being asked of them. They are working long shifts for days on end in all kinds of conditions. Many have put their personal lives on hold. “In some ways, this could be considered humanitarian work,” he says.

Helping people at a time of need is something that was instilled in Ahl by his father, Charles R. Ahl, a former business manager for Local 12. “Charity was important to my dad,” he says. “I believe his lessons helped prepare me to lead my crew here in the Merrimack Valley.”



Jim Vaughan (2nd from right), business agent for Local 12, meets with some of the plumbers helping residents and businesses recover.

# GBPCA contractors do not have a shortage of plumbers

Continued from page 1

With the unemployment rate hovering around 3.5% in Massachusetts, it's hard for any business to attract workers. For plumbing contractors that don't provide generous compensation or benefits, it can be doubly hard.

Typically in the non-union world, plumbers who want to save for retirement would have to set up their own 401(k) plan and use their own pay to fund it. Likewise, health insurance premiums would be deducted from their wages. "That's not the way it works for plumbers that work for our contractors," says Jeremy Ryan, executive director for the GBPCA. "They are fairly paid, get great benefits, and work on projects where safety is paramount."

"When I bid on jobs, I don't have to worry about how we would staff them, because I know I can call Local 12 and get qualified plumbers," says John Marani, president of AH Burns Company. "It is one of the advantages of being a signatory contractor with Local 12."

To meet the growing need for plumbers and gasfitters, Local 12 has expanded its apprentice program. At 300, the most recent class of incoming apprentices is double the size of the group five

years ago. The training center has added instructors and now offers more classes at more hours of the day. The local is renovating a building on its campus that will include an additional classroom and shop for the center.

A couple of years ago, Local 12 created a residential division. It has broadened the scope of the union's work to include projects such as the many mid-rise, wood-frame apartment buildings that developers are constructing throughout the area. It has also allowed Local 12 to open its door even wider and bring in new members.

With an influx of new residents pouring into the region, the need for housing has intensified. For example, Mayor Martin J. Walsh recently increased his call for new housing units in Boston from 53,000 to 69,000 by 2030. The residential division is enabling the local to help meet the demand.

Recognizing the benefits of partnering with Local 12 (which includes access to a highly trained pool of mechanics—a valuable commodity in the current construction labor landscape), more shops have signed on recently with the union. "They see opportunity for growth," explains Brett. "We are growing together."



GBPCA contractors are able to staff up for major jobs such as the Encore casino resort in Everett thanks to Local 12's pool of mechanics.



## Duggan is one of the region's top workplaces

**IT'S OFFICIAL:** GBPCA contractor E.M. Duggan of Canton, Mass. is one of the best places to work.

According to an article *The Boston Globe* published in November, the contractor is among the Boston area's top ten large companies based on employee satisfaction. It shares the distinction with organizations such as Massachusetts General Hospital, TripAdvisor, Wayfair, and Harvard Pilgrim Health Care.

The newspaper based its list on employee surveys conducted by a research firm. The goal, the *Globe* said, was "to identify companies that go above and beyond for their staff." It also said that in a hot economy, companies need to keep their employees happy, and those on the list get it right.

On its website, Duggan management thanked its employees for the honor and said that the company wants to let them know how much they matter. "We are humbled and grateful to have an amazing team," they wrote.

For the article, Pipefitters Local 537 member Savy Man-Doherty said that working for

Duggan is always a team effort. She has worked on high-profile projects including the Millennium Tower, and she is now helping to install the heating and cooling system for the Encore casino resort. "I love that I'm able to walk around town and point out the buildings I helped construct," Man-Doherty said. She began her career at the pre-apprenticeship construction trade program, Building Pathways.

Duggan traces its roots to 1891 when Edward M. Duggan opened a small shop in downtown Boston and offered plumbing services to the city's residences and businesses. One of New England's largest mechanical contracting companies, it now has nearly 500 employees. In addition to plumbing and HVAC, it offers fire protection and has a service division that is available 24 hours a day.

In 2017, the *Globe* identified GBPCA contractor J.C. Cannistraro as one of the top places to work. No non-union mechanical contractor is on the list.

# Boston's Seaport District is construction hotbed

WITH THE LOCAL ECONOMY HUMMING AND DEVELOPMENT IN HIGH GEAR, there are construction projects underway or in the planning stages throughout Boston and the region. But no place has a higher concentration of development than the Seaport District. A parade of construction cranes has been making its way to the South Boston area, and with a backlog of projects yet to break ground, the procession shows no sign of slowing down anytime soon.

Because the enormous amount of work taking place there is having an outsized impact on the building trades, The Pipeline will be highlighting Seaport District projects in an ongoing series of articles. In this issue, we turn the spotlight on one of our own: GBPCA contractor J.C. Cannistraro. The company redeveloped a two-story, 157,000-square-foot building in the Raymond L. Flynn Marine Park section of the Seaport that now houses all of its prefabrication and assembly processes in one consolidated plant. You can read about the project on the facing page.

It wasn't all that long ago that the South Boston area was a gritty, desolate place characterized by vacant buildings, weed-filled parking lots, and wholesale fishing companies. People who didn't work in the area might have occasionally visited the three venerable restaurants, Jimmy's Harborside, Pier 4, and the No Name (only the No Name remains today), but would otherwise have had little reason to venture there.

The area's fortunes began changing when developments such as the John Joseph Moakley United States Courthouse and the Seaport Boston Hotel opened

around 2000. Things really started heating up once the Boston Convention and Exhibition Center first welcomed visitors in 2004. Developers began buying up parcels and announcing projects around the time that the Convention Center came online, but as was the case throughout the region and around the world, they reined virtually all of them in after the Great Recession landed in late 2007.

Credit the late Mayor Thomas M. Menino for recognizing the area's untapped potential and rekindling interest in its development. In 2010, his administration produced a bold plan, which it called the "Boston Waterfront Innovation District."

The name didn't stick, but the vision did. Developers began converging in South Boston to radically redefine and reshape the previously ignored spot. Significant projects

include Vertex Pharmaceuticals' 1.1 million-square-foot complex at Fan Pier, Skansa's two office towers on Seaport Boulevard, and Echelon Seaport's three-building, 1.33 million-square-foot development set on 3.5 acres of what has become prime real estate. The Echelon is notable because it will be bringing over 700 luxury apartments and condos to the area.

"We try always to remember that this is not a development project; this is the creation of a



neighborhood," Yanni Tsipis, senior vice president of Seaport development at WS Development, told Urban Land magazine. Along with the Echelon and other residential complexes, WS's Boston Seaport will be building places for people to live in an area that, until recently, almost nobody called home. The WS project, however, will dwarf the others.

The developer will be creating 3.2 million square feet of residential space. That is less than half of the total 7.6 million square feet that WS is constructing across a 20-block, 23-acre site in

that happen to have buildings built between them. That is a very important philosophy for us as the stewards of the Seaport," added Tsipis .

With restaurants, movie theaters, museums, nightclubs, and other attractions now open and in the works, the area is quickly evolving into a self-contained, work-live-play space and a true neighborhood. The Seaport District is practically unrecognizable to long-time Boston-area residents who remember what it looked like before development began in earnest. Things are changing so rapidly, it's hardly recognizable from just a few years ago.

"Never in my wildest dreams did I think this type of development at this scale would happen," says Harry Brett, business manager for Local 12. He estimates that on any given day there are 200 to 300 plumbers from the union working in the Seaport District, and that its impact on the Local is enormous. "Companies want to build here. They are happy to build here," he adds. "And we're happy to build it."

Seaport Square—the largest real estate project that Boston has ever seen. The master plan also calls for 2.8 million square feet of office and research space, 1.1 million square feet of retail, 450,000 square feet of hotel space, and 8.8 acres of open public space. Because of its sheer size, the WS project will be one of the defining components of the entire Seaport District.

"This is a piece of a great American city, and great cities are composed of great streets, public places, and social spaces

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# Cannistraro consolidates in restored Seaport building

“Look,” says John Cannistraro, Jr., president of J.C. Cannistraro, as he waves his hand in a sweeping gesture across the massive production floor of the 157,000-square-foot building. “We can drive a tractor trailer through here on four ends.”

The building is The FID, which stands for “Fabrication, Industry,” Design.” Officially opened in June, it is the new home for the company’s manufacturing and warehousing operations.

There is more to the name than its acronym. The building is located on Fid Kennedy Avenue in the Raymond L. Flynn Marine Park at the far end of Boston’s Seaport District. With the city’s construction development humming at a frenzied pace, The FID gives J.C. Cannistraro a prime downtown base in the epicenter of the activity. As to how the street got its name, it commemorates Thomas “Fid” Kennedy, a longshoreman and an uncle of President John F. Kennedy. A fid was a tool that longshoreman used to splice large rope.

Local 12 plumbers based in the building are prefabricating mechanical systems and assemblies for J.C. Cannistraro’s many projects. The multi-trade shop is also producing fire protection, sheet metal, and HVAC piping systems at The FID.

Throughout the bright, open, and airy building, mechanics are busy at workstations crafting systems. Many carts are filled with piping that has been cut to vari-

ous lengths. There are skids filled with shrink-wrapped, pre-assembled systems. Every palette, skid, cart, and system is labeled to identify its contents and its precise destination and, in true lean manufacturing style, is scheduled to be transported in short order for just-in-time delivery to job sites.

Nearly everything on the floor is modular and can be easily moved and reconfigured to accommodate new projects of any size. Cannistraro says that his team is constantly striving to maximize the flexible workspace by improving workflows and processes.

To move items between the building’s two floors, there are two large freight elevators at either end. In the building’s center, there is a 25-foot-long hoist that can load and unload material directly from and into a trailer using an overhead crane.

Previously, J.C. Cannistraro operated three prefabrication plants at three different sites: one at its Watertown headquarters and two at leased spaces in Wilmington and Stoughton. With the leases expiring and a desire to consolidate operations under one roof, the company began looking for a new location. The property in the Seaport emerged on the radar.

The U.S. Navy erected the enormous building in 1940 as a multi-trade machine shop to support the country’s WWII efforts. “Nothing had been done to it in over 75 years,” Cannistraro says



Instead of cutting a ribbon, J.C. Cannistraro held a pipe-cutting ceremony to dedicate its new fabrication plant, The FID. Boston Mayor Martin J. Walsh had the honor of cutting the pipe. To the mayor’s left are Joe Cannistraro, CFO, and Alexis Jones, apprentice, and to his right is John Cannistraro, Jr., president.

about the property. It had been sitting idle for about three decades and was ready for the wrecking ball. “Everything was in disrepair. It was a rust bucket,” he adds.

Yet, the J.C. Cannistraro management team loved the location, recognized the building’s good bones and its potential, and presented a lease proposal to the city. “When we said that we wanted to keep the building, the city responded, ‘Are you kidding?’ ” says Cannistraro with a laugh.

The proposal outlined how the company would use the building and explained that it would employ union labor for a number of trades. That corresponded with Boston’s mission to bring industry and manufacturing jobs into the city. It also would repurpose

the building for the 21st century and make it possible to resume the kind of work for which it was originally intended, notes Cannistraro. “That basically helped seal the deal.”

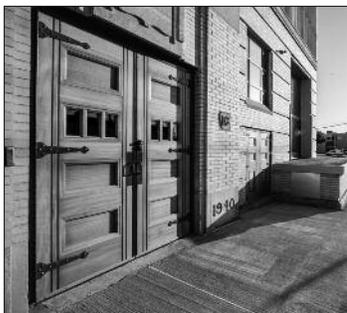
Over the course of 18 months, the entire building was gutted. Virtually nothing remains of the original structure except its exterior. It has been restored to its 1940 industrial Art Deco splendor, however.

Stunning, large, wooden double doors recall the era and make a great first impression. Vintage-style windows overlook Boston Harbor and the burgeoning Seaport District. In recognition of the restoration, the National Park Service has cited the building with a historical designation.

It may look period-appropriate, but the building boasts modern, green features. These include a stormwater recharging system, an exhaust recovery system for the welding stations, and highly efficient gas heaters to keep the huge building comfortable in the winter.

In addition to its striking form, The FID offers great function for J.C. Cannistraro. It is about 30% larger than the combined spaces of the former prefabrication

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Stunning wooden double doors recall The FID’s 1940 origins and make a great first impression.



The FID building is on the harbor in the Seaport’s Raymond L. Flynn Marine Park.

# TG Gallagher works on EF building in Cambridge

EF EDUCATION FIRST, which has its North American headquarters in Cambridge's burgeoning North Point neighborhood, is expanding with a new multi-use building that will include 292 dorm rooms and apartments with 500 beds. It will be the campus' first housing for students. The project broke ground in October 2017 and is expected to be completed in time for the fall 2019 academic semester.

College and university work is a focal market for TG Gallagher, a GBPCA contractor that is designing and constructing the plumbing as well as the HVAC and fire protection systems for the 300,000-square-foot, 12-story building. Unlike a more traditional dorm, the building will include office and administrative spaces, a student cafeteria, a fitness center featuring a 30-foot rock climbing wall, and an above-grade parking garage. Located adjacent to North Point Park, the project will also offer two acres of green space, a sports track, a multi-use field, and other amenities that will be made available to the public.

According to Chris Evers, TG Gallagher's project executive, the system design for the multi-purpose facility presented some challenges. For example, the residential area on the upper

seven floors uses a Sovent plumbing system, while a conventional plumbing system serves the rest of the building. "This created a coordination obstacle on the floors where these two systems tie in together," Evers says.

Across the entire building, there will be 302 bathrooms with 1,275 fixtures in total. The project is being designed to LEED Gold Standards and will include a rainwater reclamation system that will clean and filter the water for site irrigation and cooling tower make-up water. At the peak of the project, TG Gallagher's crew totaled 80 tradespeople.

"We worked as a member of the design team to add value to the project while minimizing costs," notes Evers. "The project team was able to utilize a complete BIM model, unify workflow, perform constructibility and maintenance reviews, and capitalize on prefabrication opportunities."

TG Gallagher operates a 40,000-square-foot fabrication facility. The shop is preassembling much of the plumbing and mechanical piping as well as equipment for the job, including pump skids, bathroom groups, kitchen waste stacks and runouts, and underground water piping. Prefabrication will account for 30% of the project's total work hours.



A rendering of EF's multi-use building.

The company was part of the crew that helped construct a 10-story building on EF's Cambridge campus that opened in 2014. "Our previous success working with EF set the table for this project," says Brian Potter, TG

Gallagher's President. "Everything clicked, the collaboration and communication was exceptional, and the entire team delivered a project they could be proud of and the community could enjoy for decades."

## Cannistraro's FID opens in Seaport

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shops. And, Cannistraro says, it is "20 times better." With all of the work it is doing in Boston, especially in the Seaport, the location allows the company to save considerable time as well as fuel expenses transporting its prefabricated systems to job sites.

Looking to the future, Cannistraro says that the building is highly adaptable and will be able to meet the company's evolving needs and handle its growth. He also says that The FID's seaside location might offer more than compelling views of the harbor. Perched next to the Conley Terminal, in which Massport is in-

vesting hundreds of millions of dollars, the company could explore using barges to ship some of its oversized systems.

That would bring a smile to longshoreman Thomas "Fid" Kennedy.

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The FID includes a computer-controlled automatic pipe cutter, but employees such as Brian Janiak deburr pipes by hand.

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