

ENR New England's 2020 Best Projects

Award of Merit Residential/Hospitality: Moxy Hotel

By ENRNewEngland

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Photo courtesy Lee Kennedy Co

- **Owner:** Norwich Partners Management
- **Lead Design Firm:** Group One Partners
- **General Contractor:** Lee Kennedy Co.
- **Architect:** Stantec
- **Civil Engineer:** Nitsch Engineering
- **MEP Engineer:** **RG Vanderweil Engineers**
- **Structural Engineer:** McNamara/Salvia
- **Owner's Project Manager:** Trademark Partners
- **Subcontractors:** S&F Concrete; Ipswich Bay Glass (Facade and Curtain Wall); Manganaro Northeast (Framing and Drywall); McDonald Electrical; Gaston Electrical (Tel-Data)

Occupying a relatively compact 4,000-sq-ft lot, the slender cast-in-place frame is supported by 25 drilled concrete shafts extending deep into bedrock. A low-vibration foundation installation method was selected to protect nearby hospitals and underground passenger rail infrastructure. Extensive use of 3D laser scanning in the preconstruction phase helped logistics and traffic flow, including hoist and tower crane locations. Laser scanning was also used during construction to determine concrete frame plumbness and to verify that floor slabs met exacting specifications. Attention to level of finish and detailing began in the shop drawing process and was monitored throughout the 35-month project, with construction management technology used to catalog, distribute and address issues as they arose. The team also collaboratively worked through the development and sourcing of the specialty interior components, including imported open vanities for the bathroom.

Located in Boston's Theater District, the 24-story boutique hotel has more than 300 micro rooms. A theater-themed interior incorporates overhead catwalks and other elements reminiscent of a backstage in the bar, the check-in area, meeting rooms and the rooftop lounge. The lobby's centerpiece is a social media-enabled photo booth formed from a former utility service truck. Facade elements include a unitized glass curtain wall and colorful metal panels as well as a custom-made precast "swoop" framing the entranceway.