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D.F. Pray completes Vapiano Restaurant and 7-Eleven projects at the Transportation Building

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General contractor D.F. Pray, Inc. is nearing completion of the concurrent fast-track construction of the new Vapiano restaurant and the redesigned 7-Eleven projects at the Transportation Building on Stuart St. in the city's Theater District.

D.F. Pray Teaming Concept Continues to Produce Successful Projects for All Stake Holders

In the construction of one of the city's first Vapiano "fresh casual European concept" restaurants, D.F. Pray has handled construction in close cooperation with VAP Boston LLC of Boston, and JWL Management, Inc. of Madison, Wis. The project scope entailed demolition of the existing space (formerly a Bennigan's restaurant) and upgrading all utilities, mechanical systems and life safety systems.

The 5,400 s/f restaurant opened as scheduled, on June 22. The Theatre District's newest dining establishment will have seating capacity for 278 guests - 172 inside and 106 in two outdoor patio areas.

Vapiano's motif incorporates stylish European design elements, natural sustainable materials and vibrant aesthetics. Old World white oak flooring and furniture integrate with natural slate and marble finishes and rich Italian leather lounge seating to create an interior ambiance accented by unique ceiling and lighting treatments.

The open air kitchen, expansive dining area, lounge, and outdoor patios offer patrons comfort while enjoying freshly made offerings in a casual setting. The restaurant will feature an outdoor lounge on Stuart St. across from the new W Hotel and an outdoor patio on Charles St. South.

Jim Largay of JWL Management, commented on the Vapiano Stuart St. project, saying, "The Stuart St. location has proven to be a complicated and challenging project due to the multi-story nature of the building, existing conditions, and the nearly complete demolition of the previous tenant facility. It's a special and unique project, not your typical restaurant buildout."

Alfred Keilen, CEO and president of VAP Boston LLC and owner of the Boston franchise, provided his perspective on the newest addition to Boston Theater District. "As in any successful project, it takes the right people in the right places working together to reach your goals. The experience and passion DF Pray and JWL Management Inc. have provided have been invaluable assets throughout the project. I have been continually impressed how experience, creative thinking and commitment have overcome obstacles in the construction process ... Our anticipation of experiencing the energy of a busy restaurant is only eclipsed by the thought of assembling the [same] team again to tackle another Vapiano restaurant project."

D.F. Pray's project manager Mike Carter and superintendent Dave Hervey supervised a subcontractor team comprised of 22 union electricians, plumbers, carpenters, and HVAC trade professionals. Carter farther said, "Coordination of subcontractor personnel and material deliveries

were keys to the project's success. D.F. Pray has been well supported by all of our subcontractors throughout the project."

Vapiano serves made-to-order fire roasted pizzas, fresh, house-made pasta and hand-tossed gourmet salads. According to its website, Vapiano, "has garnered global attention with a unique approach to fast casual dining - dishes are prepared at high temperature exhibition style work stations and a unique chip card payment system rounds out each diner's ultra-modern experience." The rapidly expanding restaurant chain has more than 50 locations worldwide with numerous locations in development in the U.S.

D.F. Pray Meets Unique Challenges of Six-Week 7-Eleven Project on Time and on Budget

The interior fit-out of the 2,500 s/f 7-Eleven store at The Transportation Building, located at 192 Stuart St., required complete gutting of the existing kitchen area of the former Bennigan's restaurant. Project parameters included framing drywall, and installation of new mechanical, electrical, flooring and life safety systems, as well as providing finishes and fixturing.

Headed by D.F. Pray's project manager John Marques and superintendent Dominic Pregoni, the team was able to meet numerous challenges in the six-week project, including running new utility work in a multi-layered slab from the ground level into the existing underground parking garage. Close interaction and planning with the owner's rep and property manager were critical in the shutdown of existing systems and the tie-in of new mechanical, utility and life safety systems. The contractor provided construction services so as to not impact operations of other building tenants and patrons while working in occupied areas.

In discussing the project, Scott Pray, president of D.F. Pray, said, "It is particularly satisfying to have assembled two separate project teams for different owners that have met demanding site challenges on fast-track project schedules for two dynamic projects that have changed the face of Boston's vibrant theatre district." A second generation company founded in 1959, D.F. Pray provides comprehensive pre-construction planning, design/build, construction management, and general contracting services for projects in diverse markets, including the retail, restaurant, corporate, healthcare, manufacturing, and educational sectors.

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