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2022 Year in Review: Sean Lepore, Kaplan Construction

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Sean Lepore
Senior Project Manager

What person, project, transaction or market trend had the greatest impact on your industry this year? In terms of market trends, material availability continues to be a challenge for all construction projects. A general contractor's ability to manage and keep up with material procurement and to navigate the inevitable speedbumps is even more critical than usual for keeping a job on track. As an example, this past year we were managing a project that required variable frequency drives (VFDs) to run HVAC equipment in the building. The specified drives carried a 52-week lead time – a far cry from the 6-8 weeks we saw pre-pandemic. As this has become more commonplace in our industry, we are having to identify long leads significantly earlier and contact multiple suppliers to find project components on time.

What was your most important professional accomplishment or most notable project, deal, or transaction in 2022? My most notable construction project this year was the historic rehabilitation of the Pierce Building in Dorchester's Upham's Corner. The interior project scope included all new MEPs, new finishes throughout, and a complete elevator renovation. The exterior scope featured reinforcement and/or replacement of structural steel members, masonry restoration, and new historic windows and storefront. Custom fiberglass cornices were installed along the third floor and roofline to replicate the original construction. The building structure was a 'can of worms' once work began so working with the design team and owners on solutions that fit within the budget and kept the schedule on track was the most challenging and rewarding aspect of the project.

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