

Electrical System:

Electrical service is provided from a dedicated spot network consisting of three 1,000 KVA transformers and two service take-offs. The interior distribution system is a 120/208 volt, 3 phase, 4 wire service. Laboratory equipment and convenience outlets are served from a dedicated distribution system consisting of bus ducts for flexibility for future alterations and relocation of major equipment. Dedicated bus plugs are provided to distribute services to the Tenant-furnished 120/208 volt distribution panels, and in turn serve the Tenant mechanical equipment, UPS modules, lighting, and supplementary service panels. Base building lighting: interior LED lighting with special architectural lighting accents at lobby and amenity spaces.

HVAC System:

The facility is fully heated and air-conditioned. Outdoor air provided at up to 12 air changes per hour in lab space and 6 air changes per hour in office space for a 50%/50% lab/office mix. Supply and exhaust air risers serve the base building common areas and Tenant areas. Chilled water is provided by air-cooled chillers, with hot water provided by high-efficiency condensing boilers. Fume hood exhaust is provided by high plume, high dilution exhaust fans. Air handling units, chillers, boilers, and exhaust fans are cross-connected allowing for resiliency when one or more of the individual units are taken out of service. The base building systems are designed to support the Tenant's fitout of tracking pair variable air volume boxes for laboratory spaces and overhead Direct Outside Air Boxes for the office spaces.

Emergency Generator:

One 750kW generator for base building life safety and standby loads, and one 1,000kW generator for Tenant critical equipment. Each generator has a 6,000 gallon dedicated fuel oil tank for 72-hour run time.

Fire/Life Safety:

An automatic combination standpipe sprinkler system is provided with combination fire standpipe risers located in each stairwell. Each stairwell is provided with a dedicated sprinkler floor control assembly, which can be utilized for future Tenant connections. The base building's fire protection system is capable of supporting Light and Ordinary Hazard classifications suitable for future Tenant research and development, laboratory, and office uses. Dry system protection and associated controls are provided in the loading dock. The central fire command center is located on the 1st floor. An addressable notifier fire alarm system with ADA compliant audio visual devices is tied back to fire command center.

Plumbing:

A series of lab waste and vent risers, connected to the base building pH neutralization systems, are provided to support future tenant connections. In addition, a series of sanitary, vent, and domestic cold water risers are provided to support future tenant connections. Water efficient plumbing fixtures are utilized throughout the facility. Duplex booster pumps distribute potable cold water throughout the building via a series of risers that serve Tenant demises. Domestic hot water heaters, central to each floor, provide domestic hot water to base building fixtures only. Mechanical space is provided for tenant potable hot water systems, and process equipment.

Security:

24/7 security camera coverage on the exterior, the lobby, and public areas. The building is secured via a card access system locking key egress pathways, as well as all entrances and exits.

Telecommunications:

Voice and data service brought into the building through both copper and fiber via major carriers (Verizon, Comcast).

DEVELOPMENT DESCRIPTION

Building Height:

6 Stories

Structural Frame:

New flat slab and column concrete superstructure, with existing concrete encased steel construction.

Structural Capacity:

100 psf live load at lab/office, 150 psf in mechanical penthouse.

Exterior Façade:

New window wall and metal plate exterior façade systems with refurbished existing masonry walls and window replacement at punched openings.

Roof:

Fluid applied protected membrane roofing with rigid insulation, pitched to interior roof drains.

Floor-to-floor Height:

Floor 1: 16'

Floor 2: 13'-3"

Floors 3-6: 12'-3"

Penthouse: 18'

Finished Ceiling Height:

Ranging from 8-9 ft. depending on tenant program requirements.

Elevators:

Passenger: Two (2) – 3,500 lb capacity, 350fpm, Traction MRL elevator

Swing: One (1) - 4,000 lb capacity, 350fpm, Traction MRL elevator

Freight: One (1) 12,000 lb capacity, 150fpm, Overhead Geared Traction

Amenities:

Multi-purpose room/event space, café/grab-n-go, central security/reception, secure bike storage, shower/locker facility.

Lab Support:

pH system centralized at basement level; ability to add: compressed air, RO/DI skid and distribution, vacuum, bulk tank distribution, nitrogen generators, central services or utility space for tenant equipment.

Loading:

Fully enclosed loading area with 4 loading bays. Includes a dedicated shipping/receiving area with private dock manager office.