

Lab Infrastructure Upgrades



BUILDING

- Presidents Place is located at 1250 Hancock Street, Quincy MA 02169
- Ownership: Related Beal and Boston Andes Capital
- Redevelopment team includes SGA Architects & BR+A Engineers
- Leasing Agent: JLL



STRUCTURE

- Live Load Design: 100 pounds per SF
- 26' x 26' column spacing
- Ceiling heights of 14'11"
- Reinforced concrete slabs with 100 psf live load capacity
- EPDM roof membrane
- 2 loading bays & ramp for building access



RECRUITMENT

- Presidents Place is home to Quincy College which has the region's only Biotechnology and Compliance Curriculum to train laboratory technicians and research assistants



ELEVATORS

- Passenger Elevators: Three (3) 3,000 lbs
- Freight Elevators: One (1) 4,000 lbs



ELECTRICAL

- 4,000 AMP, 480 Volts
- 6W/RSF of office and 12 W/RSF of lab, available power for tenant consumption
- Shared, standby generator providing 5 watts per RSF of the lab portion of the premises, based on an 60/40 lab-to-office ratio



HVAC

- Water sourced heat pump with a cooling tower and boiling loop Roof top units
- 100% outside Air custom air handling units. Central lab air exhaust fans and energy recovery unit sections of the air handler unit
- 1.5 CFM/USF of lab
- Based on a 60/40 lab-to-office ratio



LAB WASTE

- Centralized common pH neutralization systems



CHEMICAL & HAZARDOUS MATERIAL STORAGE

- Shared chemical storage rooms adjacent to loading docks



PRESIDENTS PLACE
1250 HANCOCK STREET QUINCY, MA

