

# Office to Life Science Conversions: What to Keep in Mind

## MEP

- › Ensure roof or adjacent ground space is available for HVAC, plumbing and emergency power equipment
- › Review lab requirement needs
  - › HVAC requires 2.0 CFM/USF compared to 0.3 CFM/USF for an office building
  - › Air handling capacity likely requires an upgrade
  - › Electrical requires 16 W-20 W/RSF, while a typical office building requires 6 W/RSF
- › Assess KW requirements for size, number and type of emergency generators
- › Determine if acid waste system for any wet lab benches is required in addition to plumbing system
- › Consider upsizing chilled and hot water infrastructure



**Account for ALL MEP infrastructure upgrades (gases, distilled water) required by tenant**

## Cost Drivers

- › Structural reinforcement
- › Site utility upgrades
- › Electrical service upgrades
  - › Additional HVAC requirements
  - › Plumbing waste system upgrades
  - › Chemical storage room requirements
  - › Life safety upgrade requirements



**Develop an initial comprehensive cost model to capture ALL potential costs of work**

## Structural

- › Ideally floor-to-floor heights are greater than 14 feet
- › Per code, labs require a minimum of 60 PSF live load capacity
- › Assess needs for additional structural support for rooftop equipment
- › Typically requires new floor opening for duct, pipe, etc., as well as support steel
- › May need to increase the vibration criteria threshold



**Consider a raised flooring system to minimize floor penetrations into the tenant below**

## Core and Shell

- › Keep stacking consistent
- › Mitigate noise and vibration through site evaluation, structural assessment, systems monitoring, sound isolation and reverberation control
- › Allow for lost RSF due to new shafts and lab support areas



**Evaluate elevator system's capacity to handle the needs of the tenants activities**

