BOSTON AREA CHAPTER
REAL ESTATE DEVELOPMENTS IN LIFE SCIENCES

Panelists:
• Jim Busam, Gilbane Construction
• Peter Cramer M+W Group
• Travis McCready, Mass. Life Science Center
• Phani Sukhavasi, Vertex Pharmaceuticals

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AGENDA
1. JACOBS’ TOURS
2. HANCOCK TOWER HISTORY
3. REAL ESTATE DEVELOPMENTS
4. CASE STUDY
THEMES

- DRIVERS & TRENDS
- TYPES OF LIFE SCIENCE FACILITIES
- DELIVERY MODELS
- VERTEX CASE STUDY

Drivers & Trends

- Growing Need for Capacity
- Location, Location, Location (availability)
- Developer Capability
- Brownfield or Greenfield Development
- Regulatory & Permitting Concerns
- Infrastructure (State, Region, City, Site & Building)
- Schedule & Scope Change
- Workplace Amenities
- Culture
Types of Life Science Facilities

- Research & Development
- Pilot Scale Labs
- Manufacturing (cGMP, etc.)
- Warehousing (cGMP, etc.)
- Office Space
- Support (Amenities, etc.)
- Metrics
  - Costs/SF (location impact)
  - Lease Rates/Types (location impact)
  - Design Standards

Ownership & Construction Delivery Models

- OWNERSHIP:
  - Land Lease/Building Lease
  - Land Lease/Own Building
  - Own Both

- DESIGN/CONSTRUCTION:
  - Traditional, Design-Bid-Build
  - EPCM
  - Design-Build
  - Design Assist
  - Construction Manager @ Risk
  - Integrated Project Delivery
Case Study

- Vertex Pharmaceutical