



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

Hosted by Jacobs
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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



Connecting Pharmaceutical Knowledge

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