Renovating for Life Science Facilities



The Pull - New York City & the Tri-State Area

Over the years, a great deal of Life Science companies have called New York City and the surrounding tri-state area home. The New York Tri-State Area offers many benefits to these industries that allow them to thrive. The overall presence of academic institutions and transportation hubs, along with the lifestyle and diversity New York City offers, attracts the industry's top talent to the region while the density fosters collaboration and partnerships. The greater Tri-State Area also offers affordable real estate and more lenient regulations. These factors provide opportunities for larger lab and production operations and connections to the greater east coast region including, Philadelphia, Baltimore, DC, and Boston.





More Than 27 Years of Experience

For nearly 30 years, MADGI and MDA have been at the forefront of facility design for industries requiring a mixture of laboratory and office space within their workplaces. Our firm has extensive interior design and creative campuses experience in this field working on more than 50 projects for 13 companies in New York, New Jersey, and Paris.

We design workplaces, laboratories, and showrooms that positively affect our clients' productivity, creativity, and quality of work. Our designs support technology, space efficiency, mobility, and sustainability. Our team has long been ahead of the industry in its practical knowledge of WELL and LEED guidelines and the sustainable design concept as a whole.

Not only have we consistently developed creative and innovative solutions, but we have also become proficient at anticipating and adapting to the latest trends and challenges that are characteristic of Life Science projects.





We Understand What to Focus on During Renovations

The scope of work associated with a project can vary, but there are a few components that should be investigated from an early stage to ensure a successful renovation for the Life Science Industry.

1. Zoning Determinations

Zoning can vary depending on local regulations and influence the activities allowed on site. It's important to confirm that the zone allows for certain hazardous storage and uses. Additionally, knowledge of zoning can impact locations for HVAC equipment and additional growth potential.

2. Code Determinations

Building codes set requirements for acoustics, energy consumption, and fire ratings. It is important to consider all of these when defining the lab functions, equipment, and chemicals present.

3. Growth Potential

When evaluating options, it's good practice to include areas for future growth. This growth should take square footage into account, as well as additional chemical storage capacity.









4. Building Components

The building's existing structure, as well as current MEP utilities and systems, should be evaluated to confirm they will be able to handle the added loads typical of the industry.



Structure

Heavy equipment, robots, vertical carousels, and high-density filing can increase floor loads, requiring the structure to be reinforced. Structural stiffeners could be required to prevent vibration for specialized equipment.



Ceiling Heights

Increased floor-to-ceiling heights of 13-15 feet make for ideal MEP routes to accommodate 9–10-foot finished ceiling heights.



Shaft-ways

Access to vertical MEP infrastructure for existing or future lab needs will minimize construction disruptions in the future.



MEP

Labs need higher HVAC, plumbing, electrical, and sprinkler loads than dedicated office spaces. It is important to confirm the building has sufficient utility loads to support all your needs.



Transportation

Large freight elevators and loading docks are ideal for deliveries in and out of the building as large containers of chemical ingredients will need to be transported. Knowledge of usage restrictions is key to comparing available options.

Pre-Design & Site Selection Services

Each project is unique and requires different pre-design services to set the groundwork for a successful project. MADGI and MDA are here to walk you through these initial phases and will work with you to identify project goals. We believe we can set project expectations and develop a clear plan for success by beginning the process with feasibility studies, programming, budgeting, and change management.



Feasibility & Zoning Studies

We will review a selected building to measure the feasibility for your use as a tenant. This review will include zoning, building, & existing utility studies coordinated with consultants that are experts in their fields.



Programming

We will lay out your current and future space requirements, determining your square footage needs in order to evaluate each potential location for its viability.



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Change Management

We will guide you through the process of reevaluating your workspace standard sizes and layout to help transition your employees to a new workplace culture.

Scope of Work & Budgeting

We'll issue scope of work drawings to Contractors to create an initial budget for the project that includes Soft-Costs, Furniture, AV, IT, and Security.



MADGI and MDA provide a wide range of architectural and interior design services. Project requirements and location define the exact extent of our services. Focused on your needs and scope of work, we tailor our approach to accommodate your culture, brand, and vision as well. These specialized services include new building development, alterations, infrastructure, adaptive reuse, branding, workplace strategy and design,



Contact Us

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MADGI and MDA are here for you. Our collective experience and approach have continuously kept us at the forefront in providing design services to laboratory and corporate companies for over 27 years. We understand and know the importance of your culture and vision translating to your workplace.

Let us help you develop an innovative, functional, and sustainable design for your next Life Science project.