

Flagship Pioneering



Flagship Pioneering’s plan was to create incubator space for their start up companies. The space would be a “Science Hotel” and used on a rotating, as-need basis until the firms outgrew their initial needs. The project was made up of four separate research labs or Suites, with shared common spaces and amenities. Two of the suites had be capable of combining to form one large suite through the use of a DIRT wall system.

Hereva was hired to provide Pre-Construction and Owners Project Management services for the project focusing on:

- Overall project organization including organizational and communication diagrams
- Development of a responsibility matrix
- Creation of the lease Work Letter
- Preliminary Cost estimating and scheduling
- Early identification of issues/risks and associated mitigation strategies including Value engineering
- Contractor/Sub-contractor selection and Constructability reviews
- Coordination of workshops with users, including creation of a comprehensive equipment matrix
- Maintenance of meeting minutes and task lists and Creation of regular executive reports and summaries

The space was almost exclusively biological wet lab space with attendant tissue culture suites, lab support including central autoclave & glasswash, consumable storage, and equipment rooms (HPLC, flow cytometers, FACS, mass spectrometers, microscopy, cold rooms, etc.)

Because it needed to be reconfigurable, all central services: Compressed air, pH neutralization and other services, had to be localized. In addition to the labs, there needed to be open non-lab seating space with meeting rooms and other multi-space concepts, a large, centrally located amenities space with convertible conference space and a kitchen area.

The project was completed 1st Qtr. 2020

ABOUT THE CLIENT:

Flagship Pioneering builds companies that transform health and sustainability.

SPECIFICATIONS	
Client	Flagship Pioneering
Project	Incubator Space
Location	One Kendall Square, Cambridge, MA
SF	30,000
Type	Research Laboratory
Time Frame:	2nd Qtr. 2019
Industry	Biotechnology
Architect	Tria
CM	Siena
Hereva Team	Chris Jankins, Dayna Shatraw