

FULTON LABS. WHERE SCIENCE IS ALIVE.

Building Specifications:

Description

Building Height:

16 Stories – 12 Lab Floors

Structural Frame:

Cast in place concrete structure;
Column-free 22'-0" x 56'-0" bay spacing;
Reinforced 10" concrete slab to allow for flexibility in future
core locations and interconnected floors

Structural Capacity:

100 PSF live load for all lab/office

Exterior Façade:

High-performance curtain wall system and integrated
mesh panel;
Two (2) private terraces on each floor;
State-of-the-Art Electrochromic Glazing (self-tinting glass)

Roof:

Fully adhered, 60 mil, white TPO roof system, pitched to
interior roof drains;
Terraces have fluid applied roof membrane system with
concrete pavers;
Green roof systems on floors 2, 3, 4, 16 & rooftop

Floor-to-Floor Height:

Floor 1: 17'
Floor 2: 11'
Floor 3: 12'
Floors 4-14: 15'
Floor 15: 17'
Penthouse: 18'

Finished Ceiling Height:

Ranging from 9-11 ft. depending on tenant program
requirements

Elevators:

Passenger: Six (6) – 3,500 lb. capacity, 500 fpm, Traction
MRL elevators

Freight: One (1) – 5,000 lb. capacity, 500 fpm, Traction
MRL elevator – Front and rear doors with direct access to
loading area and chemical storage

Passenger: One (1) – 3,500 lb. capacity, 200 fpm, Traction
MRL elevator servicing all parking levels

Amenities:

First Chicago lab space to offer:

- Natural light through floor to ceiling glass
- 2 private balconies per floor that bring the outdoors in
- Labs with dramatic city views
- Health and wellness center to support wellbeing

190-person collaboration center;
Rooftop fire lounge with skyline view

Lab Support:

Centralized chemical storage, additional mechanical and
equipment space for each tenant and utility infrastructure
on floor 1; available shaft space adjacent to core for tenant-
provided systems; Ability to add: compressed air, RO/
DI skid and distribution, vacuum systems, pH systems;
Central storage capability for lab supplies on ground floor

Loading:

Fully enclosed loading/service area includes one (1)
depressed loading bay with dock leveler position and one
(1) at grade position;
Private offices for dock manager and building engineer

Building Systems

Electrical System:

Electrical service to the building consists of two (2) 12kV feeds to two (2) 2500 kVA secondary unit substations feeding base building loads and central plant utilities on penthouse level feeding down and two (2) 2500 kVA transformers feeding service take-offs. The interior distribution system is 480Y/277V, 3 phase, 4 wire service and will consist of bus duct risers for flexibility for future alterations and relocation of major equipment. Dedicated bus taps provided to distribute services to tenant-furnished equipment, lighting, and misc. tenant loads. Base building lighting: energy efficient LED lighting with architectural lighting accents at lobby, terraces, and amenity spaces.

HVAC System:

The facility is fully heated and air-conditioned. Outdoor air provided at up to 12 air changes per hour to all laboratory space for a 50%/50% lab/office mix, and all code-required ventilation/make-up air to office, retail and amenity space. Chilled water is provided by multiple water-cooled chillers, with hot water provided by high-efficiency condensing boilers. Fume hood exhaust air removed through high-plume dilution fans. Air handling units, chillers, boilers, and exhaust fans are cross-connected, allowing for resiliency and redundancy. Base building systems are designed to support the tenant's fit-out needs to allow for independent temperature and humidity control.

Fire/Life Safety:

An automatic combination standpipe system and riser is located in each stairwell, and equipped with a dedicated floor sprinkler floor control assembly for future tenant connections. The base building's fire protection system can support Light and Ordinary Hazard classifications suitable for future tenant research and development, laboratory, and office uses, with a 50%/50% office/lab split. Dry system protection and associated controls are

provided in the loading dock and structured parking areas. The central Fire Command Center is located on floor 1. An addressable notifier fire alarm system with ADA compliant audio-visual devices is tied back to the Fire Command Center.

Plumbing:

Multiple waste and vent risers connected to the base building sanitary waste system provided to support future tenant connections. High-efficiency plumbing fixtures throughout; 30% reduction from code. Triplex domestic water pressure booster pumps distribute domestic water to building core and dedicated tenant domestic water risers. Tenant domestic water risers have taps for future tenant connections and water heaters are provided to support base building restroom and janitorial needs. Mechanical space is provided on each floor for tenant potable hot water systems and process equipment.

Emergency Generator:

Two (2) 750kW diesel generators for base building life safety and standby loads. One (1) 750kW natural gas generator for tenant critical equipment requiring constant fuel source. Infrastructure in place to add additional 750kW natural gas generator.

Security:

24/7 onsite security and security camera coverage of exterior access points, loading, and common areas. The building is secured via key card access system on exterior access points, lobby, fitness center, and other common areas. Destination Dispatch elevator systems are integrated with security systems.

Telecommunications:

Building designed to achieve Wired Gold. Voice and data service brought to building through both copper and fiber with multiple carriers. Vertical riser management by Landlord. A/V systems in common area for tenant use.