



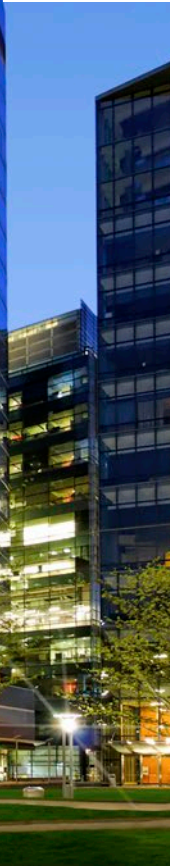
Center for Life Science | Boston

Pfizer  
Center for Therapeutic Innovation

T S O I / K O B U S & A S S O C I A T E S

CENTER FOR LIFE SCIENCE | BOSTON

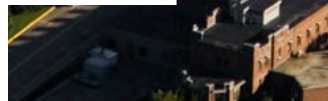
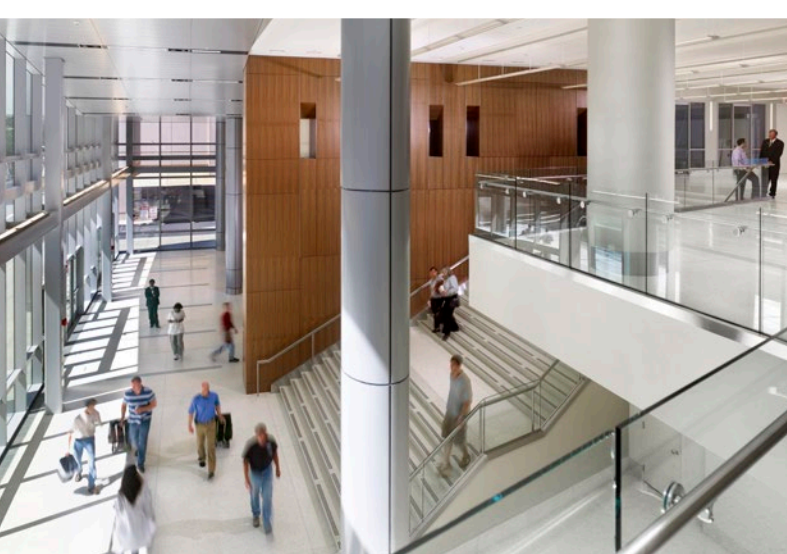
T S O I / K O B U S & A S S O C I A T E S



The **Center for Life Science | Boston** is the first of its kind in the country - a speculative, privately-owned, high-rise, multi-tenant laboratory building, it responds to demand for flexible, cutting-edge research space in one of the nation's hottest centers of biomedical research activity.

Leading academic and medical institution tenants include Pfizer Center for Therapeutic Innovation, Boston Children's Hospital, Boston Children's Hospital/Immune Disease Institute, Dana-Farber Cancer Institute, Kowa Company, Beth Israel Deaconess Medical Center, and the Wyss Institute.

- Creates a new model for the development of research space in Boston's renowned Longwood Medical Area and brings a signature presence to the Blackfan Research District
- Dynamic high performance glass curtainwall projects a confident, forward-looking image with an advanced thermal envelope
- Fast-track design and up-down construction helped speed project to market five months early
- Distinctive interior public spaces include a two-story, multipurpose gallery that serves as a hub of activity
- Earned LEED-Gold certification for shell and core with sustainable achievements including a potable water use reduction of 69% and a nearly 50% in energy use



An aerial photograph of a city center, likely Boston, showing a mix of modern glass-walled buildings and older, more traditional stone structures. The buildings are densely packed, with some featuring flat roofs and others with more complex architectural designs. The lighting suggests a bright day, with shadows cast across the buildings and streets. The overall scene is a vibrant urban landscape.

CENTER FOR LIFE SCIENCE | BOSTON

TSOI / KOBUS & ASSOCIATES

PFIZER | CENTER FOR THERAPEUTIC INNOVATION

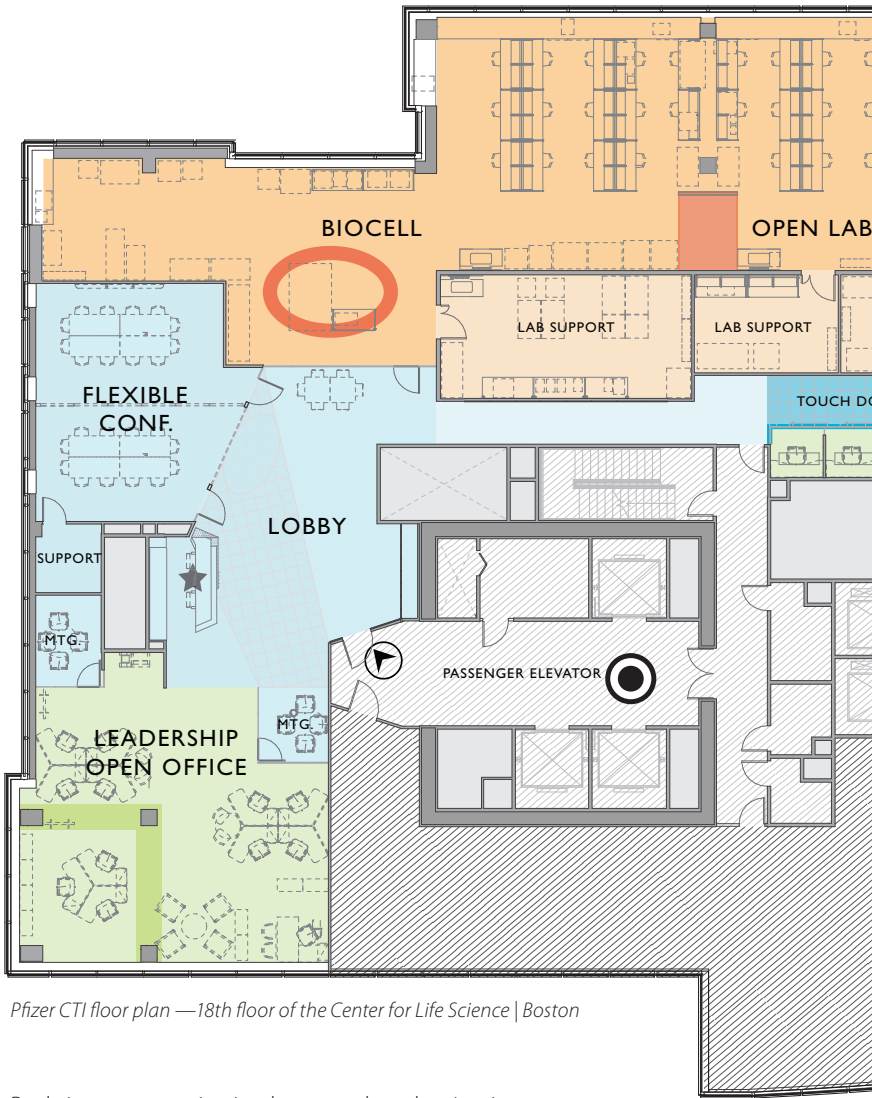


TSOI / KOBUS & ASSOCIATES



With a total design and construction timeline of seven months, a conservative budget and 16,600 square feet, the Pfizer Center for Therapeutic Innovation reinvigorates a well-established corporate identity within the framework of a freshly branded start-up image.

The new corporate headquarters re-imagines the principles of a truly collaborative and flexible laboratory environment, illustrating what is uniquely possible under tight spatial, financial, and time constraints.

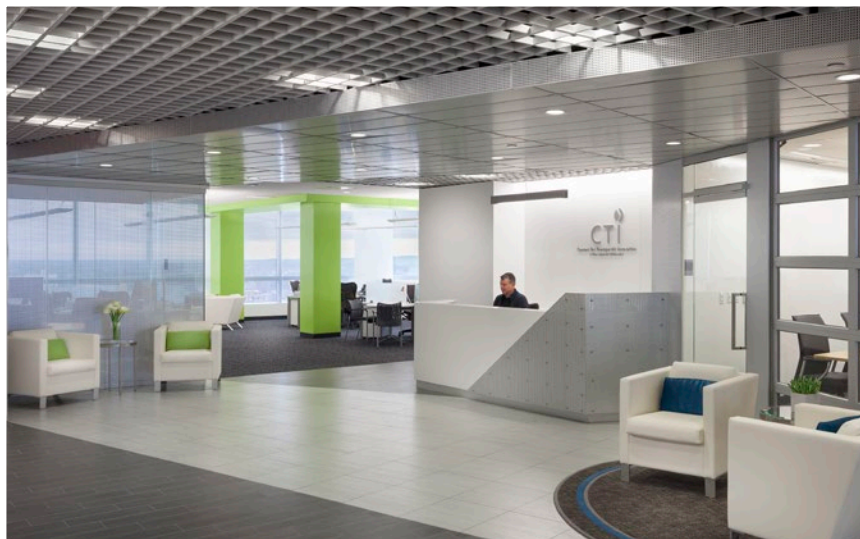


*Pfizer CTI floor plan —18th floor of the Center for Life Science | Boston*

Real-time communication between bench scientists, computational scientists, and executive decision empowers the research process by harnessing efficiently planned space, energy, and operational resources.

The holistic integration of the CTI identity was a crucial component in meeting the client's goals of using their space to generate revenue both as a working lab and as a mechanism for driving funding via a "Lab on Display" culture.





PFIZER | CENTER FOR THERAPEUTIC INNOVATION





CENTER FOR LIFE SCIENCE | BOSTON



TSOI / KOBUS & ASSOCIATES

## High-Performance Statistics

The Center for Life Science | Boston, a pilot project for the USGBC Shell/Core LEED Program, achieved numerous operating efficiencies:

### Air

- Only 2 CFM of supply air is needed for lab spaces
- High efficiency curtain wall reduces seasonal heat gains/losses
- Parking garage carbon monoxide sensors regulate garage ventilation fan
- Extensive usage of variable air volume (VAV) handlers with variable speed motor drives

### Energy

- 26% reduction in total base building energy use compared to the baseline model
- Nearly 50% reduction in electricity and gas expenses per year
- Extensive sub-metering allows both Owner and tenants to monitor energy utilization and system performance

### Water

- Over 25% decrease in site storm water runoff
- Low-flow lavatories and using RODI reject water to flush toilets resulted in 69% less water use
- 62% waste water generation reduction

### Other

- 17% of post-consumer and post-industrial recycled content in base building finishes and materials
- Regionally manufactured materials comprised 27% of all building materials
- Responsible recycling diverted 83% construction waste from landfills

The savings listed above are relative to a “traditional” lab building of comparable size and function, designed to meet, not exceed, local building codes.



Now in its 30th year, Cambridge-based **Tsoi/Kobus & Associates** is one of the nation's leading architecture, planning, and interior design firms for science and technology, college and university, healthcare, and commercial real estate projects. The firm is known for creating environments that advance the discovery of new knowledge and for award-winning designs that combine cutting-edge technology with compassion and creativity. TK&A has designed more than 10 million square feet of research facilities for leading institutional and corporate clients, including pharmaceutical, biotech, medical, and academic institutions.

- Biogen Idec
- BioMed Realty Trust
- Boston Children's Hospital
- Children's Hospital of Pittsburgh
- Children's Research Institute of Wisconsin
- Dana-Farber Cancer Institute
- Dow Biopharmaceutical
- EMD Serono
- Forest City Enterprises
- Genzyme
- Harvard University
- Immune Disease Institute
- The Jackson Laboratory
- Kowa Science Institute
- Lake Nona Holding Properties
- Lyme Properties
- Marine Biological Laboratory
- Massachusetts Institute of Technology
- Midwest Institute for Nanoelectronic Discovery
- Millennium: The Takeda Oncology Company
- The Millipore Corporation
- Novartis Institutes for BioMedical Research
- Partners HealthCare
- Pfizer
- Pharmacia
- sanofi
- Transkaryotic Therapies/Shire HGT
- Vertex Pharmaceuticals

## **Base building Project Statistics**

Land Area	66,210 SF
Building Height	289 feet
Completion Date	Spring 2008
Number of Floors	18 occupied 4 mechanical/support 5.5 parking
Total Square Footage	777,600
Rentable Area	710,000 square feet
Large flexible floor plates	22,000-45,000 square feet
Parking	300 spaces

## **Team**

Owner	BioMed Realty Trust, Inc.
Architect	Tsoi/Kobus & Associates, Inc.
Construction Manager	Suffolk Construction
MEP Engineer	AHA Consulting Engineers
Structural Engineer	McNamara / Salvia, Inc.
Traffic/Survey/Civil Engineer	Vanasse Hangen Brustlin, Inc.
Geotechnical Engineer	Sanborn, Head & Associates
Permitting	Epsilon Associates, Inc.

## **Pfizer Project Statistics**

Area	16,600 square feet
Completion Date:	2011 7 months for design and construction
Number of Researchers:	35+

## **T S O I / K O B U S & A S S O C I A T E S**

*One Brattle Square*

*P.O. Box 9114*

*Cambridge MA 02238-9114*

*617.475.4000*

*www.tka-architects.com*