Project Profile 1

First developed over two decades ago in [redacted], [redacted] is a [redacted]-story building located in [redacted], New Jersey, overlooking New York City from across the Hudson River. Comprising a grand total of [redacted]sf, with approximately [redacted]sf of office space and [redacted]sf of retail on the ground floor, the building is one that can truly be called state of the art. In [redacted], the building was faced with a complete turnover of the office and retail spaces, creating an opportunity for Structure Tone to reinvigorate the [redacted]sf lobby and building in general with a fresh layout and design.

Structure Tone was honored to be brought on to this project to lead the construction management effort, overseeing the piecing together of everything involving the lobby, along with its timely completion. The project's scope of work included phased construction, demolition of much of the existing lobby, and removal/replacement of elevator cab finishes along with their existing entries. Some of the other alterations incorporated into this evolution of the building were new millwork ceiling and corridor walls, updated mechanical systems and controls, installations of new turnstiles, and lobby desks that integrate a greater amount of security than in past years, which require codes and other authentication factors for access.

Some of the top tier attributes of this new and improved facility include seven total elevators, 226 parking spaces, and two ninety-ton air conditioning units per floor, with each floor maintaining their own AC controls, able to operate independently from all other floors. The heating of the building is also quite advanced, with the VAV Reheating system able to provide up to 70°F when it is 10°F outside.

A good chunk of the material features of this beautiful lobby are made up of the safe and always classy limestone. Included in the limestone club are the walls, columns, polished finished floors, and polished finished borders and accents. At the concierge desk in this space however, we switched things up a bit and had the countertops made of solid marble, creating a bit of diversity in this lovely space.

A large portion of this project was the installation of a new custom designed and fabricated voluminous feature wall. The feature wall included a significant superstructure, backbone system to mount the millwork backbone portion of the feature wall all in conjunction with projecting mounting components to later attach each and every unique custom fabricated architectural "fin."

Use of fiberglass building insulation was vital in achieving the goals that were set forth at the beginning of work. Completion and pace of the project went as expected by our team.

Project Profile 2

It goes without saying that real estate can be sparse in cities, making new construction difficult. Philadelphia is no exception, but businesses are finding ways to make things work, with one notable industry that takes part being those involved in biopharmaceuticals.

One approach that these companies have been taking has been repurposing buildings throughout the city for their tailored needs. From defunct newspaper headquarters to former paint factories to really any other shuttered industry that comes to mind, businesses of the future are finding opportunity and new life in the same physical locations where these same motivations had been thought to be gone for good.

One of these companies of the future is [redacted], a clinical-stage biotechnology company that develops personalized, entire tumor-derived immunotherapies, essentially using the complexity of unique tumors against the tumors themselves. Simplifying something that has been so destructive and lethal throughout the history of humanity is no easy task – but this step by the folks over at [redacted] is one with an importance that cannot be understated.

Led by the Structure Tone Philadelphia team, the renovations of the space for [redacted] involved a unique set of challenges to transform a century-old publishing building into one that can support cutting-edge, 21st century science. These challenges, however, are just the tip of the iceberg for this immense transformation.

Laboratories and research facilities require a large amount of infrastructure and redundancy on their systems, such as heating, cooling, and acid waste treatment. Additionally, most older buildings and office buildings are not suited for this high level of infrastructure and utility requirements, which means that oftentimes, a very large financial commitment is involved for these kinds of projects.

Another challenge that erupts from these kinds of projects is with the life sciences companies themselves. There is a heightened emphasis on having a functional facility ready as soon as possible, as the advancement of technology and solutions is not something that stops for anything. While one company waits for a facility like the one in Philadelphia to be complete, there are plenty of other companies actively working even harder than before now that the competition has slowed down. These kinds of opportunities are those that can and will be taken advantage of by the competition.

Some specifics of the [redacted] Project included [redacted]sf of a Clinical Manufacturing Lab, which is inclusive of a new Clean Room and office space on the sixth floor. On the basement level, fourth floor, eleventh floor, and rooftop are MEP support spaces. The MEP infrastructure that supports the manufacturing lab was not only the most critical aspect of the project, but the most challenging as well. It consisted of a new [redacted]sf mechanical room on the sixth floor, where there was an installation of five new Air Handling Units, as well as a Make-Up Air Unit. The eleventh floor consisted of two pumps, along with boilers tied into the 170-ton rooftop chillers, in which our team moved safely by crane over a two-weekend long period.

With an understanding of the kind of fast-paced timeline that [redacted] had in mind for this new facility, Structure Tone Philadelphia relied on everyone who had even the smallest duty on the project. Some of these team members came from [redacted], a subsidiary of [redacted], and helped immensely to transform our client's visions into reality. Design assist was the main portion of the timeline that they provided aid with.

Provided with the nine-month timeline from [redacted], the team was able to get the work done that had been requested, which allowed time for commissioning, qualification, and validation (CQV).

Ultimately, whether it is a defunct factory or really anything else, repurposing underused urban buildings that were once buzzing with activity is very much a viable path for the rapidly growing life sciences sector. [redacted]'s move is just the latest example of this growing trend, and something to keep an eye open for years to come.

Project Profile 3

Structure Tone provided general contracting services for the tenant fit-out of [redacted] existing space at [redacted] in [redacted] NJ. Designed by [redacted], this new design features a much more open and collaborative work environment than it had previously. The existing spaces were quite dated at the time of Structure Tone's intervention, so [redacted]'s plans quite literally opened the floor, allowing for more team collaboration.

[redacted] was founded in [redacted] in Philadelphia by [redacted], with [redacted] being added to their name 35 years later in [redacted], after [redacted], who had initially joined their team in [redacted]. The firm currently employs approximately [redacted] at their [redacted] locations all around the world in four of the seven continents.

Work began on the client's [redacted]sf floor with selective demolition on the north side, with the south side set to follow three months later. During the construction period, Structure Tone installed sanitizing stations and maintained directional stairs for entry and exit to ensure the safety of the tradespeople.

The project lent itself to three clear sections (North, South, and Lobby). The lobby refresh focused primarily on flooring and finishes, a new stone entry and new carpet flanking the reception desk. Structure Tone also repainted the entire space and added a new accent wall at the reception desk. The "North" phase of the project contained the most scope. The main feature was a new café with a decorative beamed ceiling and new millwork throughout. The demolition of existing workstations allowed for the construction of new filing, storage, and private offices. Structure Tone worked closely with the [redacted] team to deal with some existing "noise issues" in the private offices. Blown-in insulation was added in the walls as well as adding insulation at the ceiling. Structure Tone coordinated the [redacted] vendors as well. This included the furniture vendor, AV, and security contractors.

With the project being completed in [redacted], it took approximately seventeen months for our vision to come to fruition, from pre-construction all the way up to the owner close-out. The actual construction portion of things began in [redacted], giving us the chance to complete most everything just before the new year.

As the COVID-19 pandemic really started to slam the United States around eleven months prior to our completion date, there were plenty of adjustments that had to be made for construction to continue on in as safe of a manner as possible. As always, one hundred percent of Structure Tone's work conforming to the federal, state, local, and building laws, codes, and regulations, we were very safe with how we operated and progressed through our phases, as safety has always been our number one priority.

With this project, our team essentially began from scratch, taking on really every single kind of adjustment you can think of, from plumbing to millwork to electrical work to the installation of the firm's preferred furniture.

The ceiling in this project was made from sheetrock, a specific kind of drywall sheet. At the conclusion of our work on the structure, the office looked just about as modern as one could imagine. With state-of-the-art conference rooms, lobby, and materials, Structure Tone is thrilled to have left the job site with another very satisfied client in [redacted].

Project Profile 4

[redacted] is the former home of [redacted], the famed scientific research arm of the [redacted]. Located in [redacted], New Jersey, the former laboratory and office spaces were completely renovated into more modern, open-plan office spaces. Featuring new glass facades with much of the original precast concrete structure exposed, [redacted] and Structure Tone both wanted to ensure that the previous historical strides made in and around the original campus would not be forgotten. To have been so heavily involved in a project of this magnitude was a big deal for all of us at Structure Tone.

Comprising over [redacted]sf in space, it is safe to say that this renovation process was of a truly massive magnitude. Structure Tone worked as the construction manager for many of the basic necessities that the new and improved facility would require. Whether it was mechanical, electrical, or plumbing work, Structure Tone was all over the labor that went into making the vision for [redacted] a reality. Also of high importance were fire sprinkler infrastructure projects and architectural upgrades, all of which our firm was responsible for.

Upgrades to the fire system included a new smoke evacuation system and sprinkler upgrades to the atrium. The goal of the sprinkler work was to create a fire curtain along the inner perimeter of the building so all the new offices could have new glass storefronts and take advantage of the light from the skylights. The smoke evacuation system was totally upgraded, with all of the existing fans being removed and new ones put in their place. Amazingly enough, because of the size of the building, the equipment was removed and lifted with a helicopter. Structure Tone coordinated with our subcontractors along with the FAA for a safe and swift installation. Another important aspect of the project was changing all the existing entry doors to work in coordination with the smoke evacuation system.

Also managed by Structure Tone were the upgrades to the plumbing and HVAC systems. Because the building was planning on hosting many more tenants than they had ever previously had, there was going to be an increased need to maintain water and sanitary lines in order to accommodate these new clients. Throughout the complex, new water, vent, and sanitary lines were installed and run. On the HVAC side of things, a new VRF system was installed, replacing the previous dual duct system. Additionally, heat recovery units and dedicated outside air units were installed in the lower-level mechanical rooms. Condensers were provided to the tenants as the build outs occurred.

The electrical scope includes an entirely brand-new solar array, with the existing atrium skylights having been replaced with new photovoltaic lights from a [redacted] solar company. As for the mechanical infrastructure, electrical systems required relatively extensive changes to accommodate the new tenants and retail businesses. Subpanels and meters were installed in the building's electrical closets and mechanical rooms.

Base building exterior upgrades included a new [redacted]sf roof terrace, new ADA ramps on both sides of the building, as well as electric car chargers. Changes that are all necessary for life in

this day and age. Interiorly, Structure Tone was responsible for what was called the “Tenant Experience” work, which included considerable renovations to the 40+ restrooms, as well as upgrades to the existing fitness center. Our team was also responsible for the atrium upgrade, which included new carpeting, paint, and security work.