



University Place

BASE BUILDING MECHANICAL AND ELECTRICAL

HVAC System

Semco chilled beams with Neuton pump packages to manage and control chilled beam hydronic system temperatures that provide quiet operation and no draft. The chilled beam system is especially noted to have better condensation control and are less likely to harbor bacteria. The air handling units are equipped with superior MERV 13 filters and superior MERV 15 filters and UV lamps that irradiate the interior surfaces and associated supply air, thereby eliminating mold, bacteria, and viruses.

Lab HVAC

Five lab units, each 41,250 CFM, 100% outdoor air sized for a minimum of 6 air changes per hour with MERV 13 filters and high-plume dilution exhaust fans. There is space allocated on the roof for future dedicated units to support specialty labs, cGMP functions, or other critical operations requiring segregated and/or specific environmental conditions.

Electrical system

Emergency power for tenant use up to 2.5w/sf from base building generator. Roof space available for tenant generation.

Total lab floor power allocation at 10.5 w/sf 480Y/277V 3 ph 4 wire or up to 190 kVA for 18k SF.

Base building HVAC powered separately via base building system.

Note 3.0 offers normal power redundancy provided via two (2) redundant PECO services (separate substations) and dual ended substation at 480/277V.

Backup/Emergency Power

Two 800 kW base building diesel generators have up to 2w/SF allocated for tenant use, located in the basement.

Space on the roof allocated for potential future tenant's natural gas generators.

Tenant Electrical Equipment Load Capacity

1.00 watts per square foot in office areas.

5.00 watts per square foot in laboratory areas.



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Energy Metering	Sophisticated system to monitor and measure the energy usage of each tenant independently.
Laboratory Waste Neutralization	Central neutralization tank, located in the loading dock area.
Natural Gas	2” HP gas riser for the use of the lab tenants, with 1” take-offs on each lab floor with pressure regulators. The PGW metering array will also have the capability to add other meters as may be necessary for individual tenants’ emergency generators.
Life Sciences Infrastructure	Water service includes a central water softener suitable for supplying lab/DI/RO water generation systems. Lab utilities/services such as compressed air, vacuum and lab gases (CO ₂ , N, AR, etc) have been considered and central locations identified for tenants’ specific needs.
Chemical/hazardous Material Storage	Space allocated for tenant storage in the basement.
Sustainability Details	More information here.
Vertical Pathways:	3.0 offers full size risers for base building exhaust and make-up air units with allocation of up to 30,000 CFM for 18,000 sf of cGMP and lab space. Ample vertical space for miscellaneous exhaust of outside air, as required, is available.
Plumbing:	<ul style="list-style-type: none">• 2-1/2 domestic water service capable of providing 70 psig. A booster pump will be required if street pressure is below 80 psi.• 4’ sanitary main 1t 1/8” per foot slope• Natural gas at pressure of 5 psig
Fire Protection:	Building is fully sprinklered and includes Fire Pump and all other fire protection requirements of a high rise building in Philadelphia.
Chilled Water:	190 GPM exceeds the allocation for 18,000 sf of lab space but may be achievable depending on specific requirements. 10” chilled water risers are in place.
Steam:	70 GPM of hot water. 10” hot water risers. Perimeter heating hot water is provided.