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Vantage Builders completes \$1.3 million 55,000 s/f renovation project for Omnicare

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Vantage Builders, Inc., a general contracting and construction firm, completed a 55,000 s/f renovation project for Omnicare, Inc. at 2 Technology Dr. The \$1.3 million project included the creation of new office, pharmacy and shipping/receiving space for the Ohio-based Fortune 500 company.

Omnicare hired Vantage after signing a lease at 2 Technology Dr. The building, which had been vacant for several years, had been configured primarily as a warehouse facility. To support its plans to expand operations in Massachusetts' North Shore area, however, Omnicare also needed office and pharmacy space.

The first phase of the project was a full interior gut of the building, including the removal of pre-existing offices and structural walls. The work included completely new electrical distribution and lighting, mechanical and plumbing work, and new VCT flooring.

The office build-out encompasses 16,000 s/f of space and created a dozen new offices and room for dozens of cubicles. The area also includes a lunch room and a high-tech training center with room for 40 trainees.

The pharmacy area is 22,000 s/f and has ample room for Omnicare's staff and robotics equipment to perform their critical compounding work. The shipping area has 22 foot clear height and a newly built drive-in ramp that allows Omnicare to more efficiently distribute their products.

Vantage Builders was able to complete the project with an aggressive schedule. Project team members include PFB Architects, Inc. and Melling Engineering. The building, part of Centennial Park, is owned by Combined Properties.

Vantage also installed a new HVAC system, which provides critical air flow and temperature control for the pharmaceutical services company. The HVAC features twelve new roof top units, ranging from three-tons to 15-tons, as well as a duct sock system throughout, which was easier to install and has quieter operation than traditional metal ductwork.

"The twist on this project was to transform the long-vacant warehouse into functional, multi-purpose space," said Ed Silva, principal, Vantage Builders. "Working closely with Omnicare, we were able to determine their needs and translate them into an efficient layout that will support their business strategy."

About Vantage Builders, Inc.

Vantage Builders offers contracting services to corporations, developers, property managers, retailers and private institutions throughout New England. Our standard construction services

include general contracting and construction management. More comprehensive services include design/build and value engineering. In managing and building scores of commercial projects, we've found that versatility is key to our customers' success. Our experience includes specialized tenant build-outs, standard property improvements, base building work and construction from the ground up.

New England Real Estate Journal - 17 Accord Park Drive #207, Norwell MA 02061 - (781) 878-4540