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Vantage completes build-out for UMass Lowell Research Institute

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Lincoln, MA Vantage Builders, Inc. has completed a 18,842 s/f office renovation and build-out for UMass Lowell Research Institute (UMLRI) at Lincoln North, 55 Old Bedford Rd.

“Our new location at Lincoln North has exceeded our expectations,” said Matt McSwain, founder and executive director of UMass Lowell Research Institute. “The layout and design of the new office perfectly complement our institute’s operations and will support the work and training programs that we conduct on a daily basis. We appreciate the efforts of Vantage Builders and the entire project team.”

UMLRI’s new space features work areas of varying sizes, including an open office area, private offices and huddle rooms, all to support UMLRI’s collaborative work structure. To host larger groups,

there are also conference rooms and a large training area. The training area features an interior garage door that when closed hosts up to 40 people and when opened expands the space to host larger events of up to 170 people, utilizing a high-end audio-visual package with fully integrated video platforms. A new café area has room for 15-20 employees and members.

To open the office space and to install the interior garage door, Vantage had to reroute main building HVAC and service lines, including the lines for Lincoln North's electric car chargers. Other systems work for the project included new HVAC, ductwork, heat pumps and electrical. Given the nature of the work by UMLRI, significant tel/data work was conducted, with more than 400 separate drops for data and phone installed throughout the space.

The project required high levels of coordination. Many materials used in the renovation required long lead times, so Vantage coordinated orders and deliveries and provided precise planning to maintain the renovation schedule. Vantage Builders worked closely with multiple departments throughout UMass Lowell to ensure the project met all requirements, as well as with building ownership to limit work hours so that construction activity could be conducted with as little disruption as possible for adjacent tenants.

The project team included Hayes/Creager Architects and engineering services from C3 Commercial Construction Consulting. Lincoln North is owned by Real Capital Solutions. Vantage was hired for the project by Cranberry Hill Associates, property manager and former owner of Lincoln North.

"Vantage Builders excels at commercial office projects, working with building owners to add value to their assets and help them retain existing and attract new tenants," said John Connor, principal, Vantage Builders. "We have enjoyed working on a number of projects at Lincoln North, including tenant buildouts, office renovations and base building projects as part of ownership's capital improvement program."