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## Wise Construction remains on track for 33,000 s/f project for Oncorus

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Andover, MA Wise Construction remains on track with work on Oncorus to complete the first phase of the facility's buildout in 2021, including process development and quality control, with GMP multi-product manufacturing capabilities and full operation expected to commence in the first half of 2023.

Construction has consisted of 33,000 s/f of office space renovations and a full renovation of existing lab space for R&D and preclinical science. This precursor work is being executed quickly and efficiently to prepare for phase two. Working alongside a new landlord and two other construction managers who were working on separate projects within the same building required close collaboration and communication throughout phase one. The multi-tenant building includes a fully occupied vivarium on the floor below the project location so noise and vibration mitigation was also critical throughout construction. To collaborate and communicate with the other CMs and building tenants, Wise has established a weekly meeting to review upcoming construction activity. Any heavily invasive work has been scheduled weeks in advance and Wise provided both look-ahead and impairment schedules weekly.

With a total area of 80,000 s/f, the Oncorus facility will feature 55,000 s/f manufacturing space when fully operational in 2023. This will include 35,000 s/f dedicated to cGMP manufacturing and warehousing with upgraded MEP and infra-structure systems.

Project partners include:

- Client: Oncorus;
- Property Manager: IQHQ;
- Construction Manager: Wise Construction; and
- Architect + Engineer: DPS Group Global.

Wise Construction provides preconstruction, construction management, general contracting and design-build services, specializing in renovation projects in occupied, highly sensitive spaces. Wise works with biotech, healthcare, higher-education and corporate clients throughout the Greater Boston area.