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Erland Construction completes 158,000 s/f redevelopment for Hilco Redev. Partners

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Braintree, MA Erland Construction was selected by Hilco Redevelopment Partners to transform the former Haemonetics headquarters.

In collaboration with Balance Architects, Erland removed the building's existing facade and roof down to its original structure and installed a new two-story entry, complete building wrap, and a TPO roof. The new exterior envelope features a combination of insulated metal panels, terracotta rain screen with a 12-color gradation, granite cladding and wood composite eaves, and an expansive glass curtainwall system. Utility infrastructure for mechanical, fire protection, and electrical service also received enhancements.

Originally built in 1975, the building has served multiple functions, including office, R&D, lab,

manufacturing and distribution space, and it was the headquarters of Haemonetics for more than 40 years. Now, the building has transformed into a modern facility with 80,446 s/f of open lab space and 73,154 s/f of cGMP manufacturing space that can meet the unique needs of today's biomanufacturing companies.

"Erland's ability to dive right in and get to know us strengthened our communication and improved the project's overall efficiency," said Jeff Laurin, vice president, design & redevelopment, Hilco Redevelopment Partners. "Their responsiveness and direction not only kept the renovation and repositioning on track but also simplified the decision-making process for us."

The building has been upgraded with power capabilities that can handle typical cGMP requirements, there are more than 30 watts per s/f available at the property.

Additionally, the parking area was completely overhauled with new bituminous asphalt paving, vertical granite curbing, and landscaping.

"We're proud to be a part of transforming this building into a space that better serves the needs of its future tenants," said Jay Sturdivant, advanced technology/life sciences group manager for Erland. "It's been a great partnership from the start. The collective efforts of the entire project team immensely contributed to the success of creating an environment that will facilitate groundbreaking research and development."

Construction was completed in just 11 months.

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