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J. Calnan and Associates, Hilco Redev. Partners, Ci Design, and Avid Engineers complete work at 43 Foundry Ave.

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Waltham, MA J. Calnan and Associates (JC&A) completed work to reposition an existing office building into a multi-tenanted lab building. JC&A executed this project in collaboration with Hilco Redevelopment Partners, architectural firm Ci Design, and Avid Engineers. The building is located at 43 Foundry Ave.

The building's tenants include Affinia Therapeutics, a gene therapy company devoted to discovering and developing breakthrough medicines to transform patient lives, and Modalis, an emerging biotech company that develops therapeutics using CRISPR-based technology. Notable improvements included ballroom labs, tissue culture rooms, freezer farms, an animal care facility, conference rooms, and cafes.

“Projects like 43 Foundry are of critical importance due to the life-saving work that is performed at companies such as Affinia Therapeutics and Modalis daily,” said Jim Cahill, president and partner of JC&A. “JC&A is honored to be considered among the top builders in the Northeast’s growing life sciences community. We have a lot of exciting work happening right now for some of the biggest names in bioscience and have cultivated a team of experts to deliver these projects that we are proud of.”

In addition to other improvements, all lab-specific MEP equipment such as supply and exhaust air handlers, generators, boiler plants, energy recovery systems, and PH neutralization systems were sized to meet tenant-specific requirements. This dedication to serving clients’ specific needs further indicates JC&A’s expertise and ability to execute projects swiftly and with precision.

Peter Luciano, director, operations and facilities at Affinia Therapeutics said, “Working with the JC&A team from preconstruction through closeout has been a great experience. They helped us plan, budget, and deliver a project on time and budget. As we came across unique challenges, the JC&A team had solutions, and their experience helped us make informed decisions throughout the project. The end product is phenomenal, and working with the JC&A has been a great collaborative experience.”

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