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J&M Brown Company completes core and shell electrical construction of 15 Necco

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Boston, MA J&M Brown Company, Inc. (JMB) has completed the comprehensive core and shell electrical construction of 15 Necco St. in the city's Fort Point Channel district. The 12-story, plus two mechanical floors, 345,000 s/f life science building is developed by National Development in partnership Alexandria Real Estate Equities.

JMB's electrical scope included installation of primary power, emergency power, electrical distribution, lighting and lighting control system, and fire alarm system, as well as a uniquely designed facade and roof-mounted 300kW PV system. Spectrum Integrated Technologies, the low-voltage division of J&M Brown, provided the tel/data installations for 15 Necco.

Through extensive pre-construction planning, prefabrication, and the pre-installation of significant aspects of the facility's electrical infrastructure, JMB was able to meet the aggressive project schedule. JMB closely managed the supply chain and production processes to ensure all project milestones were met or exceeded.

The building's EMF-shielded main electric room required a special and detailed coordination effort, which enabled JMB to effectively integrate the room's complex electrical infrastructure.

For emergency power, the tower is outfitted with two enclosed rooftop generators – a 1500kW diesel generator and a 1000kW gas generator.

The most advanced life safety/fire detection system technology was also integral to the project

scope, as the J&M Brown team provided design, distribution, installation, programming and testing of 15 Necco's comprehensive AutoCall fire alarm system.

Facade lighting includes a system of LED linear fixtures, uplighting and grazers which illuminate the building's unique exterior architectural features, including its canopies and terraces. The NECA contractor also installed a comprehensive site lighting system, which illuminates the new public park spaces adjacent to 15 Necco along the Harbor Walk. Here, lighting is integrated into the park's amphitheater seating, benches, tables and landscaping.

JMB's electrical crew, comprised of 25 IBEW Local 103 electricians at peak construction, worked on a project team headed by project manager Matt Noon and general foreman Chris Salvi. Project construction commenced in November 2021 and JMB reached substantial completion in November 2023, as scheduled.

J&M Brown is working on a construction team headed by general contractor John Moriarty & Associates. BR+A, based in Boston, is serving as the project's electrical engineering firm.

Designed by Elkus-Manfredi Architects, 15 Necco features a contemporary, staggered and sloping upper facade, which cantilevers over Fort Point Channel. The building is targeted to meet LEED Gold, Fitwell Life Science Platinum, and Well Building certifications.

Eli Lilly, one of the world's leading life science and pharmaceutical companies, will fully occupy the laboratory/office space at 15 Necco, as the tower will house the Lilly Institute for Genetic Medicine.

Under separate contract, J&M Brown is currently providing electrical fit-out of the new Lilly R&D and office facility, working on a project team also led by GC John Moriarty & Associates. Eli Lilly is scheduled to take occupancy in 2024.

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