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J&M Brown completes electrical fit-out of 334,000 s/f Lilly Seaport Innovation Center at 15 Necco St.

August 23, 2024 - Construction Design & Engineering



Boston, MA J&M Brown Company (JMB) has completed the 11-story, 334,000 s/f electrical fit-out of Eli Lilly's newest research and development facility, the Lilly Seaport Innovation Center (originally called the Lilly Institute for Genetic Medicine), located at 15 Necco St. in the city's Fort Point Channel district.

J&M Brown's comprehensive scope was comprised of the installation of the facility's power distribution system, fire alarm system, and lighting control system for all office, lab and amenity spaces.

The electrical distribution aspect of the project included installation of power into overhead service panels as well as the integration of power into all mechanical and lab equipment.

The facility's extensive lighting requirements is comprised of a combination of architectural pendant lighting in conference rooms and amenity spaces, specialty lighting in laboratory spaces, and 5,000 ft. of pendant curve shaped lighting throughout the open office design on every floor.

Lilly's signature conference room, aptly titled the "Brain Room," is designed to emulate the appearance of a brain, complete with two hemispheres. Here, the electrical scope required the integration of complex power and architectural lighting systems. Cooledge light fixtures are integrated within the entire ceiling of each Brain Conference Room to provide uniformly distributed illumination.

The facility's nLight lighting control system provides advanced, networked lighting control, including daylight harvesting, throughout all conference rooms, open offices, lab spaces, and amenity spaces, allowing for energy optimization and occupant comfort.

For emergency power, a 2000A switchboard and transfer switch provide standby power to each of the 11 floors.

JMB's life safety requirements at Lilly's new 15 Necco office and lab facility entailed the installation of a sophisticated Autocall fire alarm system, complete with nearly 600 fire alarm devices, all of which integrate into a new riser and are fed from the fire command center.

Spectrum Integrated Technologies, the low-voltage technology division of J&M Brown, provided Lilly's comprehensive tel/data and sound masking requirements.

The J&M Brown project team was headed by project manager Matt Noon and Electrical Foreman Bob Cataldo, supervising a crew of 30 IBEW Local 103 electricians at peak construction. Spectrum IT PM Lou Whittemore headed the contractor's experienced team of IBEW technicians.

J&M Brown met the project's aggressive timeline overcoming significant supply chain challenges through close monitoring of, and communication with, all project partners to ensure timely deliveries of all critical equipment. The NECA contractor commenced work on the project in 2021 and construction was completed in May 2024.

Colliers, a commercial real estate brokerage, represented Eli Lilly in the lease negotiations. Eli Lilly took occupancy of the new laboratory and office facility in August.

The fast-track project was provided in conjunction with J&M Brown's core and shell electrical construction of the 15 Necco base building project.