

Custom-Tailored EMS Design for a specialty fit out.

Jumbo Capital is a leading name in commercial real estate investment in Massachusetts. Jumbo Capital acquired the Stony Brook Office Park in December 2017, which is a first-class office park comprising four interconnected buildings totaling 270,196 square feet in Boston suburbs. Post-COVID, the company made a pivot to focus on life science tenants, including retrofitting. FMC designed a custom Energy Management System (EMS) that balanced unique requirements of the life science tenants within the facility while maintaining energy efficiency.

Unique requirements meet customized in-house solutions.

Committed to sustainable practices and growing expectations of its tenants, Jumbo Capital made a shift to life science from what was initially commercial office space. Jumbo Capital secured three new pharmaceutical tenants via lab retrofits. Alcresta Therapeutics, which develops enzyme-based treatments for rare diseases, occupies a 14,441-square-foot life sciences lease. Cugene, occupies 9,460-square-foot new life science lease and Olink dominates 35,000-square-foot-life sciences area at 130 Turner. Different from standard “boxed” solutions for HVAC control in office spaces – life science fit-outs have unique requirements for outside air intake, exhaust air, and building pressurization that make custom programming of the system a necessity. With exclusive requirements and a building automation system challenged to synergize a variety of mechanical systems for optimal operations, Jumbo Capital sought expertise from FMC Technologies, to meet their specifications.

A successful partnership with remarkable results.

Having enjoyed a strong relationship with FMC Technologies for many years, Jumbo Capital contacted the company to discuss their challenges. FMC reviewed the design and specification documentation for the tenant fit outs and put together a proposal that fit the criteria as laid out by the engineer. FMC custom-designed an Energy Management System (EMS) to fit the specification while also providing feedback on items that FMC believed could be better implemented including a world-class alarming system to the site.

During the course of the project, FMC monitored the tenant space 24/7 to ensure their comfort and safety. FMC worked closely with PIDC, the general contractor, as well as Accutemp, the mechanical contractor, in addition to the building owner Jumbo Capital. At times, FMC proactively coordinated directly with the tenants for specific needs.

FMC’s remote service team now continues to provide 24/7 support to customers like Alcresta, Cugene, and O-Link, to look for potential issues and make sure the building systems are running effectively. FMC’s regular on-site visits ensure proper functioning of the installed EMS. Helping reduce the energy footprint of the facility significantly.

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