



Genesis Station

Daly City, CA

CLIENT/OWNER

Phase 3 Reality

GENERAL CONTRACTOR

XL Construction

ARCHITECT

McFarland

DURATION

19 Months

COMPLETION DATE

February 2023

BUDGET

\$18,000,000

PROJECT SUMMARY

Nine Story, 380,000 Square Foot Office to Lab Conversion in a partially occupied building. The existing condenser water and heating hot water plant were up-sized during a two-week shutdown of the building. New lab exhaust fans on the roof and water-cooled AC units on each floor were installed to support the new labs. New ductwork and piping risers were installed in the building and on the building exterior. Five and a half floors (approximately 220,000 sq ft) were converted from Office to Spec 50% Office/ 50% Lab use while the other floors remained occupied. As of November 2022, three of the floors have started conversion from the spec lab to a custom Tenant.

MARKET SECTORS

- Retrofit
- Life Sciences
- Commercial

SERVICES

- BIM/VDC
- Engineering
- Mechanical
- Special Projects