



Inograft Tenant Improvement - Vivarium

600 Chesapeake, Redwood City, CA

CLIENT/OWNER

Healthpeak

GENERAL CONTRACTOR

Landmark Builders

ARCHITECT

DGA

DURATION

6 Months

COMPLETION DATE

October 2025

CONTRACT VALUE

\$2MM

PROJECT SUMMARY

This Lab Tenant Improvement project focused heavily on supporting the specialized environmental requirements of a Vivarium. The scope included the installation of a rooftop-mounted humidifier paired with a new Vivarium Rooftop Package Unit (RPU), with associated stainless steel dispersion piping. Humidification controls were integrated to maintain RH levels between 30-70%, tailored to support sensitive research environments. Key improvements involved humidity monitoring at two Vivarium holding rooms and the procedure room, along with test and balance services for multiple exhaust systems — including (7) cage rack exhausts, (1) fume hood, and (2) biology and vivarium lab exhaust connections. Additionally, ductwork was extended to cold rooms and laboratory support spaces to ensure code-compliant ventilation and temperature control.

The mechanical scope also included providing: 10 new, 100% OSA rooftop package units and associated lab exhaust fans to serve multiple other adjacent lab spaces. Office areas are begin served by existing package heat pump units with new zoning & ducting throughout. A new BMS controls system was installed to provide additional energy efficiency and comfort benefits for the tenant.

MARKET SECTORS

- Retrofit
- Life Sciences

SERVICES

- Engineering
- Mechanical