



Skyway Life Sciences

959 Skyway Road, San Carlos, CA 94070

CLIENT/OWNER

Phase 3 Real Estate

GENERAL CONTRACTOR

XL Construction

ARCHITECT

McFarlane Architects

DURATION

28 Months

COMPLETION DATE

January 2026

CONTRACT VALUE

\$13,600,000.

PROJECT SUMMARY

Our work reflects a commitment to helping clients move confidently toward all-electric solutions without compromising performance, cost, or schedule. That approach was evident on the Skyway project, core and shell, three-story office-to-lab conversion including a conference center and gym.

Initially designed with a conventional gas-fired heating plant, the developer inquired about all-electric alternatives that could support their decarbonization objectives. In response, our WAM engineers analyzed the building's demands and developed an all-electric heating and cooling plant option that matched the cost of the traditional gas/electric system. The plan was approved and it minimized the electrical load impact all while meeting the rigorous requirements of a lab environment. This solution also eliminated the need for a gas service upgrade, reducing infrastructure complexity and delivering a more resilient, future-focused building.

MARKET SECTORS

→ Sustainable Building

SERVICES

→ Mechanical

→ Plumbing