



# Penn Medicine University City



**building+**

passionate principals + committed professionals + unparalleled service

# 3737 SCIENCE CENTER

## The delivery of first class healthcare

### **Project Challenges**

From the very beginning the foremost construction challenge on the project was schedule. The delivery date for the core and shell building was driven by the occupancy dates for the Penn Medicine tenant space. It was absolutely essential that the building be watertight to allow tenant work to start, and that the schedule allow for DOH inspections prior to occupancy. Unfortunately even the best plans can go awry.

### **Unforeseen Site Conditions**

The schedule was almost immediately impacted by unforeseen conditions below grade when fuel tanks were discovered that had contaminated the groundwater. The procedures dictated by legally required notices and disposal requirements were compounded by a high water table. In order to minimize disposal fees, the project team installed an on-site settlement tank and a filtration system to allow continuous de-watering so that excavation could proceed without serious delay until foundations were installed. Despite the delay, there was no additional time added to the original schedule.

### **Two Additional Floors**

The usual modifications required by the development of the tenant's design were overcome without additional time. However, the single greatest challenge occurred approximately ten months prior to completion when the client requested two additional floors be added to the building. This simple request had significant design ramifications that in turn impacted construction. In addition to structural and curtainwall changes, the added floors also affected the mechanical systems requiring resizing of equipment. The elevator was the critical piece of equipment most impacted by the delay. The freight elevator was essential to both construction operations as a temporary hoist, and to the occupancy of the tenant spaces given it was the only elevator capable of accommodating a gurney. A critical decision path was created to identify fabrication deadlines for the owner requiring expedited approvals. The project team worked diligently to mitigate schedule delays with a combination of production changes and field fixes. Nonetheless, it was necessary to extend the base building schedule. However, no extension was available for the tenant spaces. In order to maintain the tenant schedule the project team installed a temporary roof at the tenth floor to make the building watertight, allowing interior work to take place, and they worked a second and third shift to expedite the elevator installation.

### **The INTECH Difference**

From the beginning the client made it clear that they were looking to INTECH to resolve the challenges created by the addition of two floors. INTECH provided the leadership, foresight, and guidance to ensure that the right decisions were made. The project team accepted the challenge of adding two floors knowing that neither the schedule nor the financial feasibility of the project could be at risk. Despite all of these challenges, they delivered on time and the tenant moved in.



## 3737 SCIENCE CENTER

The University City Science Center is a community of partners committed to technology-based economic development in the greater Philadelphia region. 3737 Science Center is a joint development by Wexford Science + Technology, a BioMed Realty Company, and the University City Science Center. It represents approximately 334,000 square feet of premier laboratory and office space located at 3737 Market Street in University City. Originally designed as an 11-story building, two additional floors were added during construction in response to demand for space from tenants that are attracted to this “eds and meds” community.

The building is designed to achieve LEED silver certification. In addition to maximizing the long-term performance of the building through integrated engineering solutions, the building design reduces cooling loads using exterior shading systems, high performance glazing, and super-insulated walls. This is the first approved clinical facility in the state of Pennsylvania to use active chilled beam technology.

*Owners: Wexford Science + Technology, a BioMed Realty Company /  
University City Science Center*

*Architect: ZGF Architects LLP*



## PENN MEDICINE UNIVERSITY CITY

Penn Medicine University City (PMUC) is a new multi-disciplinary center that occupies approximately six floors, and 134,000 square feet of 3737 Science Center. It is the region's first musculoskeletal center providing integrated outpatient services including surgical space, exam rooms, medical imaging, administrative offices, and a conference center. The clinic space was designed to maximize the quality of the patient experience with a focus on privacy, providing one-stop shopping for patients across the greater Philadelphia region. The concept was to create a destination medicine site with friendly waiting spaces, comfortable amenities, and accessible parking.

*Owner: Penn Medicine University City*

*Architect: ZGF Architects LLP*





## PENN THERAPY & FITNESS UNIVERSITY CITY

Penn Therapy & Fitness University City is spread over two floors, and occupies approximately 24,000 square feet of 3737 Science Center. The facility houses an outpatient physical therapy practice. The 20 exam spaces and gym are located on the second floor with administrative spaces, therapist work areas, and a therapy pool on the third floor. This new space will provide the local community with an amenity-rich healthcare environment. A shared glass-enclosed two-story entrance lobby with a patient drop-off area accommodates arrivals to the facility serving both Penn Medicine University City and Penn Therapy & Fitness University City.

*Owner: Good Shepherd Penn Partners*

*Architect: ZGF Architects LLP*



*"When demand for space in the project exceeded our expectations and we made the decision to add two floors to the building well into construction, we relied on INTECH's commitment that they could complete the tenant spaces and deliver the project with no change to the schedule. We knew INTECH would provide the leadership, foresight, guidance, and detailed planning necessary to meet our financial objectives without putting our tenant obligations at risk."*

- Joseph A. Reagan, Jr., AIA  
Vice President, Development  
Wexford Science + Technology, a BioMed Realty Company

# healthcare client list

ABINGTON MEMORIAL HOSPITAL  
ALBERT EINSTEIN MEDICAL CENTER  
BOSTON BRACE  
CHESTNUT HILL HEALTH SYSTEMS  
CHILDREN'S HOSPITAL OF PHILADELPHIA  
DELAWARE VALLEY COMMUNITY HEALTH  
FOX CHASE CANCER CENTER  
FRANKFORD HOSPITAL  
GAMBRO HEALTHCARE  
MARIA DE LOS SANTOS HEALTH CENTER  
MERCY HEALTH SYSTEM  
NORTH PHILADELPHIA HEALTH SYSTEM  
PENN PRESBYTERIAN MEDICAL CENTER  
TEMPLE UNIVERSITY HEALTH SYSTEM  
THOMAS JEFFERSON UNIVERSITY HOSPITAL  
UNIVERSITY OF PENNSYLVANIA HEALTH SYSTEM

For more information on how INTECH may serve you,  
call John Bremner, Senior Vice President at 215.243.4947.

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***On the cover:*** A detailed view of the main entrance of 3737 Science Center.



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