

## McCALL &amp; ALMY

REAL ESTATE SOLUTIONS

## CENTER FOR LIFE SCIENCE BOSTON



Children's Hospital Boston



The Center is one of the pre-eminent research facilities in the world.

**The Center for Life Science Boston is a 700,000+ SF research center that includes laboratory and office space in the heart of Boston's Longwood Medical Area. The Center is surrounded by world-class life science research institutions, hospitals and bio/pharma companies, including Harvard Medical School, Beth Israel Deaconess Medical Center, Brigham and Women's Hospital, Children's Hospital Boston, Dana-Farber Cancer Institute, and Merck Research Laboratories Boston. The building received LEED® (Leadership in Energy and Environmental Design) Gold status pre-certification by the U.S. Green Building Council.**

**Location**  
**Boston, Massachusetts**

**Square Footage Leased**  
**N/A**

#### **The Challenges**

- Negotiated first lease for Beth Israel Deaconess Medical Center (BIDMC)
- The landlord's complex bill-back system for tenant utilities used a series of meters. McCall & Almy's input and protection for BIDMC, and subsequent tenants since the first lease, served as the "form" on a number of issues
- System was a first for a multi-tenant lab building
- Translating the lease requirements and metering design into reality was uncharted territory, requiring interpretation, extrapolation and technical expertise
- The total current utilities cost around \$6.5 million per year so the correct allocation is important
- The meters did not function properly for over a year after the building was opened

#### **The Results**

- Three tenants - BIDMC, Immune Disease Institute (IDI) and Children's Hospital Boston - to represent 91% of the current tenants of the building and to negotiate on their behalf
- Helped create and verify the system for future billing
- Negotiated alternative allocation method for the period prior to meter functioning

"They helped us understand the system of utility charges that were being billed to all tenants of the building so we could confirm that we were being charged in a fair and equitable manner. Their audit of this multi-million dollar charge saved us money. They also provided a roadmap to verify ongoing billings. McCall & Almy continues to work for us on utility issues personal to Children's."

**Charles Weinstein**  
 Vice President  
 Real Estate and  
 Planning Development  
 Children's Hospital Boston