

275 Armand-Frappier

Operation and Maintenance



Client: Alexandria Real Estate Equities, Inc.
Location: Laval, Quebec
Building Type: Research centre
Contract date: 2014
Surface Area: 130,000 ft²

Description

Alexandria Real Estate Equities Inc. is one of the largest real estate investment trusts focused on the acquisition, operation, development and redevelopment of real estate assets in the life sciences industry. Located in Laval's Technopole BioTech, 275 Armand-Frappier, a 130,000 square-foot pharmaceutical campus, has more than 40 laboratory hoods and critical research rooms. One of the main tenants, Vertex, is a biopharmaceutical research and development company focusing on research activities linked to inflammatory bowel disease (IBD), including Crohn's disease and ulcerative colitis. Ambient conditions and ventilation are critical in several of this tenant's spaces. Another major tenant, Bellus Santé, develops drugs to treat rare diseases, with an emphasis on renal function problems.

Mandate

ENGIE provides operating and maintenance services for the building's electrical and mechanical infrastructure. ENGIE is responsible for the daily operation and maintenance of the central energy plant, comprised of centrifugal chillers, cooling towers and low-pressure steam boilers. ENGIE has successfully identified operational energy savings and improved the reliability of building systems.

Two employees are assigned to the site to ensure service delivery and can provide tenants with 24/7 emergency service. ENGIE's truck based team provides corrective services and predictive analyses, such as thermography, indoor-air quality analysis and vibration analysis. ENGIE utilises a CMMS to track and manage work orders. Periodic reports allows the customer to have access to operational dashboards and performance analytics.

Systems

- HVAC and central plant
- Generators
- Cooling towers
- Laboratory hoods and clean rooms
- Pneumatic control systems
- Digital control systems
- Lightning systems
- Electrical systems
- Fire detection & suppression systems