



LABORATORY SYSTEMS COMMISSIONING

PROJECT LOCATION: Brammer Bio (Thermo Fisher Scientific) – Alachua, Florida
EXPERIENCE OF: Mitchell Gulledge Engineering, Inc.
ROLE IN PROJECT: Commissioning Authority

CONSTRUCTION COST/METHOD

\$950,000
 Construction Manager

COMPLETION DATE

January 2019

PROJECT STAFFING

Cx Principal:
 Craig Gulledge, PE, CxA
Primary CxA:
 Ark Szczurowski, PE, CxA
Project Manager:
 Craig Gulledge, PE, CxA
Mechanical Lead:
 Ark Szczurowski, PE, CxA
Electrical Lead:
 Andy McCaddin, PE

PROJECT OWNER

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BUILDER

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PROJECT ARCHITECT

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PROJECT ENGINEER

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PROJECT CxA

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PROJECT SUMMARY:

Brammer Bio is a gene therapy development and manufacturing facility located in Progress Park in Alachua, Florida. The Brammer Bio Campus is comprised of multiple buildings housing spaces including offices, wet laboratories, clean rooms, biological safety labs, and cGMP facilities. The Suite 600 renovation involved the commissioning of packaged rooftop HVAC systems, a central lab exhaust system, lab vacuum system, carbon dioxide system, domestic hot water, lighting controls, standby power, and UPS. The renovation allowed staff to make more efficient use of the workspace, with specific areas devoted to laboratory or office needs. We were able to provide commissioning for complex HVAC, plumbing, and electrical systems to meet the demands of clients requiring validated systems.

A primary focus of this project’s effort was to coordinate activity on MEP building systems serving critical spaces. In addition to providing the customary prefunctional checklists and functional testing, our team of commissioning experts provided the stakeholders with an objective third party evaluation of the proposed MEP system design and installation knowing that the project would need to comply with stringent internal environmental health and safety requirements and construction standards. Our team provided meaningful discussion and feedback for the client to establish building system performance expectations and discuss any limitations of the system design and installation. We provided the design and construction team with timely and prompt information regarding our findings so that corrective action could be implemented over an aggressive winter break schedule. We prioritize all our commissioning projects with similar commissioning expectations, inclusivity of the project’s multiple stakeholder entities, and while maintaining high levels of consciousness to the project’s schedule and critical milestones.

