



PHARMA SERVICES LABORATORY RENOVATION

PROJECT LOCATION: Brammer Bio - Thermo Fisher Scientific – Alachua, Florida
EXPERIENCE OF: Mitchell Gulledge Engineering, Inc.
ROLE IN PROJECT: MEPF Design

CONSTRUCTION COST/METHOD

\$1,250,000
Construction Manager

COMPLETION DATE

August 2019

PROJECT STAFFING

Project Manager:
Craig Gulledge, PE, CxA
Mechanical Lead:
Craig Gulledge, PE, CxA
Process Piping & System:
Andrew Mitchell, PE, CxA
Electrical Engineer:
Andy McCaddin, PE

PROJECT OWNER

Thermo Fisher Scientific
Pharma Services
Viral Vector Services
James Thomas
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BUILDER

A&M Construction
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PROJECT ARCHITECT

RS&H
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PROJECT ENGINEER

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PROJECT SUMMARY:

Brammer Bio is a gene therapy development and manufacturing facility located in Progress Park in Alachua, Florida. This fast-paced renovation project for approximately 7,000 square feet of laboratory viral vector research and production space including new HVAC, power, and coordination with process equipment and extensive new process piping, clean compressed air, gas, vacuum, and oxygen systems for a private client was expanded during the design phase and again during the construction phase.

Mitchell Gulledge Engineering provided frequent site visits in collaboration with the user group, the authority having jurisdiction (University of Florida Environmental Health & Safety), Brammer internal environmental health & safety, the builder, & facilities personnel to adapt the space design and systems to an expanding scope of work to meet growing programmatic needs.

As the interior renovation was expanded, there was a greater need for enhanced generator capacity and distribution. Facilities staff and Mitchell Gulledge Engineering monitored the existing operations and made recommendations for load shedding while a new generator was designed to enhance the entire building power distribution and robustness. Considerations were made and an analysis was provided for minimizing capital expenses and provided scalable solutions for the current and future laboratory needs.

The primary focus of this project's effort was to coordinate and design MEP laboratory building systems serving critical spaces. Additionally, a thorough understanding of the existing fully occupied building and the building systems distribution allowed Mitchell Gulledge Engineering to collaborate with the builder in a design-build environment. This established long lead equipment specifications in advance of critical scheduling deadlines and provided guidance on new design elements in a timely manner during the design phase. This was critical to keeping the overall project on schedule which is fundamental to the success of every project.

