Editas Medicine: Process Development Lab

Design-Assist
Process Development Lab Buildout

Editas Medicine: Process Development Lab
4909 Nautilus Court North
Boulder, CO 80301

Size: 2,500 SF

Construction:
Start: October 2019
Completed: June 2020

Contract Price:
Initial: $387,355
Change Orders: $1,393,261
Final: $1,780, 616

Delivery Method:
Design Assist

Reference:
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Design Team:
Architect
Kenny Davis (303)-960-5813
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Structural Engineer: Principal Next Level, Inc.
Matt Nichols (303)-260-9456
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Electrical Engineer: Matrix Technologies, Inc.
Bryan J Curtis (419)-897-7206 ext. 262
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Mechanical Engineer: Murphy
Christine Beermann (303)-576-3894
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Key Staff:
Scott Solem, Project Executive
Matt Sigward, Project Manager
Ben Catlett, Project Engineer
Cathy Myers, Project Coordinator
Clint Lurbe, Superintendent

Project Description

Build out of 2,500 square feet Process Development Lab for pharmaceutical developer in the gene editing field. The project consisted of all new mechanical/HVAC systems to support a new laboratory including new exhaust system for fume hoods, new makeup in air handler, rework of existing supply and return ductwork. The electrical scope included new service entrance to the building with larger transformer from Xcel, new main distribution gear and all new branch circuitry to support the new lab and benches. The room was equipped with (4) large fume hoods, (20) custom lab benches, (12) articulating exhaust booms and (6) flammable liquid lockers. The finishes included chemical resistant flooring, washable laboratory ceiling and epoxy paint throughout.

Project Challenges

This project initially had been managed by a third-party consultant prior to Sun being involved. The owner was not satisfied with the performance of that consultant, ultimately terminated them, and asked Sun to step in to assume control. This presented many challenges and provided opportunity to streamline the design process and allow for a more direct channel between the Owner and the construction team. Due to incomplete design packages being submitted prior to Sun's involvement of the project, the permit drawings required numerous Addenda to clarify and correct several elements of the Mechanical and Electrical scopes of work. This meant that inspections from the AHJ would be suspended while the Addenda were under review. A strategy was employed to allow work to proceed to the next required inspections while the building department completed their reviews. Without deliberate timing of this process the project would have been brought to a complete standstill during the two separate Addendum submissions.

Cost Control Strategies

Through consolidation of the design team, re-negotiation of prime subcontracts and a thorough re-evaluation of the design direction, Sun was able to effectively demonstrate the value of our design assist model. Budget forecasting and comprehensive competitive pricing for all unassigned scopes of work allowed the Owner to recover control of their budget.

Design Strategies

The unused portion of this property was slated for future development of a product manufacturing space. In preparation of that future potential expansion, building utilities were extended to the vacant space to avoid service interruptions during subsequent phases of work. Main Electrical gear and gas piping was also increased with the anticipation of increased future load. As the client has continued to develop the site these design decisions have paid off in reduced interruptions and design rework.

Sun Construction