



## LIFE SCIENCE CLEANROOM PROJECT

*Northern California*

### THE SITUATION

Grifols Diagnostics was planning a state-of-the-art, 24,000 square foot cleanroom at its Northern California facility, on which they would be self-performing construction management services in-house. However, the Grifols CM team was not located in Northern California, so they needed a local cleanroom contractor that could not only pull together an effective team to design and execute the project, but also have strong knowledge of local regulations and requirements.

Known for its more than 30 years of cleanroom experience, PCI was chosen to lead the project, and was contracted to design, engineer, permit, BIM coordinate and install all components associated with the modular cleanroom. The scope included:

- Supplemental steel support system for walkable ceiling
- Seismic brace assemblies
- Modular panel system for walkable ceilings and walls
- Modular panel system for coldrooms
- Doors / frames / hardware
- Coldroom sliding doors
- Bump / crash rails and corner guards

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### CHALLENGES:

- Construction management team located offsite
- Local permitting and regulation knowledge needed

### SOLUTIONS:

- PCI delivered a local, all-encompassing team to coordinate the project and provide permitting expertise

## THE SOLUTION

To support the construction management team which was working remotely, PCI delivered an experienced full-time on site team consisting of a project manager, project engineer, superintendent, quality control manager, and BIM coordinator. PCI also took the lead contracting local architectural and engineering firms.

Utilizing its local expertise, PCI's team developed the architectural permit and construction documents, thereby easing the burden on the CM team. PCI also coordinated with the mechanical, electrical and plumbing contractors prior to and during construction, thus minimizing clashes that reduced impacts to the construction schedule and additional costs associated with fixes and rework.

## THE SUCCESS

Grifols received an all-encompassing team that not only designed and permitted the project, but also managed and installed the complete cleanroom envelopment.

By being involved during the design phase, PCI applied best known methods (BKMs) to the original design which significantly reduced design-related impacts such as on-the-fly RFIs, schedule distributions, unforeseen costs, and oversight required by owner representative.

The project was delivered safely, on time, and incurred minimal change orders.



*Exterior*



*Interior corridor*



*Coldroom slider*